



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

4451 N. 26TH ST. Garden Homes HD

Description of work

Replace aluminum siding with blue vinyl siding to match current dimensions. Aluminum is no longer commercially available, and owner has demonstrated that restoration to original stucco is substantially more expensive. Complete required repairs as listed below.

- 1) 275-32.3 Protect surfaces with paint or other approved coating applied in a workmanlike manner. WOOD, WOOD TRIM, WINDOWS, PORCH [This does not include reconstruction of the porch]
- 2) 275-32.11 Provide approved address numbers for building.
- 3) 275-32.4.a Restore door to a weathertight condition.: REPAIR BOARDED DOORS
- 4) 275-32.4.a Restore window to a weathertight condition. :REPAIR BOARDED WINDOWS
- 5) 275-32.3 Repair crack in foundation wall.
- 6) 275-32.2 Restore foundation to a safe and sound condition.
- 7) 275-32.3 Replace mortar missing from foundation wall-tuckpoint.
- 8) 275-32.3.f Repair or replace defective bricks in chimney.
- 9) 275-32.3.f Resecure loose brick/block in chimney and replace missing mortar (tuckpoint).
- 10) 275-32.3.f Replace missing brick/block in chimney. Restore to structurally sound condition
- 11) 275-32.3.f Replace mortar missing in chimney (tuckpoint).
- 12) 275-32-3-g Replace missing balusters in porch guardrail, with maximum spacing of four inches.
- 13) 275-32.3.g Repair or replace defective porch guardrail.
- 14) 275-32.3.g Replace missing risers on porch steps.
- 15) 275-34.3 Provide storm windows for each habitable room.
- 16) 275-42.4 Provide at least one window screen for all openable windows required for ventilation. In any rental dwelling unit, every openable window shall have a window screen
- 17) 275-32.3 Replace missing siding on exterior walls.
- 18) ,275-32.3 Replace defective siding on exterior walls.

Date issued

8/14/2020

PTS ID 114995 COA: replace siding and required repairs

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.

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. Ashanti Hamilton



Siding project and foundation repairs as completed.