



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  
Description of  
work**

**2605 N Summit Avenue**

Remove sidewalk where necessary for excavation. Support house. Excavate down to footing approximately 16-feet of the north wall from the west corner and 10-feet of the west wall from the north wall. Remove approximately 15-feet 9-inches of the north wall from the west corner and 9-feet 6-inches of the west wall from the north corner. Save and relay face brick above grade at corner. Replace three existing basement windows in-kind, maintain existing muntin grid, and install security rods (see correspondence). Remove existing footings and replace with new concrete footing per VM Engineering report in excavated areas. Build new concrete block walls where existing walls were removed. Install new treated lumber mud sill if necessary. Install steel reinforcing rods and fill cores of block with concrete per VM Engineering report. Install sonnet tubes and fill with concrete on the outside next to new wall to support sidewalk. Install new inside drain tile and replace floor where removed. Install sump crock, pump and the electrical circuit. Replace concrete sidewalk where removed for excavation and pitch to driveway.

**Date issued**

11/18/2021

PTS ID N/A

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 original masonry must be reinstalled. 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.

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

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](mailto: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/permits](http://www.milwaukee.gov/permits), or call (414) 286-8210.

A handwritten signature in cursive script that reads "Jacqueline Drayer".

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. N. Kovac



Basement window 1



Basement window 2



Basement window 3