



Certificate of Appropriateness

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

Property Description of work

2419 N. Wahl Ave., North Point North Historic District

Deconstruct south chimney down to roof flashing and rebuild in-kind to existing height and design. Reuse chimney cap. Tuck pointing house and east chimney, as needed. Installation of caulking at the metal roof flashing of the east chimney. Removal of four (4) deteriorated windows and limestone sills from both the north and west elevations (8 windows total) and replacement with new Marvin windows and new limestone.

Date issued 5/21/2024

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.

Powered abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures.

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, Ald. Brostoff



Water collects & cause
basement leaks on
North & west
basement windows.
Will be re-done to
match windows as
seen below.



Proper drainage
on basement
windows on
NE corner.

Existing basement windows



Front | East



Back | West



South side

North side

South chimney to be rebuilt

CHIMNEY REPAIR

- A scaffold tower will need to be erected from the ground up and onto the roof so as to access the entire chimney.
NOTE: Outside contractor to provide scaffold access.
- Plywood sheeting and canvas tarps will be used to protect all roof areas adjacent to the chimney.
- Due to the extensive mortar damage at the top of the chimney, we will remove the existing cap and brick masonry down to the roof flashing.
Note: Quote assumes inner back-up wall (if present) is solid, in-tact, and needs no work
- All exposed clay tile flue liners shall be replaced where deemed necessary.
- Chimney shall be rebuilt to its original height and dimensions with new brick which shall match existing brick as closely as possible.
- Stone cap will be saved and relayed at top of chimney.

EXTERIOR RESTORATION

All elevations, from roof coping to grade, to include chimneys have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

TUCKPOINTING OF BRICK MASONRY (See Photos 1 - 6 for exact areas of work on house)

All exterior masonry on house and East chimney shall be inspected and tested for soundness. Mortar joints which are visibly loose, eroded or separated from adjoining masonry units shall be cut out to a minimum depth of one inch (1") and as much more as conditions require. After cleaning and flushing with water, joints which have been cut out and all voids in mortar shall be filled with a non-shrinking mortar and finished off with a tooled surface to match existing work as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote.

NOTE: East chimney was viewed from the ground. If additional work is found while on site, homeowner will be notified immediately of price change.

EXTERIOR CAULKING IN THE FOLLOWING AREAS

1) Joint at which counter metal roof flashing abuts base of chimney (East Chimney)

The above mentioned areas shall be sealed with Tremco Dymonic, a one part urethane sealant. Sealant shall be white or colored as required to match existing work.

Joint backing where necessary shall be close-cell, non-staining polyethylene in round or square shapes, such as ethafoam joint backing. Joint backing shall be compatible with sealants used.

Masonry scope of work

EXTERIOR RESTORATION

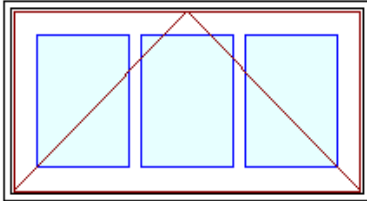
The North and West basement windows have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

- Holton Brothers will remove current basement window frames and dispose of (4 on North elevation and 4 on West elevation). Note: Access to basement will be needed during project.
- New limestone shall be laid at base of 8 window openings. Limestone will match adjacent limestone on house AS CLOSE AS POSSIBLE. Note: New limestone will NOT match adjacent limestone perfectly due to age/weathering.
- Limestone shall be laid above current grade line and pitched away from house to prevent water pooling. Concrete driveway on North elevation and brick pavers on West elevation may need to be "cut back" to allow proper fit/pitch of stone.
- Windows will be temporarily boarded up until new windows can be installed. Note: Homeowner responsible for hiring window company to work in conjunction with Holton Brothers. Cost of new window work is NOT included in quote.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: basement north oper	Net Price:		929.01
Qty: 1		Ext. Net Price:	USD	929.01



As Viewed From The Exterior

Entered As: FS

FS 32" X 17"

IO 32 3/8" X 17 1/4"

Egress Information

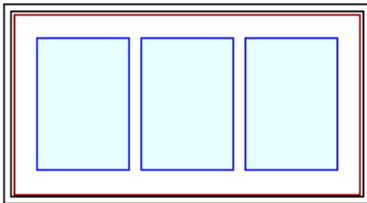
No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

- Bronze Clad Exterior
- Painted Interior Finish - White - Pine Interior 132.91
- Ultimate Awning Narrow Frame - Roto Operating 618.42
- Frame Size 32" X 17"
- Inside Opening 32 3/8" X 17 1/4"
- 0 Degree Frame Bevel
- Bronze Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG
- Special Glass
- Stainless Perimeter and Spacer Bar 15.84
- 1 1/8" SDL - With Spacer Bar - Stainless 98.48
- Rectangular - Special Cut 3W1H
- Bronze Clad Ext - Painted Interior Finish - White - Pine Int
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Black Weather Strip
- #1 PC (EXT) 1/4" LAMINATED CLEAR, 1 PC (INT) 1/8" LOW E2 (SURFACE) 63.36
- #3)W/ARGON
- White Folding Handle
- ***Handles/Covers Ship Loose
- White Multi - Point Lock
- Aluminum Screen
- White Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 2 3/16" Jamb
- #6LC6QAQ NICKA 01-17-22
- No Installation Method
- # Non system generated Pricing
- ***Note: Frame Size shown is measured from the exterior of the unit.
- ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
- ***Note: Units with Capillary tubes will not have Argon gas.
- ***Note: **Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: basement north stat	Net Price:		776.13
Qty: 2		Ext. Net Price:	USD	1,552.26



As Viewed From The Exterior

Entered As: FS

FS 32" X 17"

IO 32 3/8" X 17 1/4"

Egress Information

No Egress Information available.

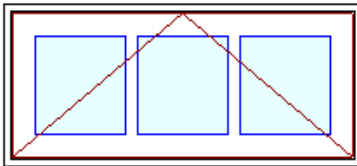
- Bronze Clad Exterior
- Painted Interior Finish - White - Pine Interior 132.91
- Ultimate Awning Narrow Frame - Stationary 465.54
- Frame Size 32" X 17"
- Inside Opening 32 3/8" X 17 1/4"
- 0 Degree Frame Bevel
- Bronze Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG
- Special Glass
- Stainless Perimeter and Spacer Bar 15.84
- 1 1/8" SDL - With Spacer Bar - Stainless 98.48
- Rectangular - Special Cut 3W1H
- Bronze Clad Ext - Painted Interior Finish - White - Pine Int
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Black Weather Strip
 #1 PC (EXT) 1/4" LAMINATED CLEAR, 1 PC (INT) 1/8" LOW E2 (SURFACE,63.36
 #3)W/ARGON
 Solid Wood Covers
 2 3/16" Jamb
 #6LC6QAQ NICKA 01-17-22
 No Installation Method
 # Non system generated Pricing
 ***Note: Frame Size shown is measured from the exterior of the unit.
 ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
 ***Note: Units with Capillary tubes will not have Argon gas.
*****Note: Unit Availability and Price is Subject to Change**

Line #3 Qty: 1	Mark Unit: basement NW oper	Net Price:	924.87
		Ext. Net Price:	924.87
		USD	



As Viewed From The Exterior

Entered As: FS
FS 34" X 15"
IO 34 3/8" X 15 1/4"

Egress Information
 No Egress Information available.

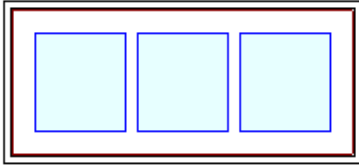
Performance Information
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Bronze Clad Exterior
 Painted Interior Finish - White - Pine Interior 132.91
 Ultimate Awning Narrow Frame - Roto Operating 618.42
 Frame Size 34" X 15"
 Inside Opening 34 3/8" X 15 1/4"
 0 Degree Frame Bevel
 Bronze Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Special Glass
 Stainless Perimeter and Spacer Bar 15.15
 1 1/8" SDL - With Spacer Bar - Stainless 98.48
 Rectangular - Special Cut 3W1H
 Bronze Clad Ext - Painted Interior Finish - White - Pine Int
 Putty Exterior Glazing Profile
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Black Weather Strip
 #1 PC (EXT) 1/4" LAMINATED CLEAR, 1 PC (INT) 1/8" LOW E2 (SURFACE,59.91
 #3)W/ARGON
 White Folding Handle
 ***Handles/Covers Ship Loose
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 2 3/16" Jamb
 #6LC6QAQ NICKA 01-17-22
 No Installation Method
 # Non system generated Pricing
 ***Note: Frame Size shown is measured from the exterior of the unit.
 ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
 ***Note: Units with Capillary tubes will not have Argon gas.
*****Note: Unit Availability and Price is Subject to Change**

Line #4 Qty: 1	Mark Unit: basement NW stat	Net Price:	771.99
		Ext. Net Price:	771.99
		USD	



Bronze Clad Exterior
 Painted Interior Finish - White - Pine Interior 132.91
 Ultimate Awning Narrow Frame - Stationary 465.54
 Frame Size 34" X 15"
 Inside Opening 34 3/8" X 15 1/4"
 0 Degree Frame Bevel
 Bronze Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior



As Viewed From The Exterior

Entered As: FS

FS 34" X 15"

IO 34 3/8" X 15 1/4"

Egress Information

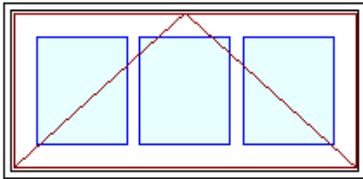
No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

- IG
- Special Glass
- Stainless Perimeter and Spacer Bar, 15.15
- 1 1/8" SDL - With Spacer Bar - Stainless, 98.48
- Rectangular - Special Cut 3W1H
- Bronze Clad Ext - Painted Interior Finish - White - Pine Int
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Black Weather Strip
- #1 PC (EXT) 1/4" LAMINATED CLEAR, 1 PC (INT) 1/8" LOW E2 (SURFACE, 59.91
- #3)W/ARGON
- Solid Wood Covers
- 2 3/16" Jamb
- #6LC6QAQ NICKA 01-17-22
- No Installation Method
- # Non system generated Pricing
- ***Note: Frame Size shown is measured from the exterior of the unit.
- ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
- ***Note: Units with Capillary tubes will not have Argon gas.
- ***Note: **Unit Availability and Price is Subject to Change**

Line #5	Mark Unit: basement SW oper	Net Price:	920.74
Qty: 1		Ext. Net Price:	920.74
		USD	



As Viewed From The Exterior

Entered As: FS

FS 32" X 15"

IO 32 3/8" X 15 1/4"

Egress Information

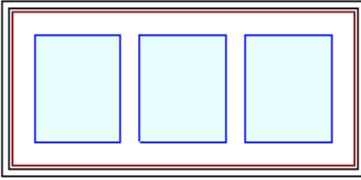
No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

- Bronze Clad Exterior
- Painted Interior Finish - White - Pine Interior, 132.91
- Ultimate Awning Narrow Frame - Roto Operating, 618.42
- Frame Size 32" X 15"
- Inside Opening 32 3/8" X 15 1/4"
- 0 Degree Frame Bevel
- Bronze Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG
- Special Glass
- Stainless Perimeter and Spacer Bar, 14.46
- 1 1/8" SDL - With Spacer Bar - Stainless, 98.48
- Rectangular - Special Cut 3W1H
- Bronze Clad Ext - Painted Interior Finish - White - Pine Int
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Black Weather Strip
- #1 PC (EXT) 1/4" LAMINATED CLEAR, 1 PC (INT) 1/8" LOW E2 (SURFACE, 56.47
- #3)W/ARGON
- White Folding Handle
- ***Handles/Covers Ship Loose
- White Multi - Point Lock
- Aluminum Screen
- White Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 2 3/16" Jamb
- #6LC6QAQ NICKA 01-17-22
- No Installation Method
- # Non system generated Pricing
- ***Note: Frame Size shown is measured from the exterior of the unit.
- ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
- ***Note: Units with Capillary tubes will not have Argon gas.
- ***Note: **Unit Availability and Price is Subject to Change**

Line #6	Mark Unit: basement SW stat	Net Price:	917.98
Qty: 1		Ext. Net Price:	917.98
		USD	



As Viewed From The Exterior

Entered As: FS

FS 32" X 15"

RO 33" X 15 1/2"

Egress Information

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Primed Pine Exterior	39.94
Painted Interior Finish - White - Pine Interior	132.91
Basic Unit	
Ultimate Wood Awning - Stationary	465.54
Frame Size w/o Subsill	
32" X 15"	
Standard CN Width 32	
Rough Opening w/o Subsill	
33" X 15 1/2"	
Primed Pine Sash Exterior	
Painted Interior Finish - White - Pine Sash Interior	
IG - 3/4"	
Low E2	
Stainless Perimeter Bar	15.15
ADL	272.02
Rectangular - Special Cut 3W1H	
Match UWDH Interior and Exterior Sash Profiles and Divided Lite	
Bars	
Ovolo Interior Glazing Profile	
Standard Bottom Rail	
Black Weather Strip	
Solid Wood Covers	
4 9/16" Jambs	
Exterior Casing - None	-7.58
No Subsill	
No Installation Method	

***Note: ADL lite cuts are subject to approval.

*****Note: Unit Availability and Price is Subject to Change**

Project Subtotal Net Price: USD	6,016.85
7.900% Sales Tax: USD	475.33
Project Total Net Price: USD	6,492.18