



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

2402 N. SHERMAN BL.

Sherman Boulevard Historic District

Description of work

Applicant proposes to reroof house and repair eaves and soffits, and install new gutters to match profile of historic gutters. Downspouts to be replaced and relocated in certain areas.

Front dormer to be restored. Chimneys will have copper step flashing and will be repointed. Other masonry on house to be repointed as needed.

Improperly repaired stucco will be removed and redone in appropriate manner. Other deteriorated stucco to be repaired.

South bay roof to be rebuilt/repared and resheathed with metal or copper. Built-in gutters to be rebuilt.

Date issued

6/23/2015

PTS ID 103827 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 to be carried out according to the details supplied in the application for a Certificate of Appropriateness.

Mortar for masonry work, including chimneys and remainder of house, must match the original in hardness, color, texture, finish.

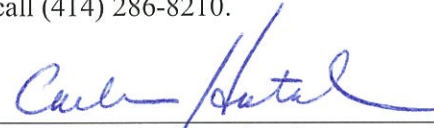
New stucco must be traditional in composition and match the original in finish texture. No EIFS or foam systems are allowed.

Front dormer requires repair and any new wood trim must match the original. Decay resistant wood is to be used. Dormer roof is to be evaluated to determine if it is to be repaired or replaced. If replacement is required, copper is the preferred sheathing. However, copper can have a corrosive effect on aluminum gutters. If the current gutters are copper, their repair is preferable to replacing with aluminum gutters.

All eaves to be rebuilt as required using clear cedar. Other wood repairs and details such as crown molding, brackets, rafter tails and barge boards should be repaired wherever possible. Wholesale removal of details is not permitted. Replacement wood should be a naturally decay resistant species as Eastern White Pine, Spanish Cedar or Western Red Cedar.

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. Russell Stamper II, Contractor , Inspector Joel Walloch (286-8160)

2402 North Sherman Boulevard, Historic Sherman Boulevard

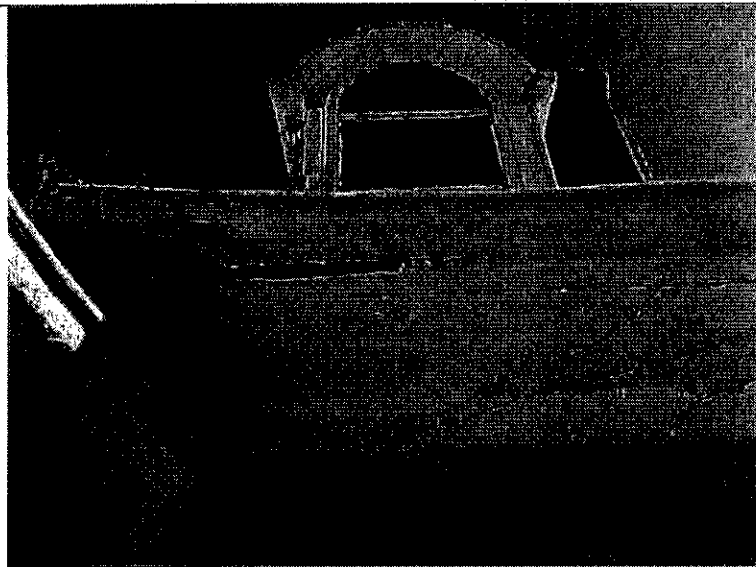


Tuckpoint and step flash chimneys .

Strip and sheathe roof. Shingle with red asphalt shingles.

Repair eaves and soffits

Install gutters in profile to match original gutters with matching downspouts.



Eaves to be restored.

Front dormer to be restored

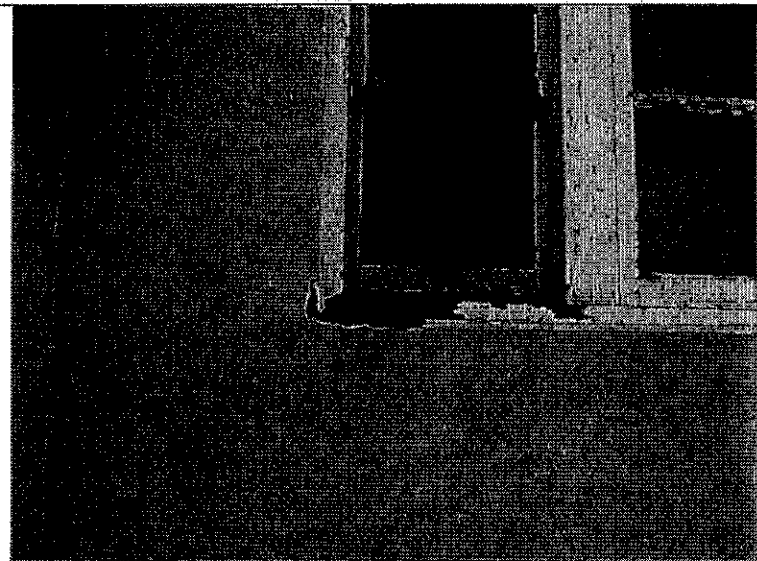
Downspouts to replaced and relocated in certain areas

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Tuckpoint deteriorated masonry joints

Repair all deteriorated stucco and remove and replace all improperly repaired stucco

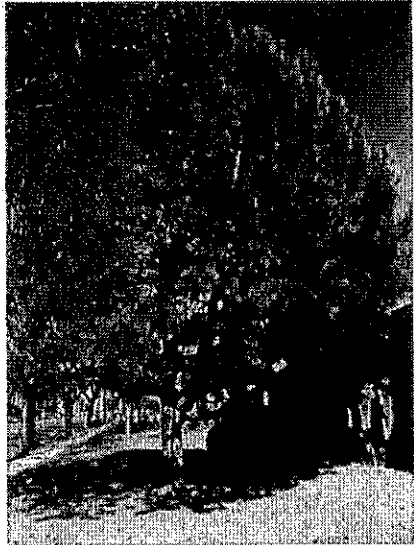


Repair and/or replace all deteriorated trim.

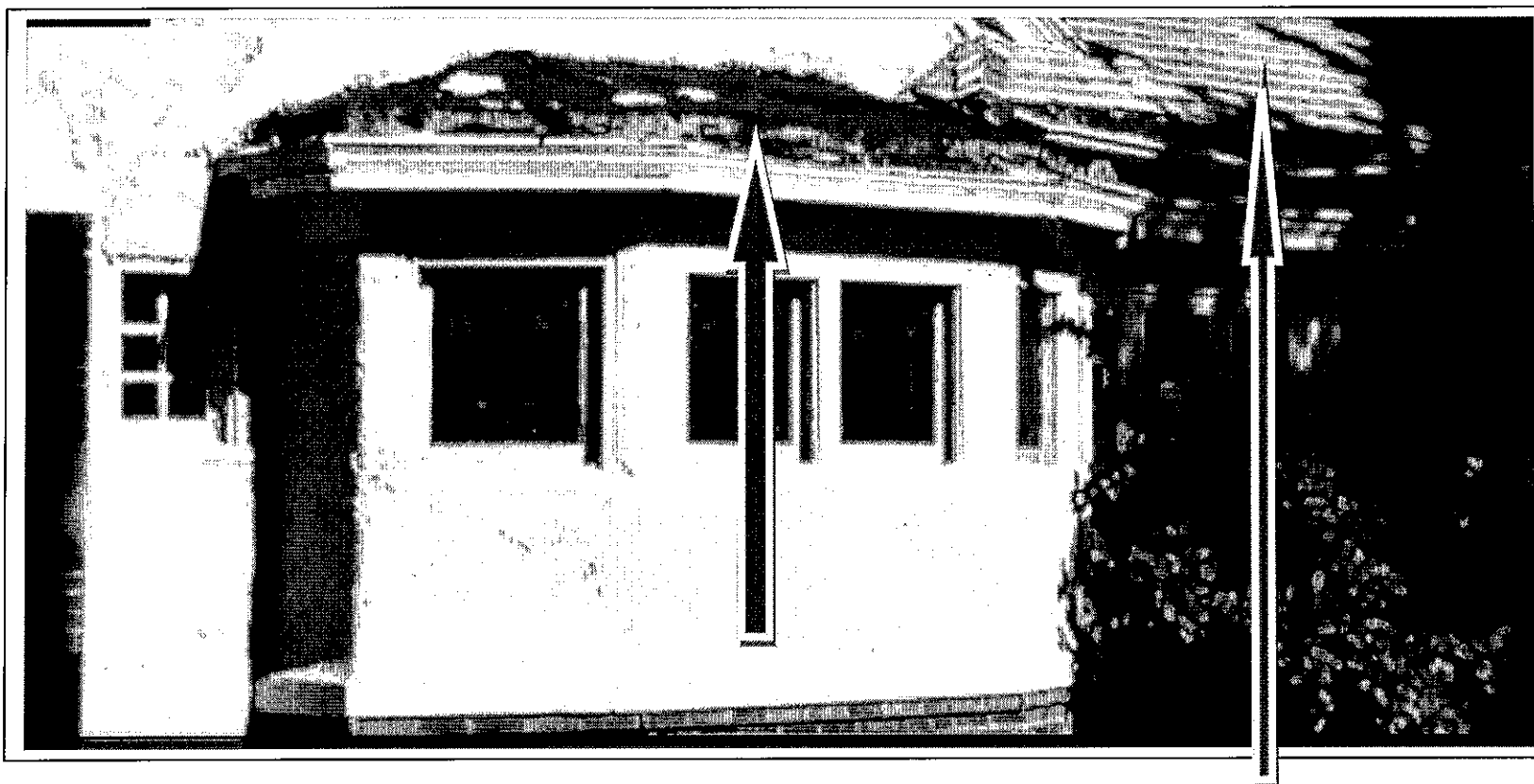
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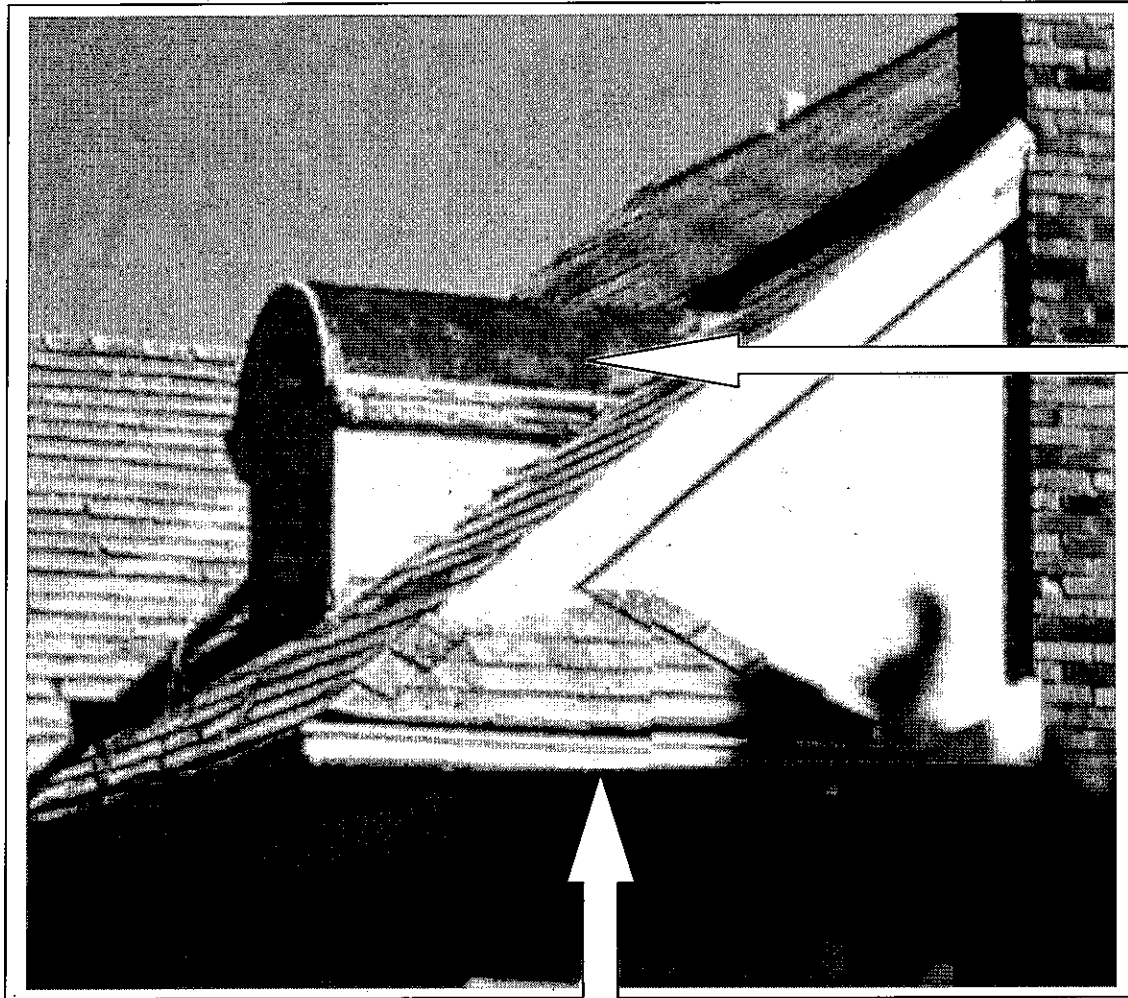
South bay roof structure requires repair, rebuild and resheathing with metal or copper. Rebuild built-in gutters. Preserve roof details here.



Remove all overgrown bushes and trees along foundation. Remove large pine tree in front yard.



Roof on south bay is deteriorated. Built in gutters to be rebuilt with copper. Gutters next to bay are deteriorated. Make sure compatible metals to be used to prevent corrosion.



Front dormer has metal roof that is deteriorated

Current gutters may be copper. Copper will corrode aluminum. Both dormer roof and gutters have to be copper or both roof and gutters have to be made of metals that will be compatible.