



Certificate of Appropriateness

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

Property

2163 N. SHERMAN BL. Sherman Boulevard HD

Description of work

Rebuild rear jump porch to HPC specifications. This includes enclosing the deck structure between the brackets and the surface of the deck and replacing railing with a traditional railing in which balusters are not mounted to the outside of the rails. Existing posts, decking, and structure may remain. All visible wood shall be rot-resistant (but not pressure-treated) and painted. See attached drawings.

- Complete REPAIRS of other elements in ORD-17-16997.
- Garage door: repair to inspector's satisfaction, replacement requires further review by HPC staff.
- Replace defective fascia boards: must be natural wood and match trim, molding, and dimensions, of original design.
- Replace defective blocks in porch wall per attached conditions.
- Install/Replace new wood-frame storm windows. Repair existing as practical. New storms shall match sash heights of primary windows.

Date issued

1/4/2019

PTS ID 114674 COA: rebuild jump porch, other 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. 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.

All work must be done in a craftsman-like manner, and must be completed within 120 days of the date this certificate was issued or sooner as determined by the policies of the Department of Neighborhood Services. 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.

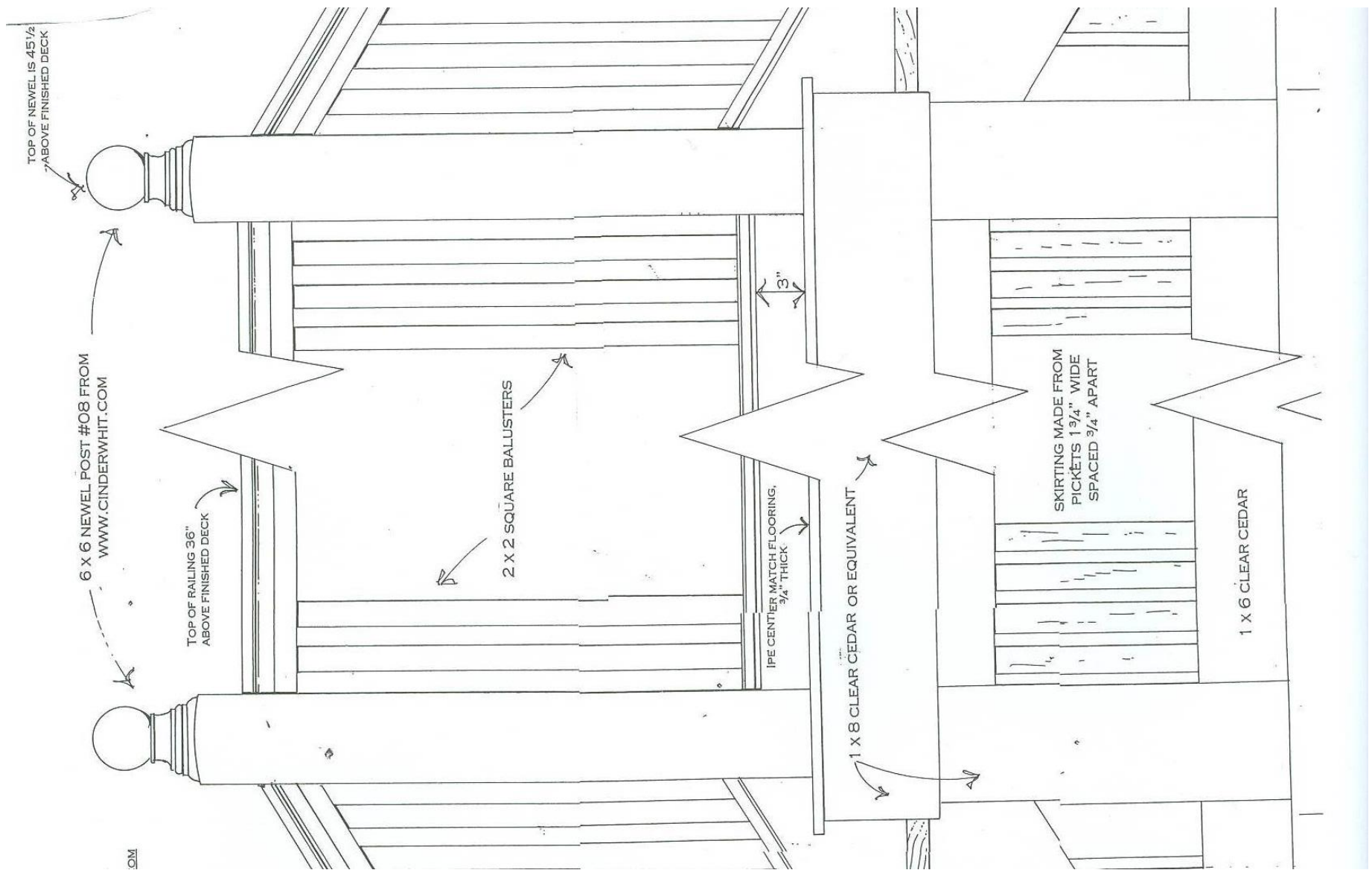


City of Milwaukee Historic Preservation Staff

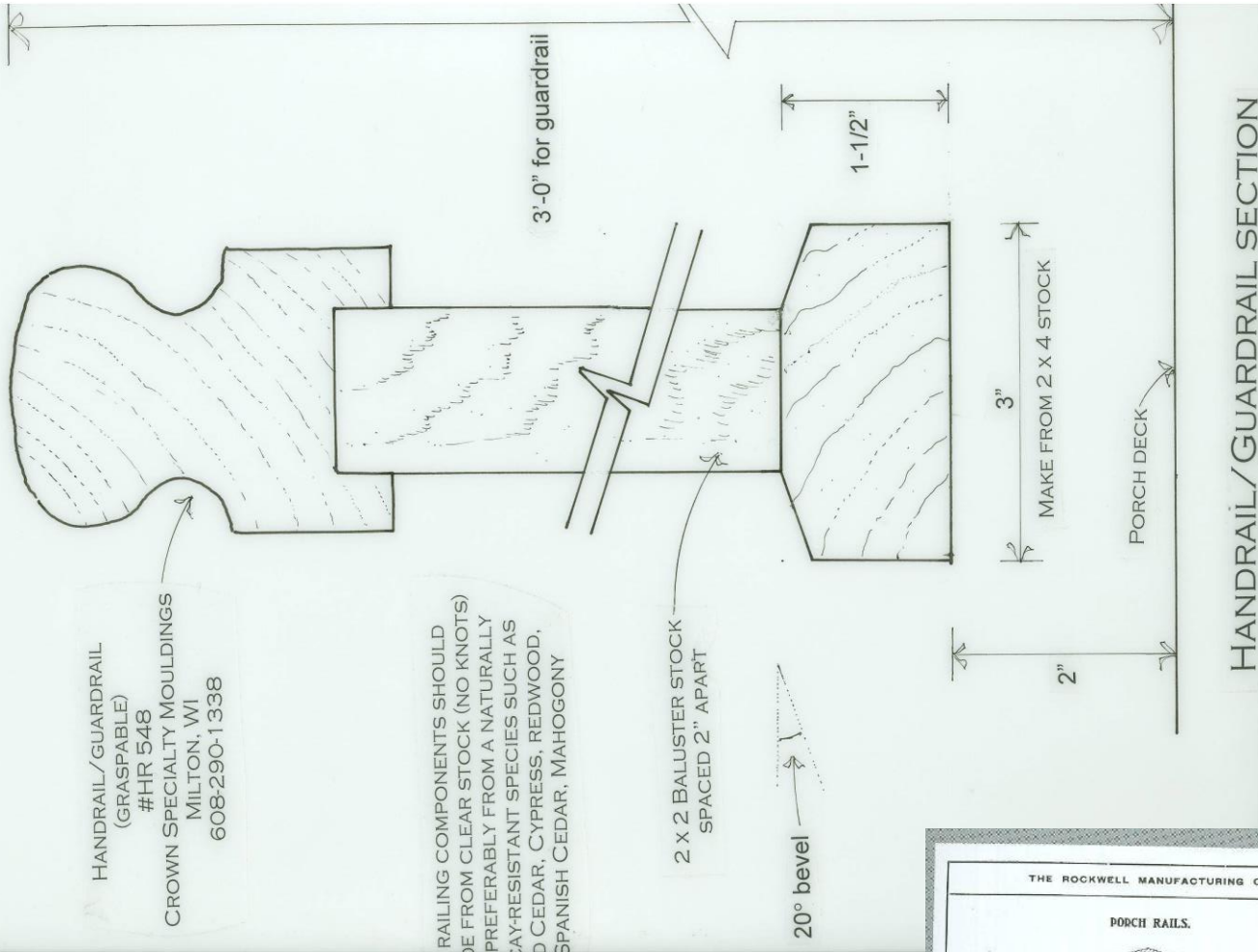
Copies to: Development Center, Ald. Russell Stamper II, Contractor, Inspector Vincent Cortez



Current conditions.



Match this baluster size and spacing. Trim balcony joists to hide as shown with slight overhang of the deck on all three sides. Present posts on balcony may remain.



HANDRAIL/GUARDRAIL
(GRASPABLE)
#HR 548
CROWN SPECIALTY MOULDINGS
MILTON, WI
608-290-1338

RAILING COMPONENTS SHOULD
BE FROM CLEAR STOCK (NO KNOTS)
PREFERABLY FROM A NATURALLY
WEATHER-RESISTANT SPECIES SUCH AS
SPANISH CEDAR, CYPRESS, REDWOOD,
OR MAHOOGONY

Section drawing of an acceptable railing. Balusters are to be as shown, bottom rail should be beveled. Top rail can be of many designs such as shown.

THE ROCKWELL MANUFACTURING CO. 209

PORCH RAILS.

Fig. 368.

Size 3 1/4 x 2 1/4 inches Price per c. foot, \$24.00

Fig. 369.

Size 3 1/4 x 1 3/4 inches Price per c. foot, \$10.00

Fig. 370.

Size 3 x 1 1/4 inches Price per c. foot, \$8.50

THE ROCKWELL MANUFACTURING CO. 208

PORCH RAIL.

Fig. 365.

Size 2 1/4 x 2 1/4 Price per c. foot, \$15.00

Fig. 366.

Size 2 1/4 x 1 3/4 Price per c. foot, \$8.25