



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2585 N. Summit Ave., North Point North Historic District

Stucco repair and replacement in-kind to match existing along the soffit and on the rear façade. Deteriorated sections of fascia replaced in-kind.

Date issued 11/11/2024

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:

The stucco mix should match the composition of the original stucco in order to have a compatible repair. Final texture will match the existing texture so that the repairs are not obvious.

Rotted or deteriorated wood will be replaced with wood that matches the dimensions of the original. The wood should be clear and free of knots. It is preferable to use a wood species that is decay resistant such as domestic Spanish cedar, western red cedar or redwood. Note: Ponderosa Pine or western white pine is not appropriate selections as they tend to decay within three to five years. All wood to be painted upon completion. Wood epoxies for spot repair are acceptable.


Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

Pressure washing of historic buildings is limited by state law and known best practices. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches.

All work must be done in a craftsman-like manner. 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) 286-5722 E-mail: hpc@milwaukee.gov.

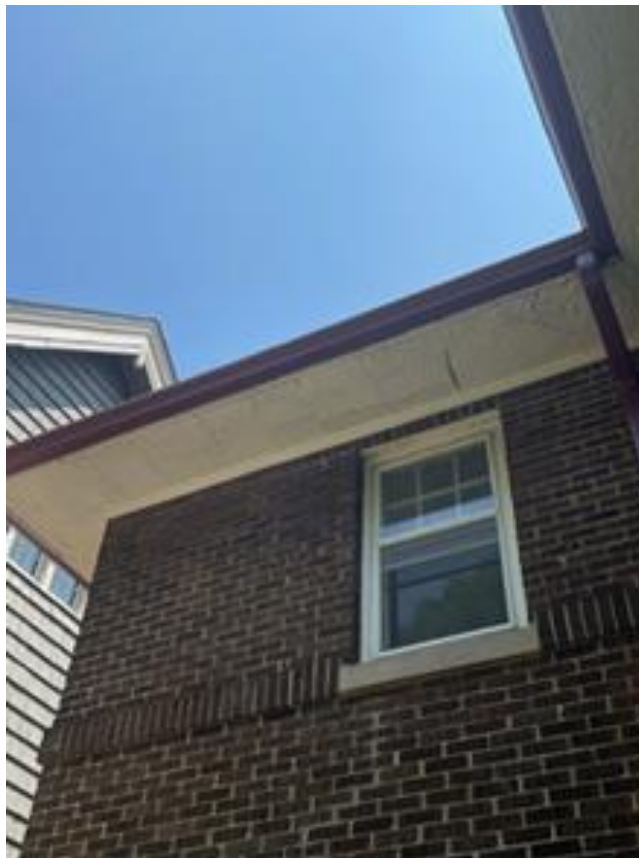
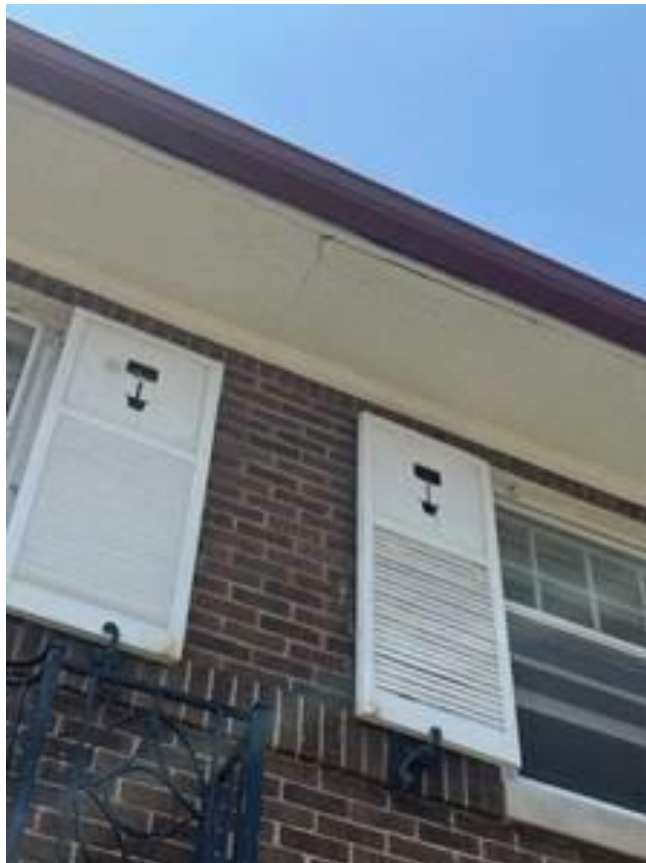
Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

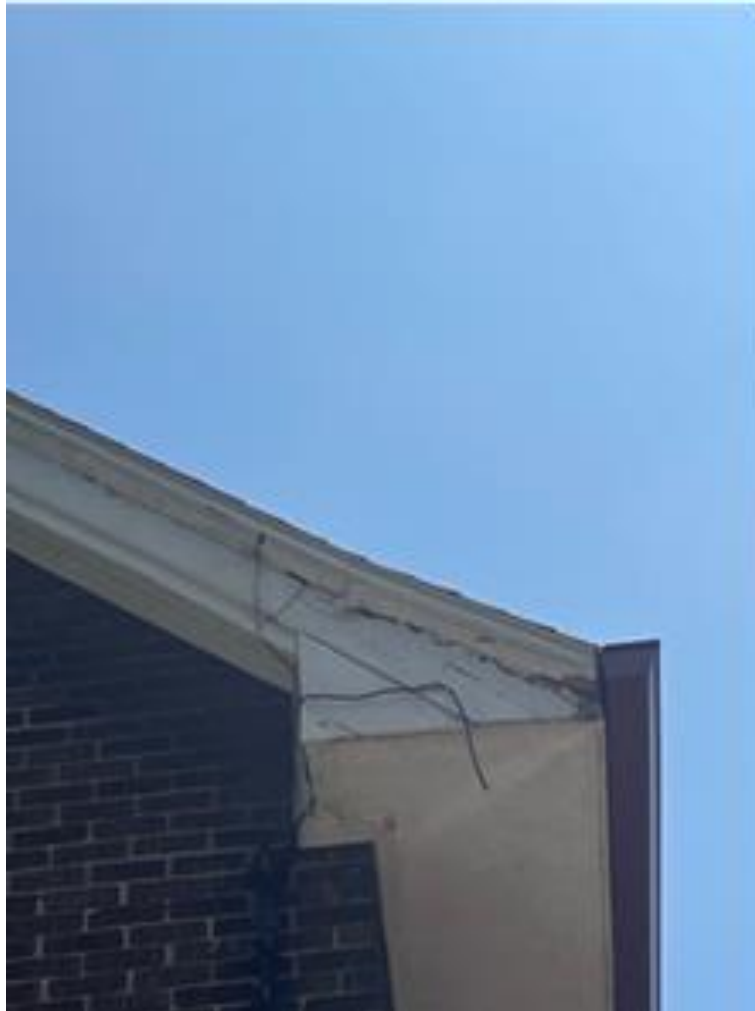


City of Milwaukee Historic Preservation

Copies to: Development Center



Stucco cracks on soffit to be repaired



Areas of fascia to be repaired