



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2716 E. Bellevue Place, North Point North Historic District

Rebuild the east wall, chimney, and parapets per the attached scope of work.

Date issued 9/24/2025

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/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.
A sample panel of the masonry materials and their 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.

Any window sash or trim replacement must match the existing historic material in design and material.

All work must be done in a craftsman-like manner. 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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center

Window Removal & Reset

Due to the current condition of the windows, we cannot guarantee they will come out in one piece. There is a possibility they may break during removal.

Additional Material Costs: Any required materials—such as new trim or replacement parts due to damage—will be an additional cost.

Potential Trim Work: Interior and exterior trim may need to be replaced, which could affect the final price.

We will communicate any additional costs as they arise during the project.



Entire Wall/Parapet Rebuild

Scope of Work – Full Wall & Parapet Rebuild

- Careful removal and salvage of existing bricks for reuse where possible.
- Scaffolding setup for safe and efficient access.
- Mortar and new brick selection will be made by North Shore and the client to match the existing structure.
- Install new steel lintels over all window openings, and utilize existing limestone headers. (If some are compromised, we can offer a reasonable change order when on site)
- Complete rebuild of the wall and parapet using proper wall ties and construction methods for long-term stability.
- Installation of Tyvek wrap and tape for added moisture protection behind the new brickwork.
- Pour new concrete cap on chimney that overhangs 1.5"
- Remove the cracked existing, and Install brand new coping stones over the entire parapet walls down each side of the chimney

Please note:

This quote does not include unforeseen hidden issues beneath the existing brick. Any additional work found necessary will be presented to the client for approval as a change order before proceeding.

The window limestone headers and sills will be installed as a change order while onsite at \$150 per LF (\$600 per 4 foot), and the window sills will be installed at \$110 per LF (\$440 per 4 foot). Pictures and our professional opinion will be provided to client in order to make best decision on repair vs replacing them.

Scope of work



East wall to be rebuilt