



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

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	2550 N. 47TH ST. N. 47th Street Historic District
Description of work	Remove inappropriate, mis-matched tuckpointing on house and garage. Re-point all prepared joints with new, matching mortar. Replace all missing mortar on the house. Install new brick in place of broken or spalled original brick. Install a cap on the chimney that will not be visible from the ground. Install new wood guard railing on second story rear porch deck.
Date issued	6/6/2014 PTS ID 95361 COA, tuckpointing and porch railing

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:

All work will be done according to the specifications, drawings and photos contained in this COA. All new mortar for tuckpointing must match the original in terms of color, texture, hardness, joint width and joint finish. Extreme care must be taken when removing old mortar that the edges of the brick are not damaged and the original width of the mortar joints is carefully maintained. HPC staff must review and approve a test panel, usually about one foot by 2 feet of the new mortar and brick prior to general installation of the material. For repointing, the mortar should be no harder than type O and type K is also acceptable. Mortar should be removed no deeper than twice the height of the original mortar joint. HPC staff must also review and approve the replacement brick that will be used. New brick must match the original color, texture and size of the original brick as closely as possible.

Rear porch railing must be painted upon completion. Finish wood must be smooth and free of knots. Recommended, but not required is the use of naturally decay-resistant wood species such as western red cedar, domestic Spanish cedar or redwood to name a few. The use of Ponderosa pine or western white pine is not recommended because it can decay rapidly in an exterior setting, often in just a few years.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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, or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Paul J. Kowalski". The signature is written in a cursive style with a horizontal line underneath it.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Russell Stamper II, Inspector Joel Walloch (286-8160), Inspector Heidi Weed

Build new wood guardrail around upper porch deck. Plans are below.



East elevation with second floor porch



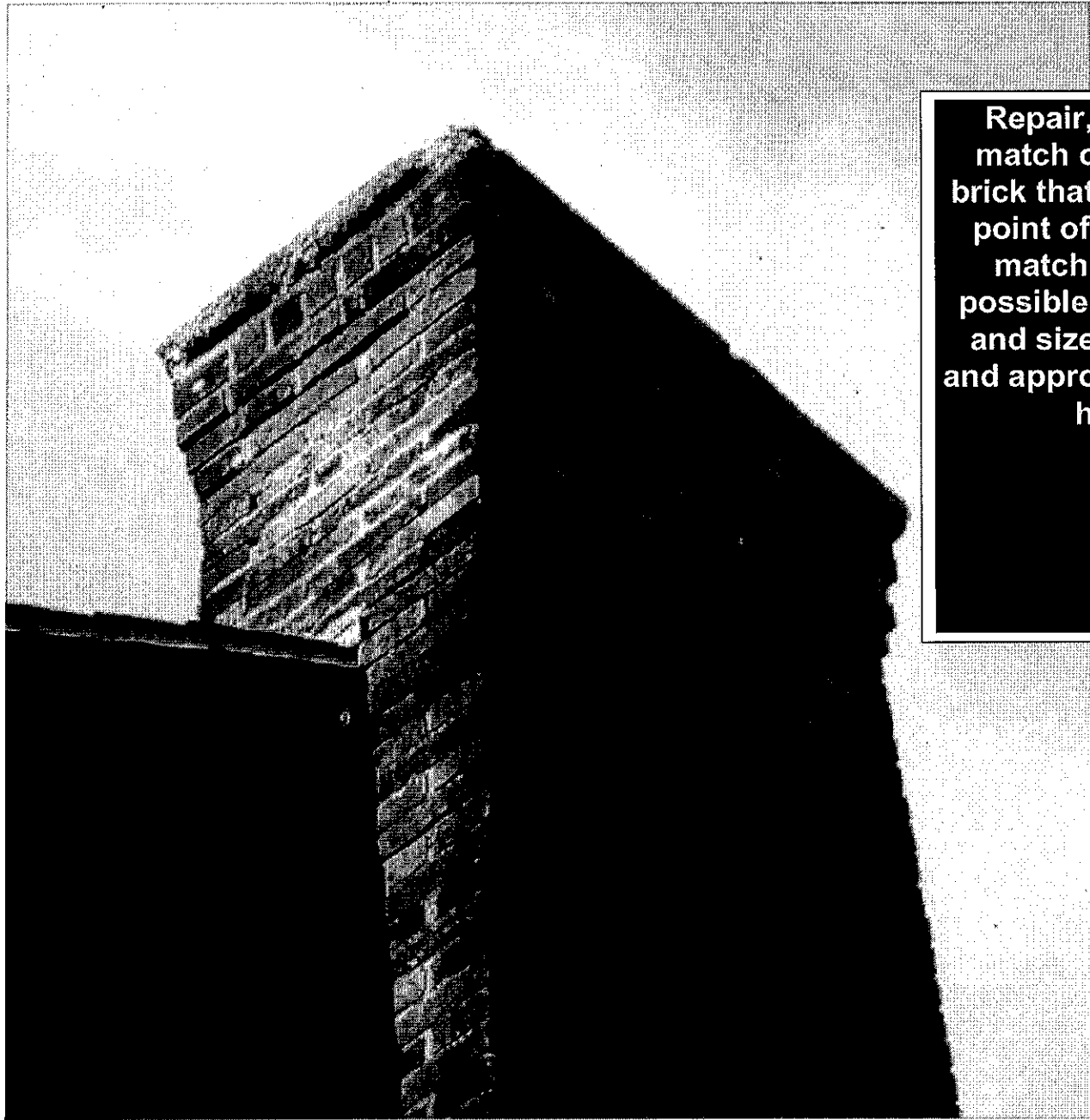
Remove poorly tuck-point joints and install mortar that matches the original in terms of color, texture, joint width and joint finish. Mortar no harder than type O should be used and preferably type K. A sample panel of tuckpointing, dried for three days must be reviewed and approved by HPC staff prior to general installation of the material. The panel needs to only about 1 foot by 2 feet.



Tuck-point areas such as these where mortar has washed away. Repair flat roofed deck above if necessary.



Repair loose brick and remove in appropriate light colored mortar as need and replace with a new mortar that matches the original in terms of color, texture, joint width and joint finish. A sample panel must be reviewed and approved by HPC staff prior to general installation of the material.



Repair, rebuild chimney top to match original design. Replace brick that are damaged beyond the point of re-use. New brick must match originals as closely as possible in terms of color, texture and size. HPC staff must review and approve any new brick used for house and garage.