

Tuesday | May 13, 2014

**Property and Project Description:**

Charles H. and Matilda Olroge House  
2550 N. 47<sup>th</sup> St.  
Milwaukee, Wi 53211

The first phase of the 2550 N. 47<sup>th</sup> St. exterior renovations involve replacing deteriorated brick and rebuilding any structurally unsound portions of the existing chimney located on the south side of the building. The chimney never served the existing fake fireplace and the current furnace and water heater no longer utilize the chimney, because of this it will be capped to prevent future deterioration. This capping will occur within the clay liner and will not be visible from the ground. The second part of the initial project is to repoint the deteriorated and poorly matched replacement mortar beneath the first floor windows and near the downspouts where water has damaged the masonry joints. In addition, existing brick will be re-laid in the northwest corner of the garage. All portions of these projects will reuse and viable brick and if necessary any replacement masonry will match the existing and will be placed in the least visible areas possible. The mortar used will be color matched to the existing and will have a high lime content to avoid damaging the original brick.

The second phase of the renovation will reinstall the second floor porch railing that was removed during a reroofing project two years ago. The new railing will be constructed of painted treated lumber and will be designed to be a similar size and pattern as the original railing.

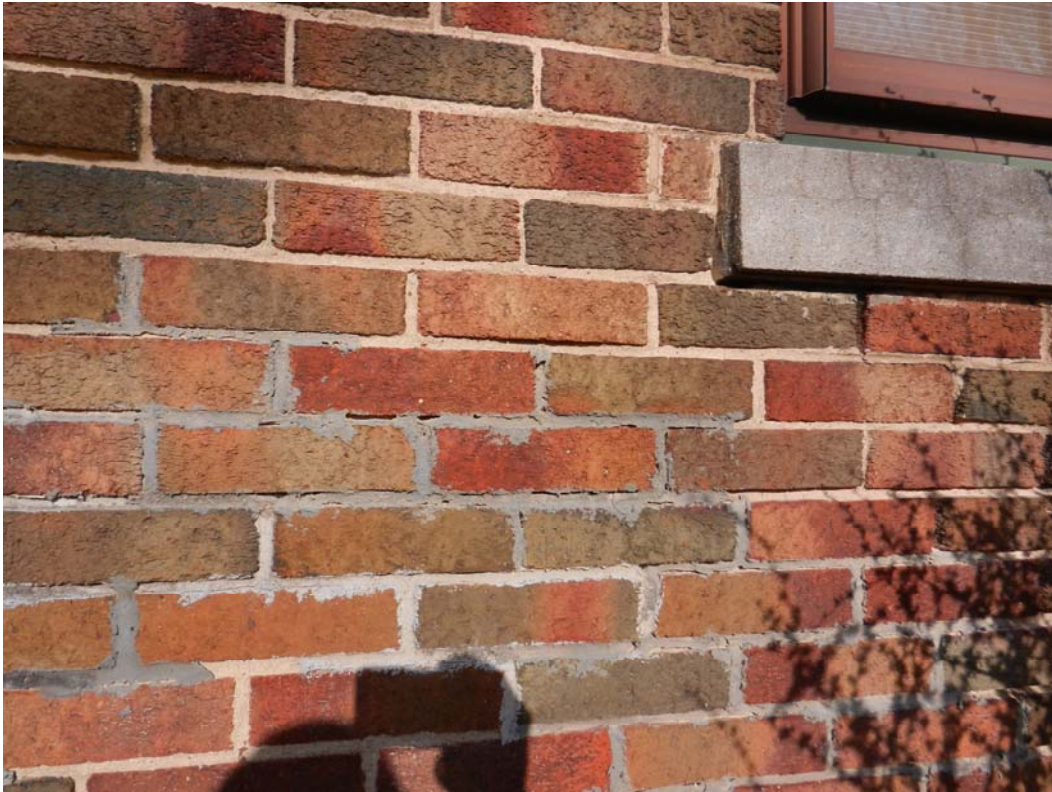
The final phase of the project will be a complete tear off and reroofing of the main structure. The existing asphalt shingles will be replaced with architectural asphalt shingles. Existing box vent will be replaced with a shingle over ridge vent. Lastly, the original metal ridge trim will be refurbished and reinstalled over the new ridge vent. Due to cost and funding concerns this final phase will occur in the spring of 2017.



Southwest corner looking north



Deteriorated masonry: chimney SW & SE corners



Deterioration below window sills and poorly replaced mortar



Damaged mortar near downspout



Existing garage



Damaged NW corner of garage.



East elevation with second floor porch



Existing roof

Sincerely,  
Nathan Stark, AIA