



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 3011 N. SHERMAN BL. Sherman Blvd HD
Description of work Complex project, see attached description on next page.
Date issued 8/21/2018 PTS ID 114610 COA: major 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 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:

1. Windows: Any new windows must be all wood both inside and out, conform to arched top openings if present, and match muntin profiles brickmoulds of existing windows. New rear window is not approved at this time, dimensions must be provided to staff for approval.
2. Storm windows shall be wood, but may have metal components that are hidden by a wood frame, such that no metal is visible from the exterior. Sash heights of storms shall match the prime window or they shall be full height with interchangeable glass and screen.
3. HVAC: Sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material.
4. 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. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. 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 repointing.
New brick must match as closely as possible the color texture, size, and finish of the original brick.
4. Electrical: if meter is relocated it must be on a side or rear elevation.

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. K. Rainey, Contractor

HVAC

Install new high efficacy furnace

Electrical

Service upgrade

Plumbing /Fixtures

Install new power venter water heater

Windows/Doors

(Note: windows are not included in bid, no work to windows covered in bid, window work to be completed by owner to specifications of Historic Preservation with the exception of the windows already installed in the front second floor dormer)

Repair existing front wood entry door and wood storm door, install new handle and deadbolt

(Note: Retain existing rear porch door and side entry door, no repairs needed)

Install new handle and deadbolts on existing rear porch door and existing side entry door

Install new security doors for upper rear porch and side entry that meet Historic Preservation guidelines

(Note: see attached picture of design of new security doors to be used)

Re-set 2nd floor rear window (install larger window)

Install new interior doors throughout 1st and 2nd floors

Exterior

General

(Note: bid does not include fencing, roof work, metal trim)

Trim trees of rear of house *(Note: includes trim, not full removal)*

Remove over grown foliage, perform general lawn maintenance

Extend downspouts away from foundation as needed

Repair/replace missing or damaged trim on windows, fascia, soffit, doors as needed

Repair stucco as needed, paint areas as needed

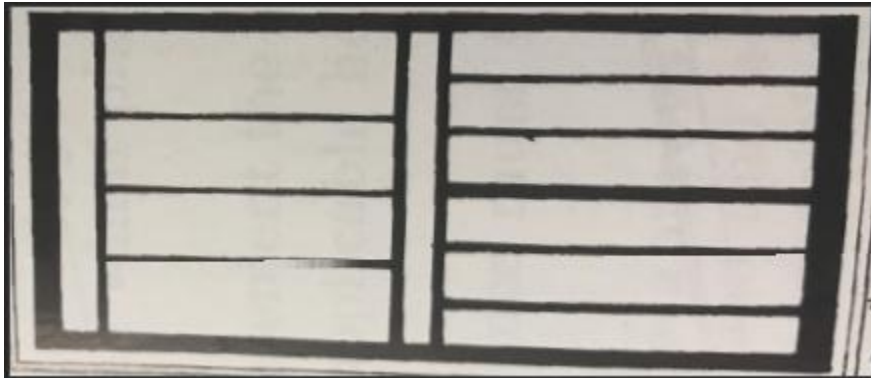
Install handrails as needed

Masonry/concrete

Repair service walk in front of property

Install new concrete slab/driveway *(to extend to 2-car width in rear and extend to rear of house line)*

Tuckpoint, repair brickwork throughout house, repair masonry steps on porches as needed *(match mortar to existing original mortar joints, color and texture)*



Approved security door type.

Reference photos are attached on the following pages.



NG
943.01
This property is
owned by the
City of Milwaukee.
Call 414-286-5730
with concerns.







3003 N Sherman Blvd
Milwaukee, Wisconsin
Google, Inc.
Street View - Oct 2015



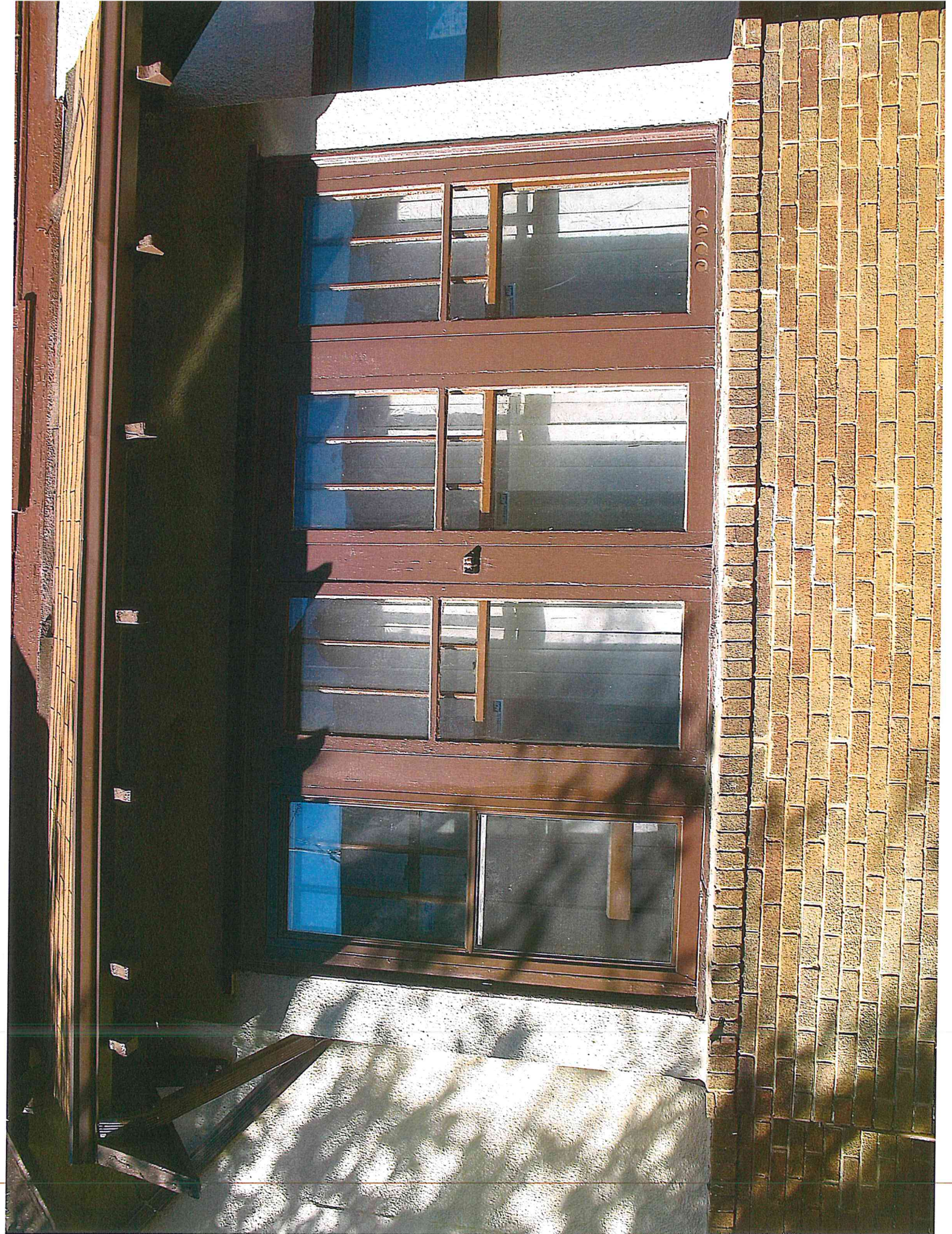
Map inset showing a street grid. A red Pegman icon is positioned at the intersection of N 44th St and N Sherman Blvd. The visible street names are N 44th St, N 45th St, N 46th St, and N Sherman Blvd. The map also shows a portion of a street labeled 'Franciscan' and 'h Campus'.

Navigation controls including a compass icon, a plus sign for zooming in, and a minus sign for zooming out.















3011







03/11/20



03/11/2014



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