



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

2675 N. SUMMIT AV.

North Point North Historic District

Description of work

Applicant proposes to makes repairs to the exterior of the house including:
repointing brick in area around the front porch
installing a flat membrane roof at the rear flat roofed porch and front "balconet"
replace the front porch decking with new Douglas Fir tongue and groove wood
installing 3 new wood combination storms/screens at windows at lower story back bay, 2 on south side and one on north side (Marvin Alpine)

Other work to the site will include:

new concrete driveway

new concrete apron in front of garage

new concrete walk along north side of house and at rear entrances along with steps

new 12 x 14 rear patio to be either bluestone or Turfstone

Primary doors will be refinished and wood screen doors will be repaired or replaced.

Date issued

7/31/2015

PTS ID 104708 COA

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 work will be carried out according to the application.

New combination storm/screen windows will be Marvin Alpine.

Front porch railings will remain.

If new screen doors are installed they must be wood.

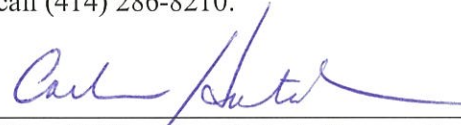
The chimney will be rebuilt reusing reclaimed original brick or new matching brick where needed. The poured chimney cap will extend out slightly from the chimney to help shed water.

Contractor will prepare two mortar samples for staff approval before work proceeds on the repointing. Mortar must match original mortar (not later replacements) in terms of hardness, color, texture, and composition. Ideally, mortar should be tested to determine the proportions of lime, Portland cement, sand, and aggregate that go into the mortar.

The new driveway will retain/recreate the curbing on the north side.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@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 Jason Golec (286-2553)



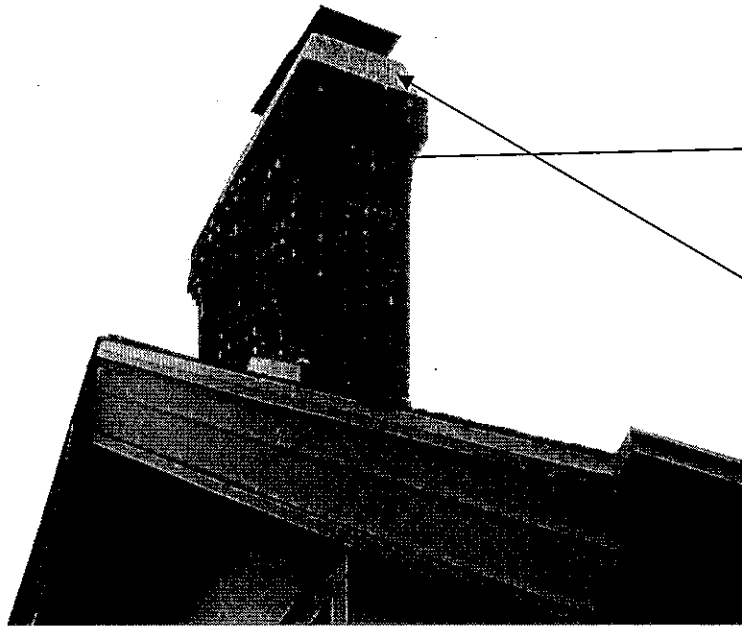
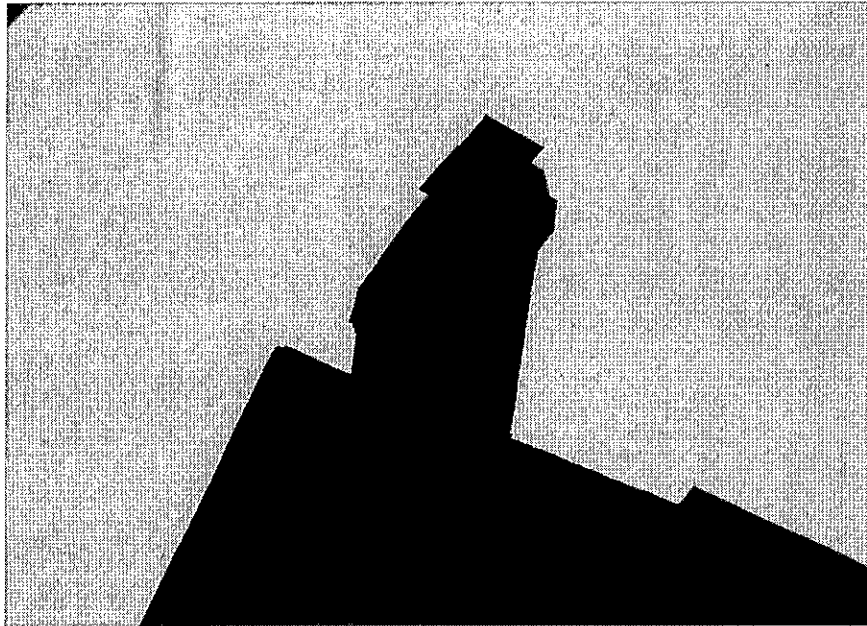
House at 2675 North Summit Avenue



**New Marvin Alpine wood combination
storms/screens to be installed at these
locations.**



New membrane roofing will be applied over existing membrane roof at these locations



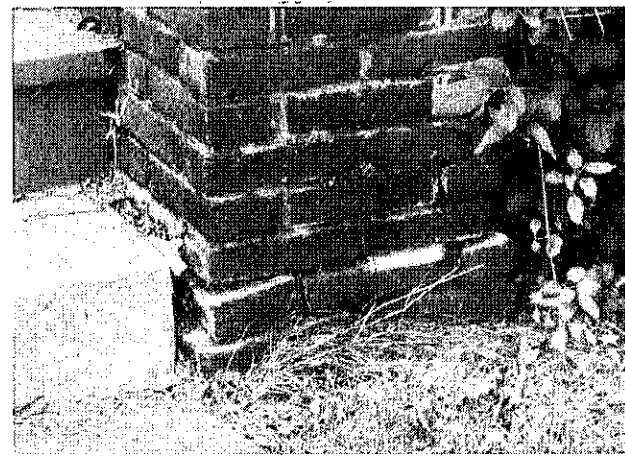
Chimney to be rebuilt to match original and will make use of reclaimed brick from the original as well as new matching brick if needed. Note the pattern near the top of the chimney just below the corbeling. New concrete cap will extend slightly beyond chimney to shed water.



MASONRY REPAIR NEEDED

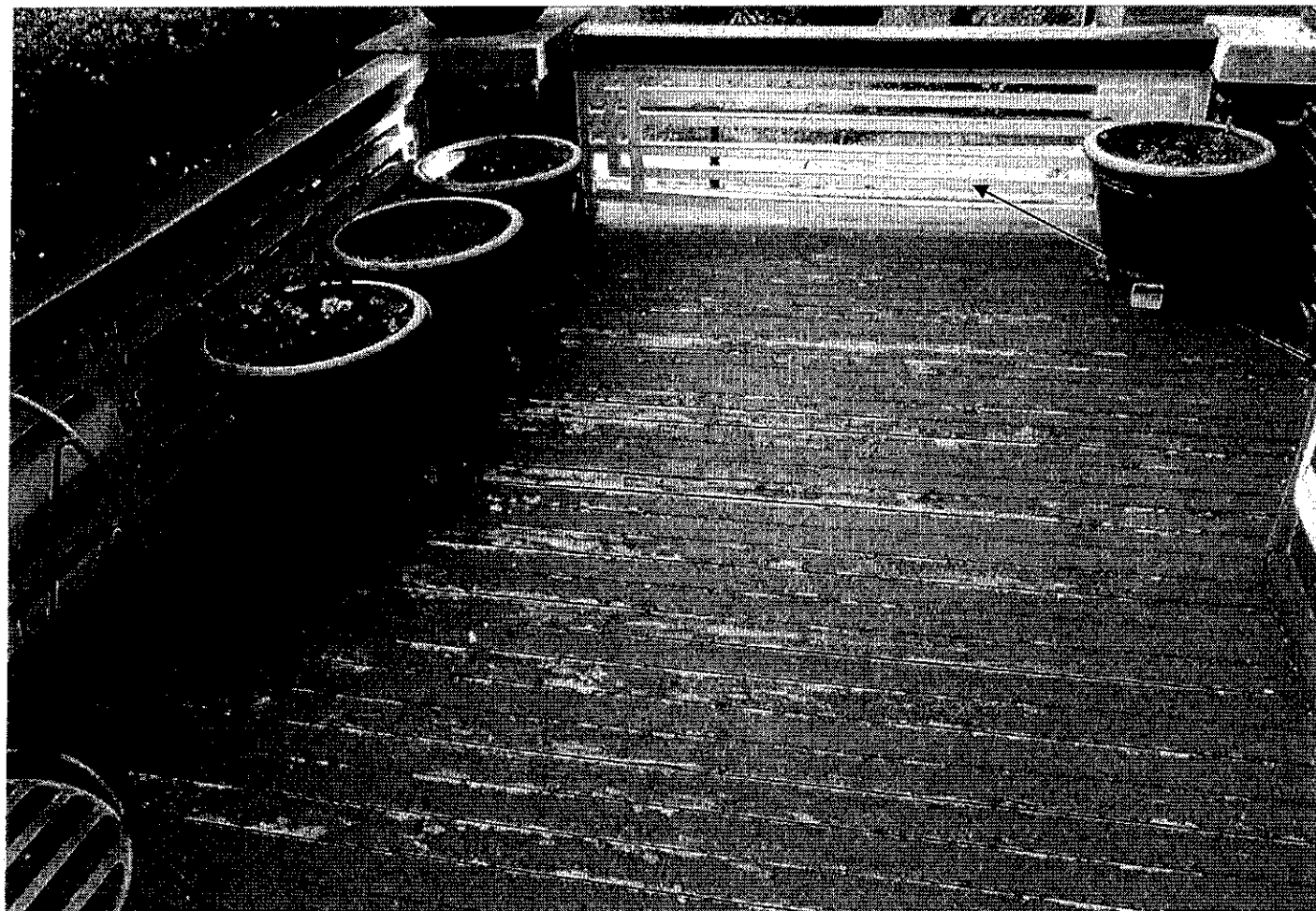


MASONRY REPAIR NEEDED



MASONRY REPAIR NEEDED

Masonry around the porch area will be repointed. Note sections that have been improperly repointed and where mortar has been carelessly applied. New mortar must match original in terms of hardness, color, composition and texture. Using too hard of a mortar will result in brick failure.

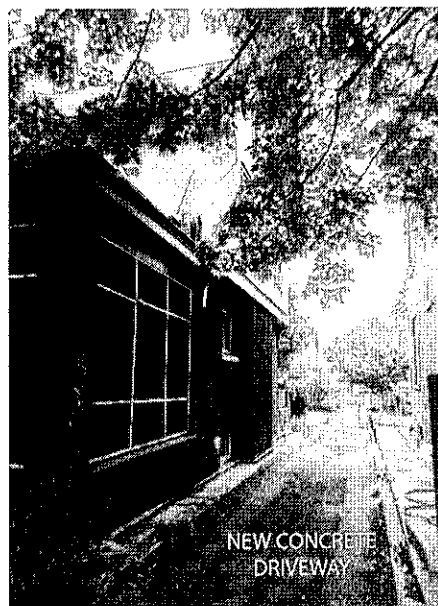


**Porch
railing
will
remain**

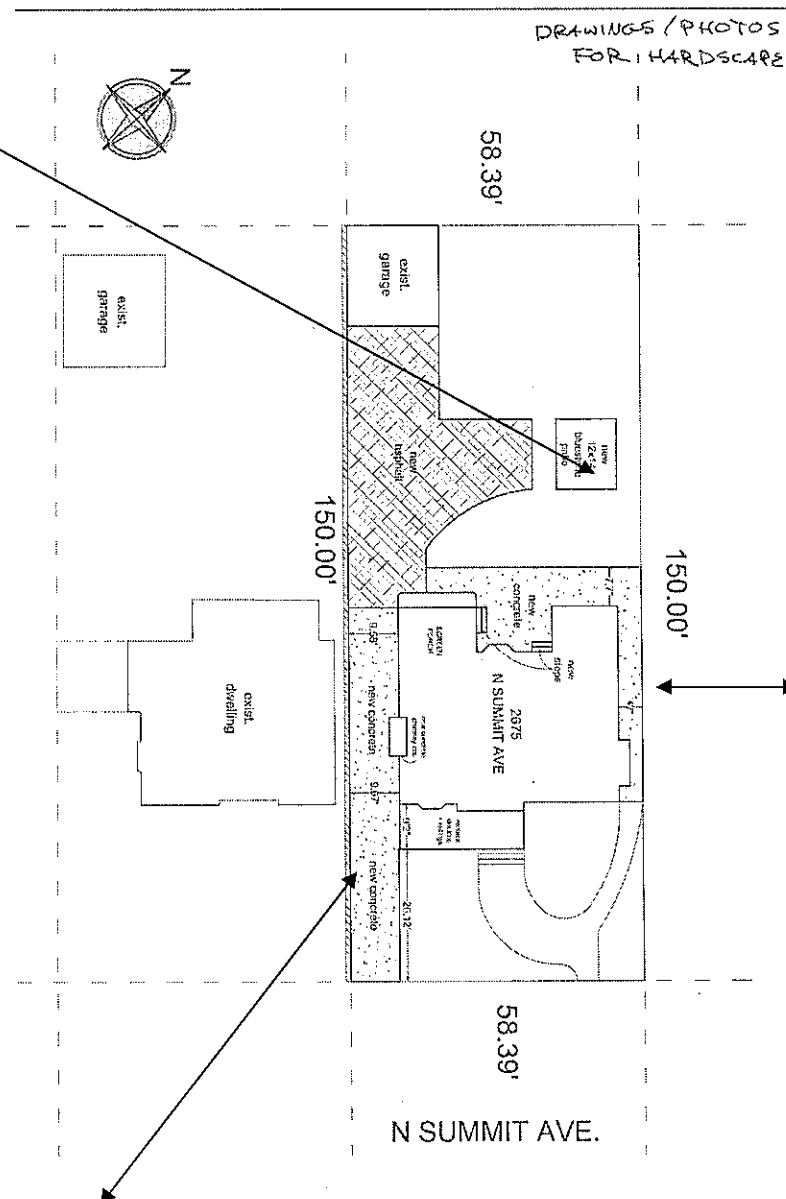
Porch deck will be replaced with Douglas Fir tongue and groove boards.



Retain 
curbing along
north end of
driveway



**New patio
will be of
Blue stone
or Turfstone**



A new concrete driveway will be poured as well as apron in front of garage, and north and west walkway and rear steps.

