



Certificate of Appropriateness

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

Property

2446 N. LAKE DR. North Point North Historic District CCF #170822

Description of work

Remove all cultured stone. Infill south wall with as much on-site salvaged brick as possible and then infill the remainder **with Bowerston Shale Modular brick 130-1 Matt in Autumn Blend**, excluding the darkest color in that palette. Do not interweave brick at corners into remaining original brick.. Reconstruct masonry from the bottom up, using salvaged brick at the bottom before beginning with new brick. Only complete courses shall be used; no course should use both brick types.

Prepare panel mockup of new brick with mortar joints for staff approval before installation.

Restore window and four stones surrounding circular window at south gable peak. Restore transom window over south entry

Date issued

10/23/2017

PTS ID 114380 COA: Substitute brick for south wall

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:

Staff must review mockup panel of new brick and mortar before installation begins to evaluate both joint profiles and the color match of the brick on site.

New mortar must match the original mortar in terms of color, texture, joint width, and joint finish/profile. 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. **In no case may a mortar harder than Type N be placed in**

contact with the original brick. 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 tuckpointing.

New brick must match as closely as possible the color texture, size and finish of the original brick. The specified brick is approved as the original brick has been out of production for several decades and nothing more similar than the present proposal could be located.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: 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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

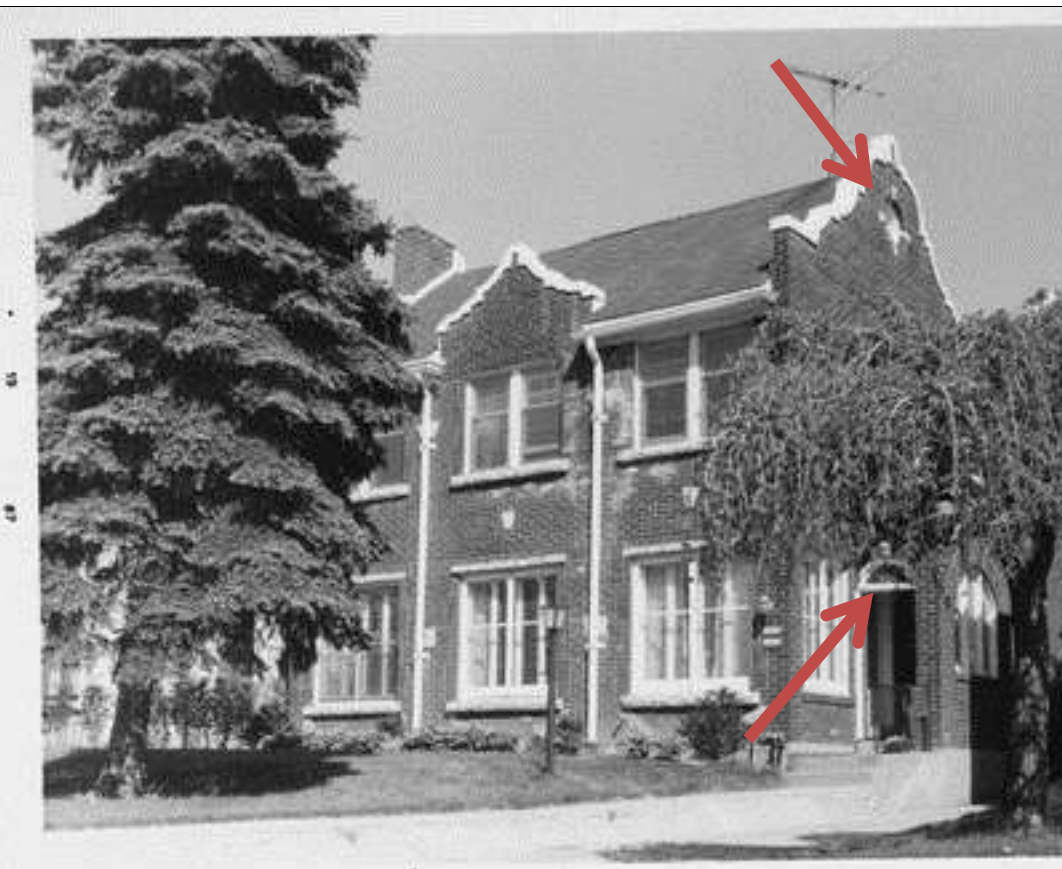
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Kim Lyons



Detail of original brick



Present conditions.



c. 1980.

Arrows point to windows that must be restored as part of this project.



Use texture of red brick as seen on the right but in the “Autumn Blend” color palate at left.