



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

2877 - 79 N. SHERMAN BL. Sherman Boulevard HD.

Description of work

1. All "interim controls" in the attached document are approved. Window abatement procedures that do not replace windows are approved (scrape and paint, epoxy repair, jamb liners, etc.)
2. Replacement doors will be reviewed separately and are not approved at this time. Specific replacement doors must be identified and meet specific requirements.
3. Replacement windows must be exact replicas, but with an allowance for double pane. Leading on upper sash must be replicated to the same dimensions. Use Marvin Ultimate Double Hung or equal, additional options are available in the email. Replacement windows are only to be installed where strictly necessary on the south and rear sides of the second floor.
4. **ALL OCCURENCES OF #1592 ARE TO BE REMVOED FROM SCOPE. No Vinyl windows are permitted.**

Date issued

2/10/2020

PTS ID 114907 COA: lead abatement

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:

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles/leading and sash heights must match originals.

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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Khalif Rainey, Luz Kuehn (Lead Risk Assessor, 414-286-2112)



Front/East elev at left. North and west below.





LEFT. Rear door to be replaced. Similar styles are readily available. New door must have wood exterior.

BELOW: typical windows, note six-over-one pattern.



REQUIRED WORK. APPROVED AS STATED.

Below are the items that must be repaired in 30 days:

EAST EXTERIOR (SIDE A)

1. PREP and PAINT LOWER ENTRY DOOR TRIM & JAMB

FRONT PORCH (SIDE A)

2. PREP and PAINT CEILING

FRONT JUMP PORCH (SIDE A)

3. PREP and PAINT WALL, COLUMNS (4), DOOR TRIM

EAST EXTERIOR (SIDE A)

4. PREP and PAINT WINDOW TRIMS & SILLS

SOUTH EXTERIOR (SIDE B)

5. PREP and PAINT WINDOW TRIMS & SILLS, DOWNSPOUT

WEST EXTERIOR (SIDE C)

6. PREP and PAINT DOOR, WINDOW TRIMS & SILLS

NORTH EXTERIOR (SIDE D)

7. PREP and PAINT WINDOW TRIMS & SILLS, WINDOW PLANTER BOX FRAME, WALL ARCH TRELLIS FRAME OR REMOVE IT

GARAGE

8. PREP and PAINT GARAGE DOOR TRIM, SERVICE DOOR TRIM

ALL SIDES (A,B,C,D)

9. PREP and PAINT ALL EXT WINDOWS SASH FIRST & SECOND FLOOR

FRONT BEDROOM

1. PREP and PAINT WINDOWS 6-7 SASH, JAMB & WELL

LIVING ROOM

2. PREP and PAINT WINDOWS 1-4, WINDOWS 21-24 SASH, JAMB & WELL

DINING ROOM

3. PREP and PAINT WINDOWS 18-20 SASH, JAMB & WELL

PANTRY

4. PREP and PAINT WINDOWS 16-17 SASH, JAMB & WELL

KITCHEN

5. PREP and PAINT WINDOWS 14-15 SASH, JAMB & WELL

BATHROOM

6. PREP and PAINT REGLAZE BATHTUB, WINDOW 8 SASH, JAMB & WELL

MIDDLE BEDROOM

7. PREP and PAINT WINDOWS 9-10 SASH, JAMB & WELL

REAR BEDROOM

8. PREP and PAINT WINDOWS 6-7 SASH, JAMB & WELL

REAR HALLWAY

9. PREP and PAINT WINDOW 13 SASH, JAMB & WELL, DOOR JAMB

FRONT STARIRWAY

10. PREP and PAINT WINDOW 5 SASH, JAMB & WELL

Address: 2879 N SHERMAN Boulevard

Unit: GENERAL EXTERIOR

Location: 2 - Exterior Side A (EAST)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 31	Lead Work (MHD)				
1593	Stabilize And Paint Window Exterior (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from exterior window components, including sashes, sills, jambs, stops and trough. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat, wet film of not less than 6 mils.	10.00	EA	_____	_____
1634	Stabilize & Repaint Entrance Door (Interim Control) Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components including casing, jamb, and stop. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint on surfaces and components that has a first coat wet film of not less than 6 mils. MAIN ENTRY AND UPPER PORCH DOORS	2.00	EA	_____	_____
1635	Paint Entrance Door Trim (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.	2.00	EA	_____	_____
1641	Storm/Screen Door Replace (Abatement) Using lead-safe abatement practices, remove and properly dispose of the existing storm/screen door. Install a new storm/screen door sized to fit the door opening. UPPER PORCH DOOR	1.00	EA	_____	_____
1679	Paint Porch Box Beam Header (Interim Control) Using lead safe work practices, repair or replace missing or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from all surfaces of box beam header. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.	16.00	LF	_____	_____

#1641. Select a time appropriate style from *Living with History*, p. 29. Screen door must be wood.

1700 **Repaint Wood Column/Post (Interim Control)**
 Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from columns. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

Location: 3 - Exterior Side B (SOUTH) Approx. W

Spec # Spec

Code: 31 Lead Work (MHD)

1594 **Paint Exterior Window Trim (Interim Control)**
 Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be prepainted aint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

1606 **Paint Basement Window Trim (Interim Control)**
 Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be prepainted aint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

Location: 4 - Exterior Side C (WEST) Approx. W

Spec # Spec

Code: 31 Lead Work (MHD)

1594 **Paint Exterior Window Trim (Interim Control)**
 Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be prepainted aint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

Location:	4 - Exterior Side C (WEST)	Approx. Wall SF
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Spec #	Spec	Qua
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Trade:	31	Lead Work (MHD)
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1632	<p>Replace Entrance Door - Prehung (Abatement) Using lead-safe abatement practices, remove and properly dispose of the existing door, jamb, interior casing, and threshold. Supply and install a new pre-hung exterior entrance door, with window, measured to fit existing opening, primed and finish coat ready. Apply high-quality exterior latex or acrylic top coat paint to jamb and brick mold trim or wrap with aluminum cladding. On new interior casing: apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils; or apply a lead-free interior stain with a high-quality, low odor, fast drying polyurethane varnish. Furnish and install exterior grade lockset and deadbolt.</p>	
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1632:
 See note on first page and obtain pre-approval of preferred new door. Door must have wood exterior, but may be painted.

Location:	5 - Exterior Side D (NORTH)	Approx. Wall SF
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Spec #	Spec	Qua
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Trade:	31	Lead Work (MHD)
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1563	<p>Paint Exterior Trim (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils. WINDOW BOX, FASCIA AND SOFFIT AFTER REPAIR, TRELLIS</p>	11
1594	<p>Paint Exterior Window Trim (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be prepainted aint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.</p>	:
1606	<p>Paint Basement Window Trim (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be prepainted aint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.</p>	
Custom	REPAIR SOFFIT	

Address: 2879 N SHERMAN Boulevard		Unit: GENERAL EXTERIOR			
Location: 6 - Garage		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 31 Lead Work (MHD)					
1539	Paint Fascia & Soffit (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked or blistered paint from fascia, soffit and associated trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.	115.00	LF	_____	_____
1561	Paint Siding (Interim Control) Using lead-safe work practices, repair or replace all areas of damaged, missing, or rotten siding. Wet scrape all loose, peeling, cracked, or blistered paint from siding. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.	710.00	SF	_____	_____
1642	Replace Service Door (Abatement) Using lead safe abatement practices, remove and properly dispose of the existing door, jamb, and threshold. Supply and install a new pre-hung steel exterior entrance door measured to fit existing opening, primed and finish coat ready. Apply high quality exterior latex or acrylic top coat paint to jamb, brick mold trim, or wrap trim with aluminum cladding. Finish door face as necessary per manufacturer instructions. Furnish and install an exterior grade lockset and deadbolt.	1.00	EA	_____	_____
1645	Paint Service Door Trim (Interim Control) Using lead safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.	1.00	EA	_____	_____
Location Total:					_____

Unit Total for 2879 N SHERMAN Boulevard, Unit GENERAL EXTERIOR: _____

Address: 2879 N SHERMAN Boulevard		Unit: UPPER UNIT 2879			
Location: 1 - GENERAL ENTRY ROOM		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 31 Lead Work (MHD)					
1748	Repair Ceiling - Skim Coat (Interim Control) Using lead-safe work practices, remove and properly dispose of all damaged or loose plaster. Apply finish skim coat using	5.00	SF	_____	_____

#1539. Prehung steel door is acceptable for garage. Select time appropriate style from *Living With History* or match existing door as closely as possible.