



# Certificate of Appropriateness

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

**Property** 2012 N. PALMER ST. Brewers Hill HD  
**Description of work** Replace all windows with new all-wood windows by Marvin or Jeld-Wen and new wood-frame storm windows. Replace majority of siding as needed with wood clapboards. Install new trim on windows to match a neighboring house.  
**Date issued** 2/6/2017 PTS ID 114418 COA: replace windows and siding

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

1. Use all wood siding with a maximum 5" reveal.
2. Retain shingling in gable peaks. Clapboard siding is acceptable in all other locations.
3. Retain and repair window trim in front gable peak
4. Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.

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

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs



Current conditions.



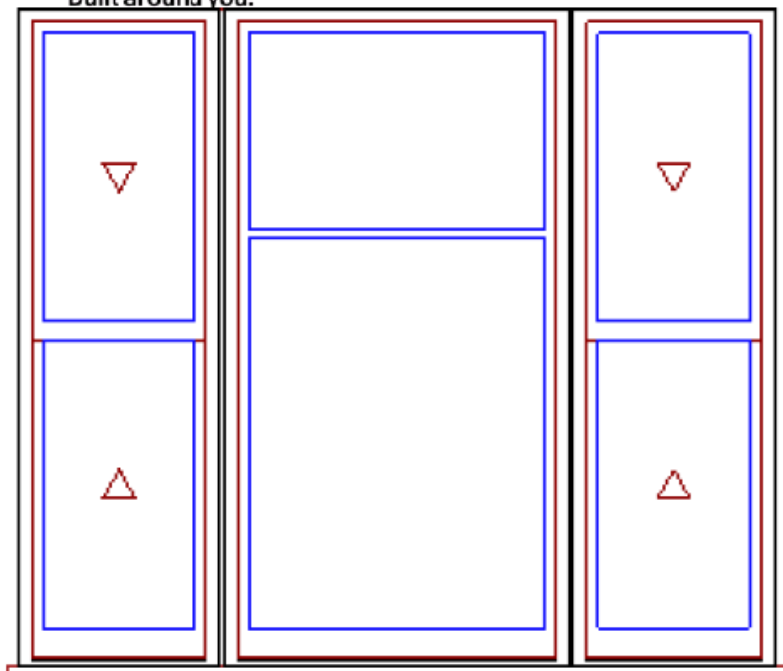
Window trim that will be duplicated for rectangular windows



1980s photo of building. Duplicate shown trim for archtopy windows and use archtopy windows where shown. All other trim to match details at left.

WINDOWS AND DOORS

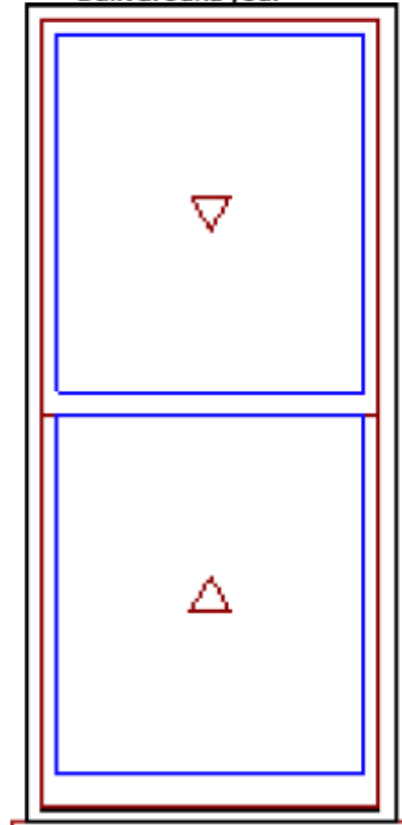
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As Viewed From The Exterior

**Entered As: RO**  
**MO 95 1/2" X 81 3/4"**  
**FS 95" X 81 1/2"**  
**RO 96" X 82"**  
**Egress Information A1, A3**  
Width: 21 13/16" Height: 34 1/2"  
Net Clear Opening: 5.23 SqFt  
**Egress Information A2**  
No Egress Information available.

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As Viewed From The Exterior

**Entered As: RO**  
**MO 38" X 83 3/4"**  
**FS 37 1/2" X 83 1/2"**  
**RO 38 1/2" X 84"**  
**Egress Information**

Typical window configurations for replacements