



LIVING WITH HISTORY

# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

## Property

2709 E. BELLEVIEW PL. North Point North

## Description of work

- We would like to bring more light into the kitchen (South side of house - not facing street).
- We'd like to remove a window unit added in 2002 on the south side of the house and add three windows more alike to the ones found in the original home. We will copy the existing 6/1 double hung window design with limestone sill found throughout the original home.
- We will need to close an existing window opening on the West side of the house. We will repurpose that original West side window and create a new opening on the East side of the house. We plan to 'fill in' the west opening with as much original salvaged brick as we can from the other window openings we're proposing.

\*No proposed changes will be visible from the street/any public access point. We are dedicated to mimicing the style of original the home in all changes made to the house.

## Date issued

6/25/2021

PTS ID 115126 COA: KITCHEN REMODEL & MOVE WINDOWS

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

**UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

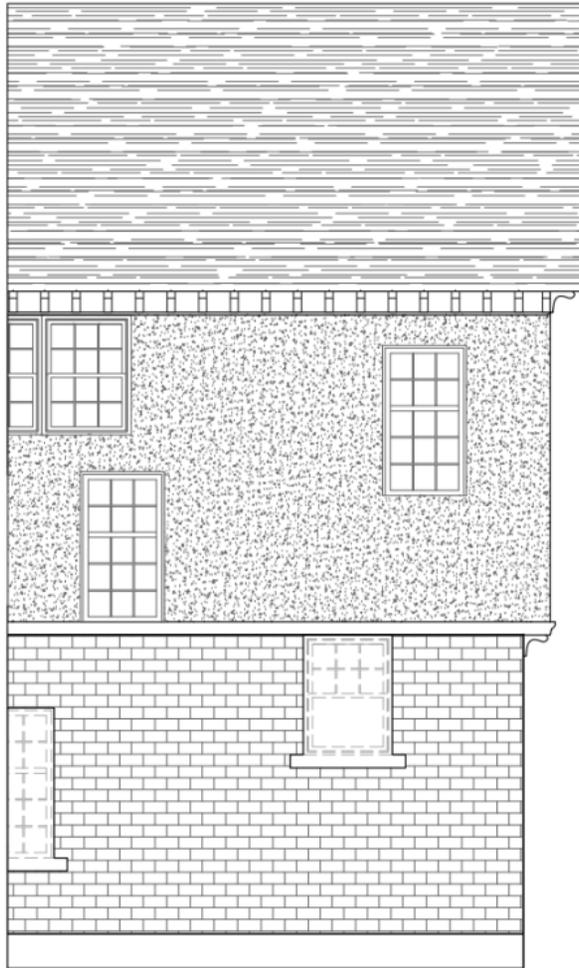
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



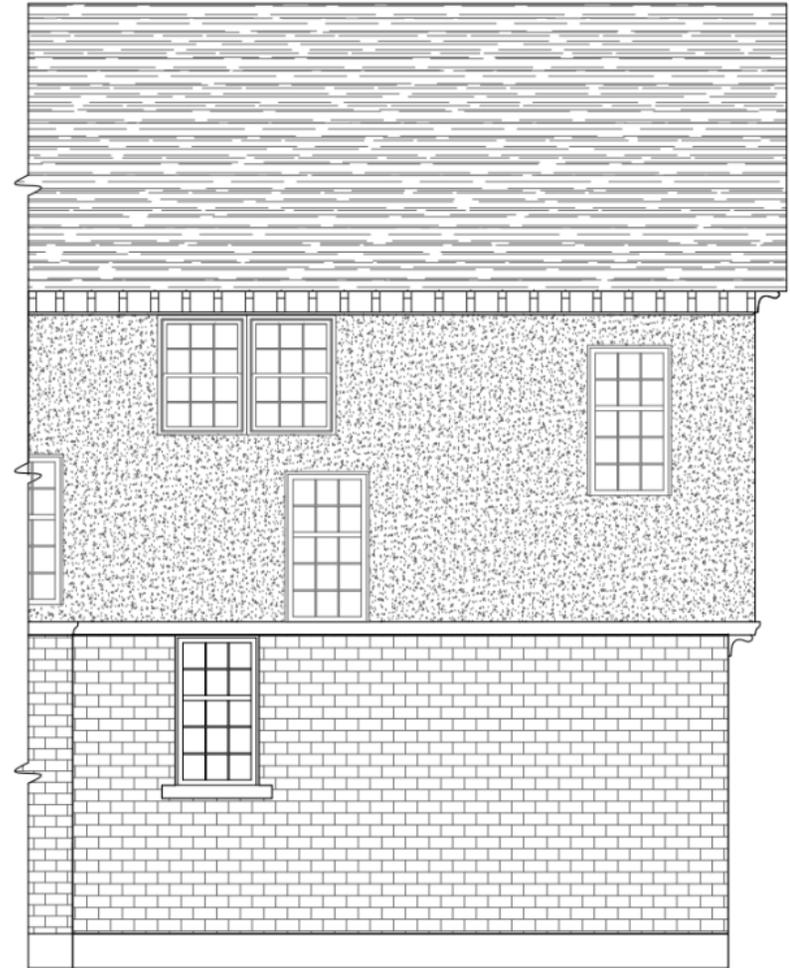
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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



EXISTING EXTERIOR ELEVATION



PROPOSED EXTERIOR ELEVATION

WEST ELEVATIONS

LINK RESIDENCE  
2709 E BELLEVIEW PL

SCALE:	DATE:
1/4" = 1'0"	12.29.20
REVISED:	DWG NO:
3.15.21	



EXISTING EXTERIOR ELEVATION

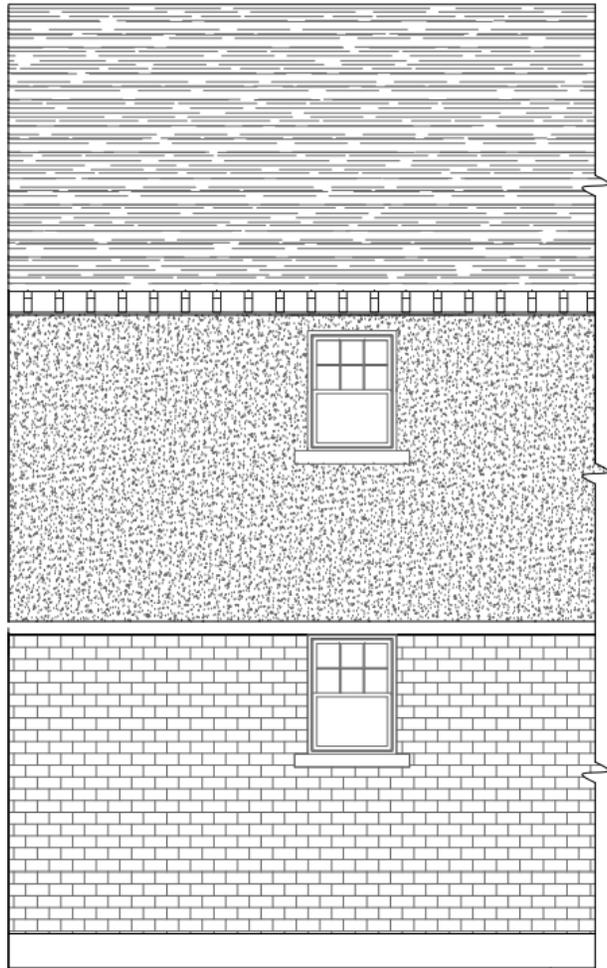


PROPOSED EXTERIOR ELEVATION  
OPTION #1

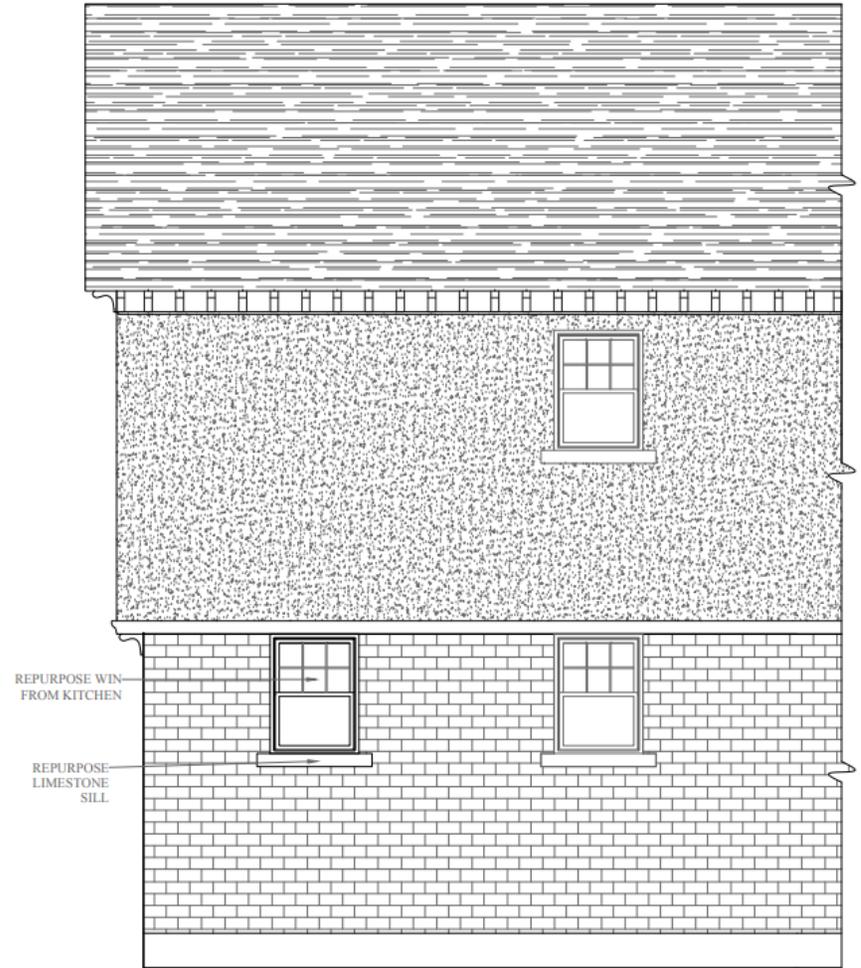
SOUTH ELEVATIONS

LINK RESIDENCE  
2709 E BELLEVIEW PL

SCALE:	DATE:
1/4" = 1'0"	12.29.20
REVISED:	DWG NO.:
3.15.21	



EXISTING EXTERIOR ELEVATION



PROPOSED EXTERIOR ELEVATION

EAST ELEVATIONS

LINK RESIDENCE  
2709 E BELLEVIEW PL

SCALE:	DATE:
1/4" = 1'0"	12.29.20
REVISED:	DWG NO.:
3.15.21	