



Certificate of Appropriateness

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

Property

2145 N. SHERMAN BL.

Sherman Boulevard HD

Description of work

Summary: Replace roof, rebuild rear porch, rebuild front balcony railing, re-side dormers, replace gutters and downspouts.

Applicants will rebuild the severely decayed rear porch to as-built drawings prepared by HPC intern L. Saboori. Brick piers will be repaired or reconstructed with concrete using existing brick as veneer. Structure will consist of pressure-treated lumber clad in clear red cedar and all exposed wood will be clear red cedar, including tongue-and-groove porch decking.

Front balcony railing will be rebuilt to a code-required height to match the rear railing design in the same materials.

New roof will be Tamko dimensional shingles with limited shadow. Gutters will be replaced with new aluminum half-rounds and modern standard downspouts.

Remove asphalt siding from dormers and replace with cedar shingles or cedar clapboard.

Date issued

3/9/2018

PTS ID 114466 COA: rehab

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:

Roof

No dormers, chimneys, moldings or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

Materials

Decking and guard rot-resistant wood material, not pressure treated. (One guardrail is specified, as pressure-treated, staff believes this to be a typo in the application.) Decking shall be tongue and groove, installed perpendicular to the nearest house wall.

Masonry

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. 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. New brick must match as closely as possible the color texture, size, and finish of the original brick.

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. Russell Stamper II, Contractor

side panel
ian Blvd
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Google, Inc.
Street View - Oct 2017



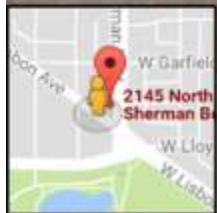
Replace with code-compliant railing in painted red cedar



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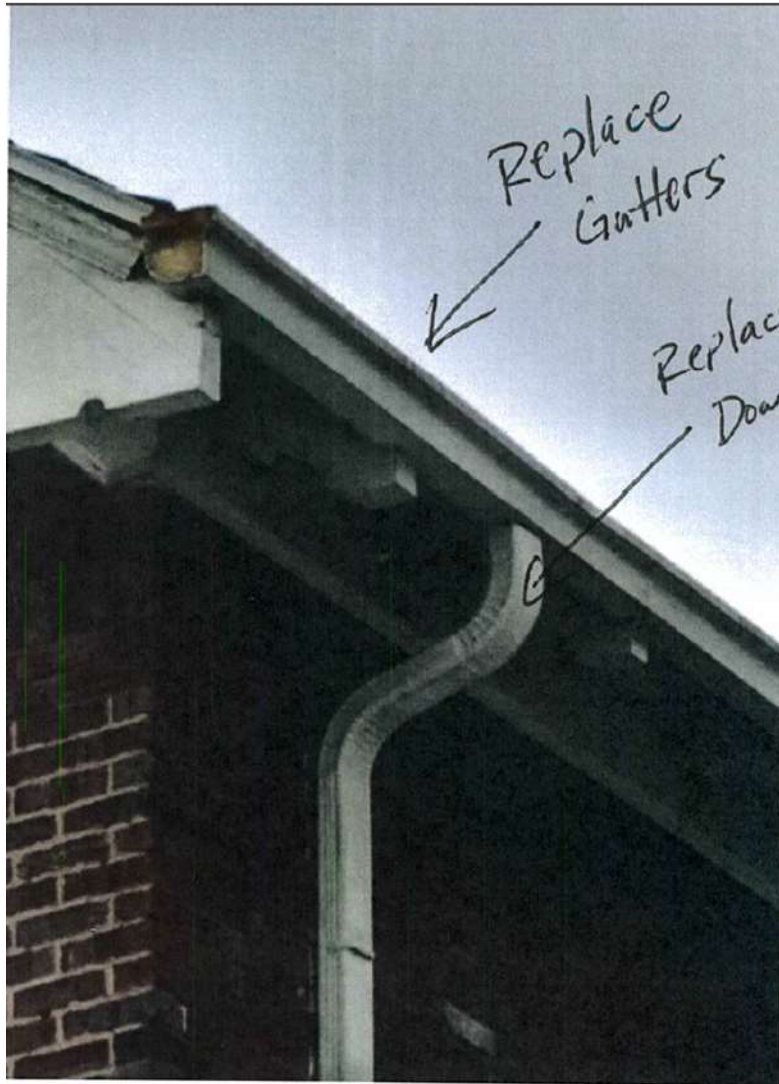
View from Lisbon

Replace asphalt siding on dormers with cedar clapboard

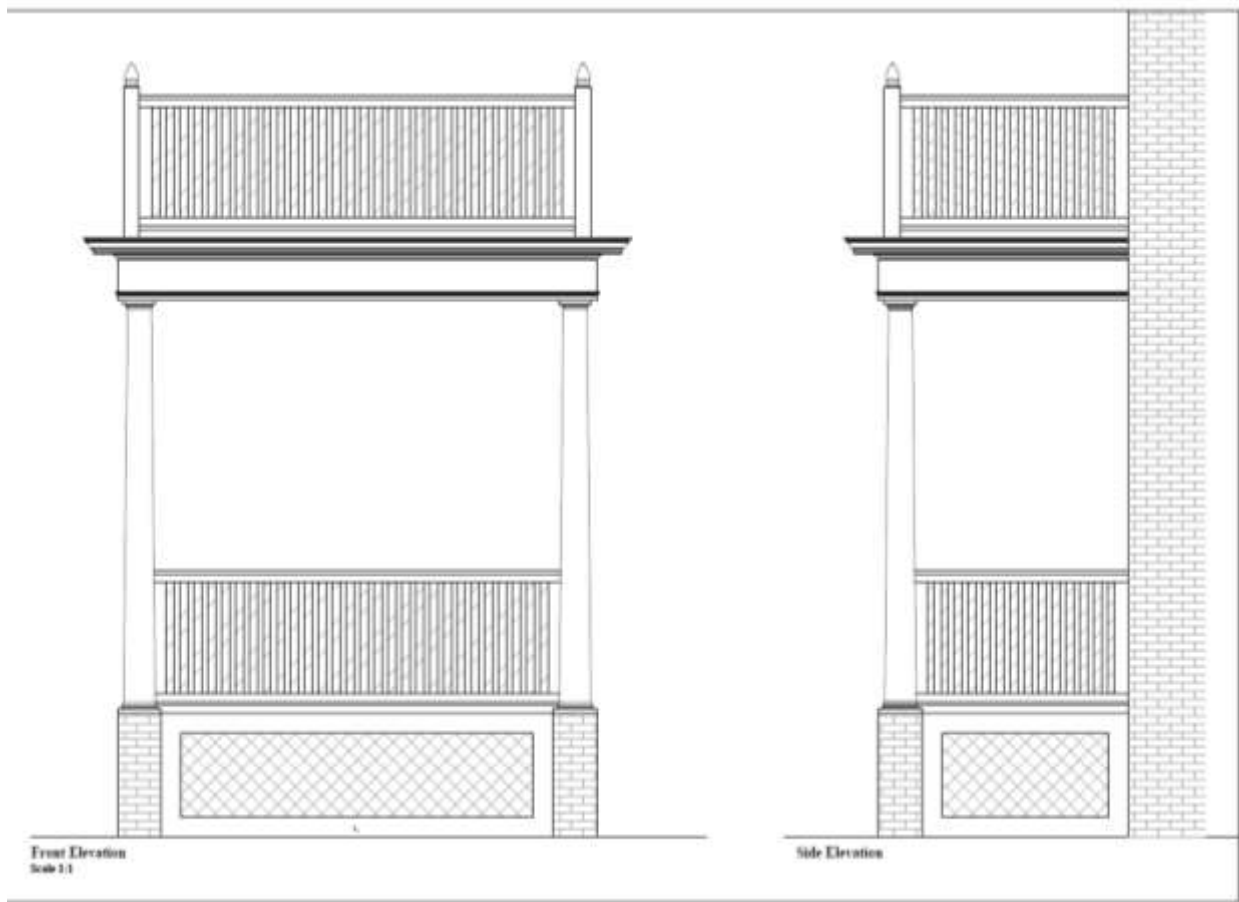


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Gutters & Downspouts



Replace all with new aluminum half-round



Rebuild to drawings with red cedar finish wood over PT-structure. Will use same railing design for front balcony

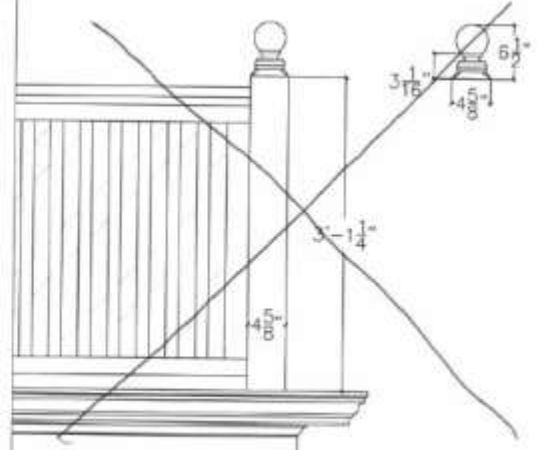
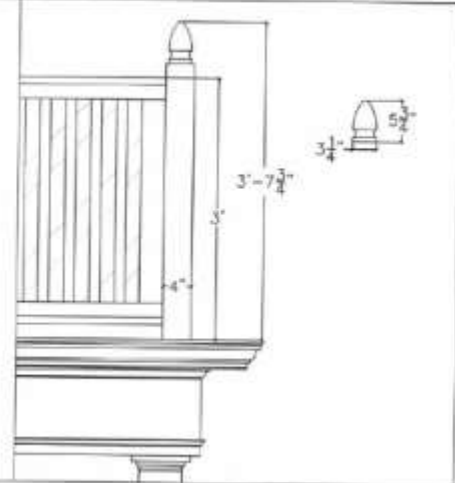
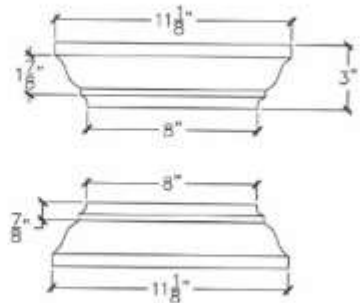
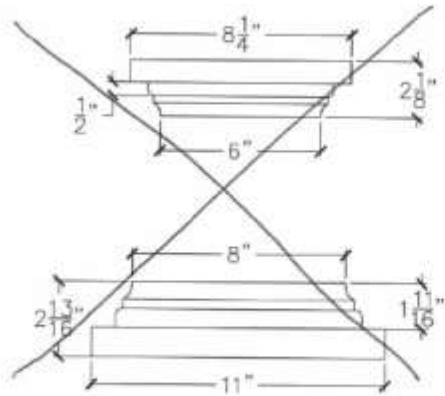


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200 E. WELLS ST.
MILWAUKEE, WI 53202
(414) 286-5712



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