



# 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**

1851 N. 2ND ST.      Brewers Hill HD

1. Repair and tuckpoint foundation and any other brick surfaces.
2. Repair, replace, and add additional windows (per attached specs). All muntins for replacement and new windows shall be based on surviving pre-1900 windows. See annotated Tredo Sheet A101 and notes on east elevation below. New wood-framed storms/screens for all windows. New wood rear door (p. 10).
3. Fixtures: Rejuvenation upright sconces in black (p. 9). Plain flat-bar type handrail where required by code. Brass door hardware (p. 10).

East Fenestration (front, 2nd Street):

- E1. Replace all three second-floor windows with two-over-four sash to imitate the one remaining historic window. Option to keep and repair northernmost window on this floor.
- E2. Replace "parson's door" with any of the following:
  - 6/6 window,
  - 2/4 window relocated from second floor or new replica
  - 2/2 window new, double hung, to match muntins and pane heights of casement windows on this elevation.

Other Fenestration: See A101

**Date issued**

5/11/2018      PTS ID 114437 COA: rehab house, demo garage

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 tuckpointing.

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

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor, Brian Pellett NIDC

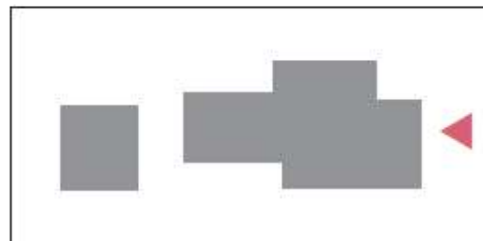


Present Conditions

**EXTERIOR NOTES:**

- 1 - RESTORE FRONT DOOR
- 2 - ADD STORM/SCREEN
- 3 - ADD LIGHTING SCONCES
- 4 - RESTORE FRONT WINDOWS
- 5 - ADD WINDOW BACK TO CORNER OF FRONT PORCH
- 6 - REPLACE 3 UPPER WINDOWS + WOOD STORMS (2 OVER 4 STYLE)
- 7 - ADD METAL HANDRAIL AT CONCRETE STAIRS
- 8 - TOUCH UP PORCH DECK PAINT

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



See alternates options for windows 5 & 6 on page 1.



**EXTERIOR NOTES:**

- 1 - UPPER SMALL WINDOW PROPOSED TO SHIFT TO NOTED LOCATION ON FLOOR PLAN + RESTORED + STORM ADDED
- 2 - WINDOW REPLACEMENTS WITH WOOD STORMS TO MATCH
- 3 - INSTALL GUTTER EXTENSIONS
- 4 - LOCATION/SIDE VIEW OF METAL RAILING AT FRONT STAIRS
- 5 - ADD STORM TO BASEMENT WINDOW
- 6 - WINDOW TO BE RESTORED + WOOD STORM TO BE ADDED

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



Reservoir Elevation

**EXTERIOR NOTES:**

- 1 - WINDOW RESTORATION WITH WOOD STORMS ADDED TO MATCH
- 2 - INSTALL NEW DOOR AND STORM
- 3 - ADDITION OF MATCHING SIZE + STYLE WINDOW
- 4 - ADD SCONCE TO MATCH FRONT

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



Rear elevation



**EXTERIOR NOTES:**

- 1 - WINDOW REPLACEMENTS WITH WOOD STORMS TO MATCH
- 2 - RESTORE WINDOWS + ADD STORMS
- 3 - ADDITION OF MATCHING SIZE + STYLE WINDOW
- 4 - INSTALL GUTTER EXTENSION

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



Southwest corner



Style of 6/6 window to replicated for new windows



Muntin profiles for replica windows





### **EXTERIOR REPLACEMENT LIGHTING:**

REJUVENATION - PITTOCK SINGLE SCONCE - \$220.00 EACH

The Pittock Single Sconce can be matched with any of our 3-1/4" fitter shades and is suitable for indoor and outdoor use.

- Solid brass
- Built to order to your custom specifications in our Portland, Oregon factory
- This sconce can be oriented shade up or shade down during installation
- Hardwired; professional installation recommended
- For indoor and outdoor use (UL Rated Wet)
- Assembled in the USA of domestic and imported parts

#### **Product Specifications**

Item #A5250  
Web Configuration ID 537ba08fd5593015cb00002d  
Finish: Black Enamel  
Socket Type: Incandescent  
Selected Shade(s): B5105 CC  
Max Wattage: 60 W  
UL Listed: UL Listed  
UL Location: Wet  
Canopy Width: 5"  
Overall Width: 5.94"  
Overall Length: 11.38"  
Projection: 7.11"  
Shade Height: 6"  
Weight: 4.5 lbs.



This fixture in black finish.

EMTEK - ADELAIDE

- 2-1/2" or 2-3/4" Backsets
- Standard Mortise Door Prep ANSI A115.1
- UL Listed Mortise with ANSI F20 or F13 Function
- Schlage C Keyway
- COLOR: FLAT BLACK (US19)
- LEVER: ATHENA BRASS LEVER IN FLAT BLACK



Front door hardware. May also be used for back door.

Rear Door Options. All wood door with wood or glass for upper panels.

**WHERE EXTERIOR SITE RAILING IS NEEDED:**

SIMPLE MATTE BLACK STEEL CONSTRUCTION - STYLE SIMILAR TO PICTURED HERE. WITH SIMPLE SQUARE STEEL PLATE ATTACHMENTS WHERE REQUIRED.

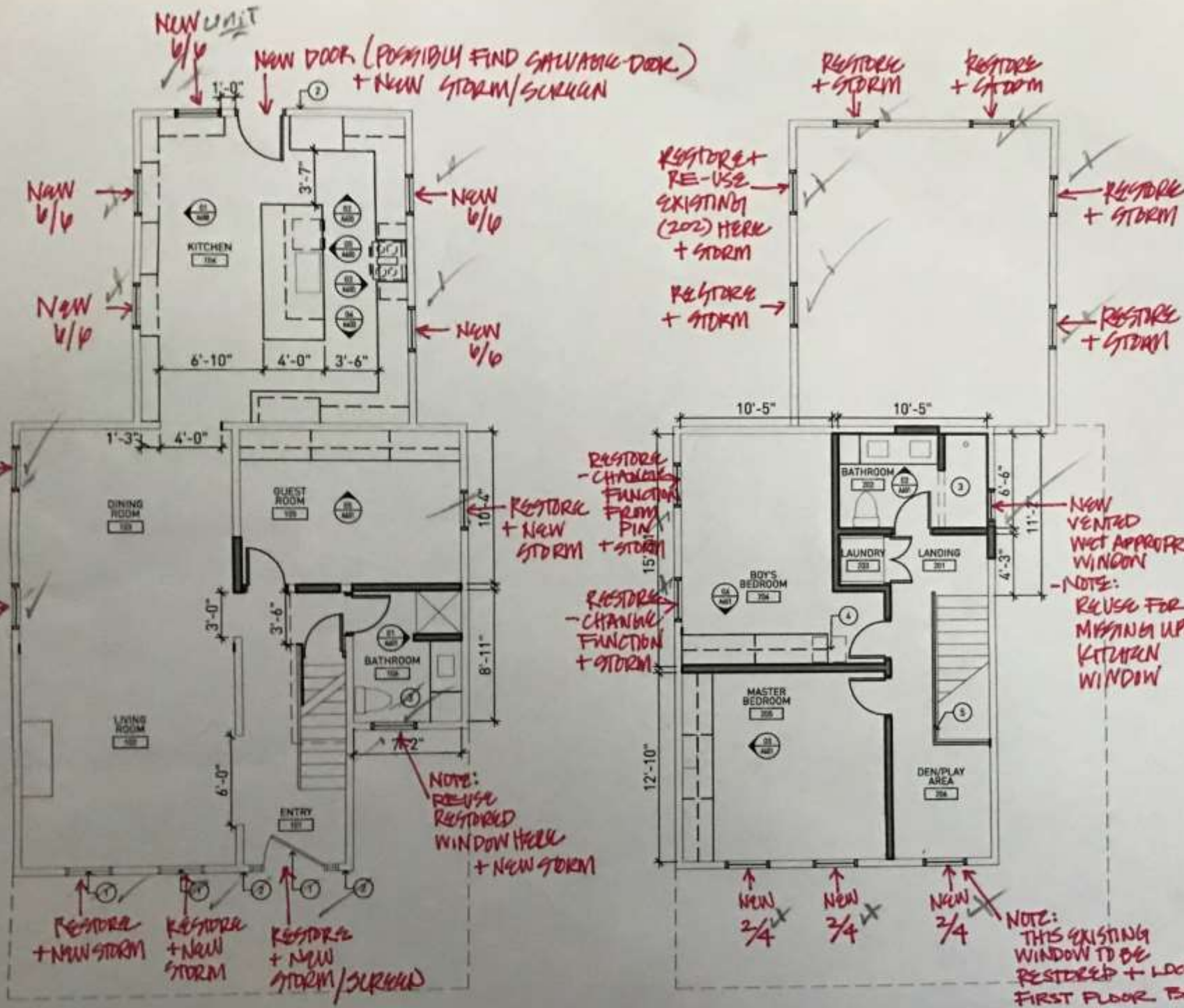
**PROPOSED EXTERIOR HOUSE NUMBERS:**

SIMPLE MATTE BLACK HOUSE NUMBERS - STYLE SIMILAR TO PICTURED HERE. ATTACHED WITH SIMPLE STANDOFF ATTACHMENTS WHERE REQUIRED.



PHOTO OF PROPOSED HANDRAILS





**FLOOR PLAN GENERAL NOTES**

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. REFER TO SHEET A101 FOR ROOM FINISH SCHEDULE, MATERIALS SCHEDULE, AND NOTES.

**FLOOR PLAN KEYED NOTES**

- 1. FRONT DOOR AND WINDOWS TO BE RESTORED PER MILWAUKEE HISTORICAL SOCIETY SPECIFICATIONS, WOOD STORMS TO BE ADDED TO ALL.
- 2. NEW EXTERIOR SCANCES TO BE INSTALLED PER MHS SPECIFICATIONS AT ENTRY.
- 3. BATHROOMS WILL REQUIRE ALL NEW PLUMBING AND ELECTRICAL.
- 4. ACCESS HATCH TO ATTIC LOCATED OVERHEAD.
- 5. NEW METAL RAILING TO BE INSTALLED.

**TYPICAL INTERIOR DOOR STYLE**



**01 LEVEL 1 FLOOR PLAN** SCALE - 1/8" = 1'-0"

**02 LEVEL 2 FLOOR PLAN** SCALE - 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

**TREDO GROUP, LLC**  
 219 N MILWAUKEE STREET, SUITE 630  
 MILWAUKEE, WISCONSIN 53202  
 (414) 539-3236  
 tredogroup.com

**SAFRANEK RESIDENCE**  
 1882 NORTH 2ND STREET  
 MILWAUKEE, WISCONSIN 53202

TO PROJECT NUMBER  
 17034  
 DATE  
 11-27-2017

SHEET TITLE  
**FLOOR PLANS**  
 SHEET NUMBER  
**A101**