



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** 2537 N. 47TH ST.      **N. 47th Street Historic District**  
**Description of work** Remove existing cement asbestos roof. Install new flashings and new GAF Timberline shingles architectural shingles (no light colors or all black). Extend existing dormer roof to enclose rear airing porch. Dormer will be stuccoes with genuine Portland cement stucco. Install new gutters throughout. Repair missing or damaged stucco on front dormer to match existing.  
**Date issued** 5/6/2013      PTS ID 87112 COA, new dormer, roof and stucco repair

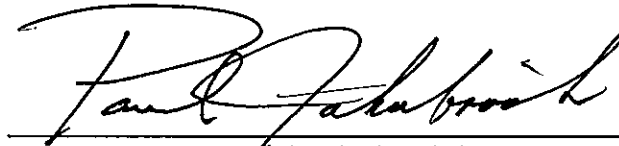
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work will be done according to attached drawings and specifications. If a continuous ridge vent is used it must extend the full length of the ridge and not stop short. Any box vents must be on the rear of the house where they are not visible from the street and must be painted out to blend with the color of the surrounding building material. Only genuine Portland cement stucco will be used on the walls of the front and rear dormers. **Texture of the new stucco must match that of the original stucco.** New windows for rear dormer will be all wood both inside and out. They will be casement windows made to look like double hung windows in order to conform to egress codes. New Azek window sills on rear elevation must match the thickness of the front sills. Stucco can all be painted upon completion. All new wood will be painted upon completion. Please note that formal research has shown that when new, bare wood

is exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@milwaukee.gov).

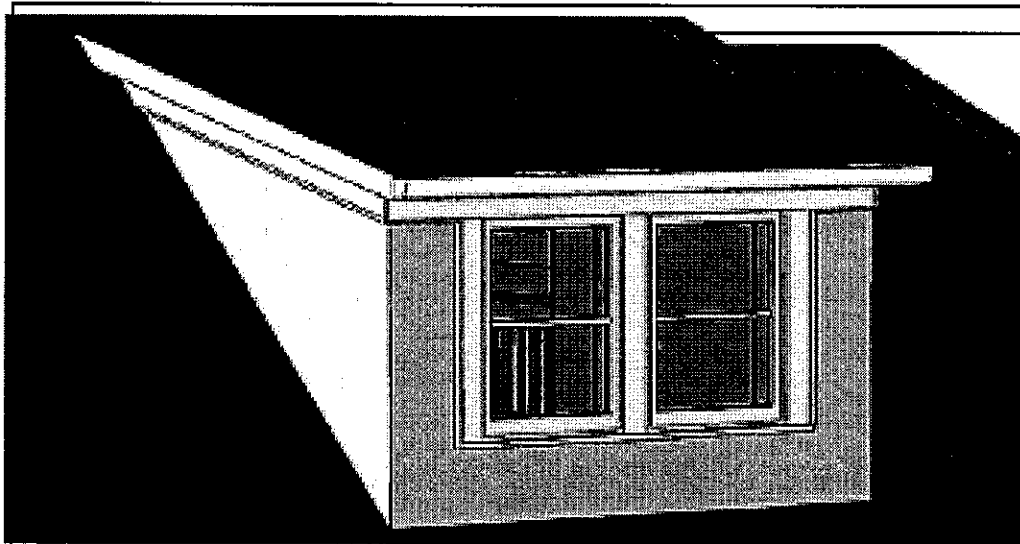
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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Paul Jakubovich  
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Willie Hines, Contractor David Hoffman, Inspector Joel Walloch (286-8160),  
Inspector Heidi Weed

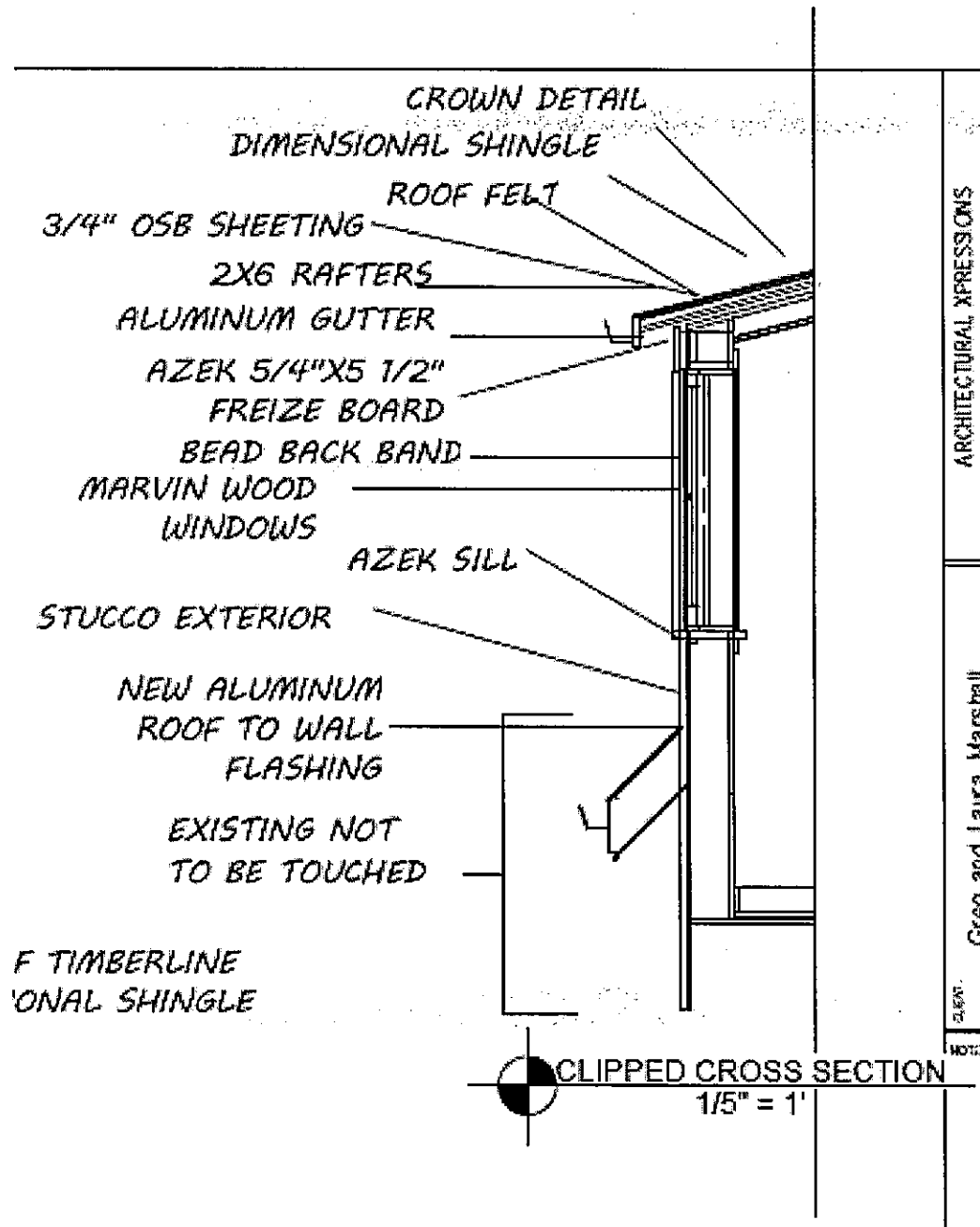


PROPOSED DORMER  
NTS

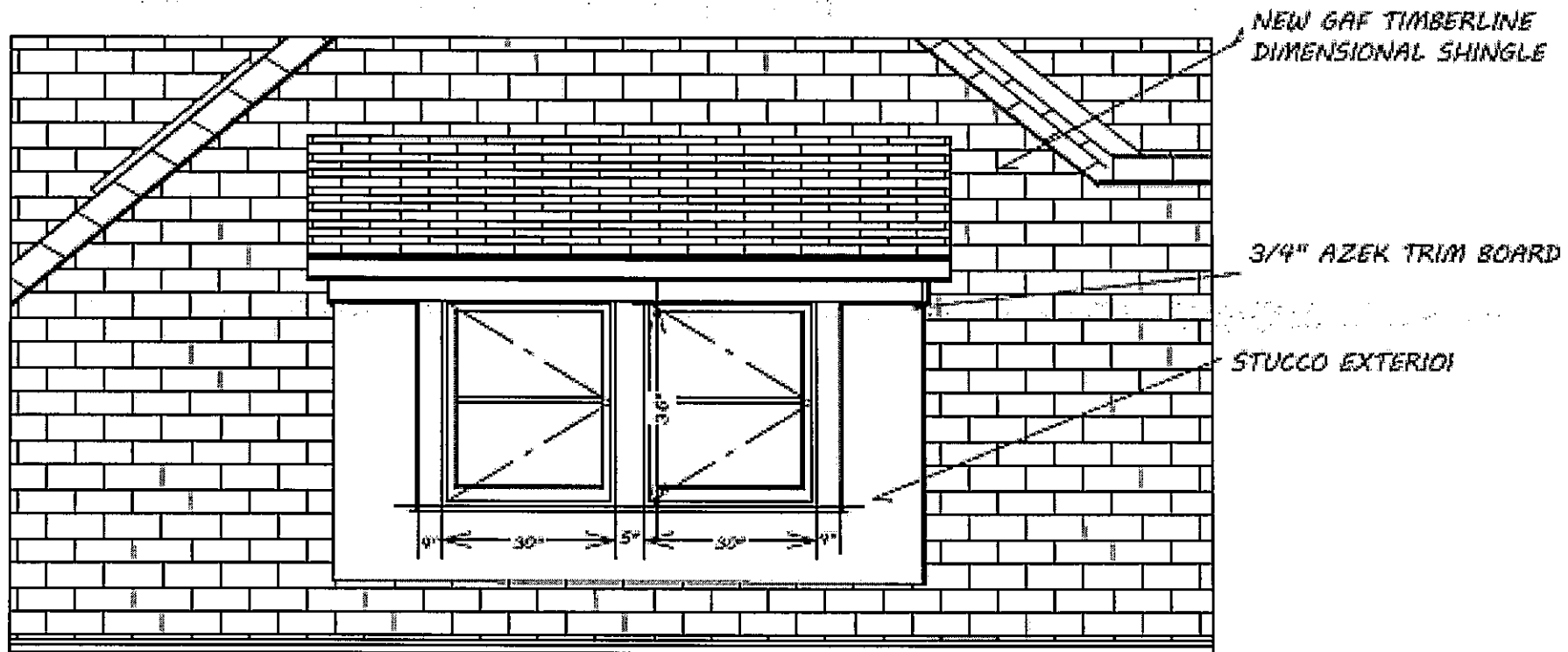
NOTES:

- ALL DORMER DETAILS TO MATCH EXISTING DORMER ON FRONT OF HOUSE.
- NEW ROOF GAF TIMBERLINE NATURAL SHADOW WEATHERED WOOD

Perspective view of new dormer on rear elevation. Windows will be all wood both inside and out.



Section drawing of  
 extended rear dormer.  
 Azek sill for windows  
 must be thick like the  
 originals which  
 typically measure 1-  
 3/4" thick.



 DORMER ELEVATION

Elevation drawing of new rear dormer. Windows will be all wood both inside and out. Wall will be stuccoed to match the texture on the front of the house. Moldings on raking cornice will be made to match the originals. A gutter will be attached to the front fascia.



EXISTING DORMER  
NTS

Existing rear dormer with shed roof. Roof will be extended at original pitch to cover the rear airing porch. Roof cornice and molding will match the originals.

STUCCO EXTERIOR



EXISTING FRONT DORMER TO BE REPAIRED AS NECESSARY  
/ PER NEW FLASHINGS

Front dormer to be repaired as need. Any new stucco repairs must match the texture of the original surface. Stucco can be painted upon completion and new stucco must be made from Portland cement. No EIFS or composition board is allowed.