

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

NORTH SHERMAN BLVD HISTORIC DISTRICT/ JOHN N SANDERS HOUSE

**ADDRESS OF PROPERTY:**

2159 NORTH SHERMAN BLVD, MILWAUKEE WI 53208

2. **NAME AND ADDRESS OF OWNER:**

Name(s): NEVILLE DUNCAN M.D.

Address: 8883E NORTH SWAN ROAD, MILWAUKEE WI 53224

City: MILWAUKEE

State: WI

ZIP: 53224

Email: neville@duncan@live.com

Telephone number (area code & number) Daytime: 262-417-5062 Evening: same

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s): UNISON G.C. LLC

Address: 3723 NORTH 4TH ST

City: MILWAUKEE

State: W.I.

ZIP Code: 53212

Email: lcotton85@gmail.com

Telephone number (area code & number) Daytime: 262-875-8264 Evening: (same)

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

In accordance with the Preservation guidelines

Exterior finishes:

In order to halt any deterioration, I plan to repair the stucco were repairable and where there is with material that duplicates the old, as closely as possible in appearance. Since the exterior is of stucco, I plan to use a stucco mixture duplicating the original as closely as possible in appearance and texture. Anywhere where there is a joining of wood and stucco we will repair or replace the deteriorated material with material that duplicates the appearance of the old as closely as possible. The peeling white paint over the entrance way will be gently scraped and repainted white.

Unfortunately, the new vinyl windows that replaced the old windows was done without previous knowledge of the need for a COA and we plan to remove them and replace the old Windows after they have been repaired. The Windows already there will not be removed but repaired in accordance with the historical character of the building. These are all the windows on the second floor. These are in disrepair and will be repaired in accordance with the historical character of the building. Many of the doors inside the residence are in disrepair due to animal destruction and we will seek to appear these doors if repairable. If not, doors will be found that will maintain the character of the home as originally built. Glass block was used by the previous owners in the area of the bathroom on the first floor. In all fairness it is not my intention to remove them. This glass block window is not visible from the street. Particular attention to any ornamentation to restore the building to its original condition will be repaired and any additions will match the original and scaled design color and material used.

The wooden fence to the south of the building will be replaced with a wooden fence as was the original. This short wooden fence and gate will not be painted and in all likelihood will not detract from the original character of the neighborhood or the adjacent building.

In keeping with the character of the building itself the garage in the back is in disrepair. There has been vandalism to a corner of the building which will be repaired in the character of the structure. However new a garage door had to be installed to avoid further vandalism.

There has been no consideration of exterior signs to be placed in the front of the building except rose bushes that is planned to be planted in the front of the building where there is one rose bush at present. There are plans to plant in the rear of the building in the yard, two fruit trees (Golden Delicious and Honey) adjacent to where there is already grapevines and that is approximately 3 feet from the north fence and 6 feet apart. The rear bedroom window was boarded up because it was absent when I purchased the house and it is requested that the new window in that room as well as the windows in the rear that were replaced be retained. These windows are not visible to the public in the front.

6. SIGNATURE OF APPLICANT:

*Neville W. Duncan, M.D.*  
Signature

NEVILLE W. DUNCAN, M.D.  
Please print or type name

7/7/2020  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.



## PHOTO ANNOTATIONS

The photos in numerical order are pics of the front and side of the building moving to the right. In other words, front, North Side, rear, south side. In between these views are views of the upper floors outside and inside the windows that were not replaced. The windows that I replaced have stickers.

1. This is the front of the house the security gate was there when it was purchased by me, the window on the right was not replaced by me, however the one on the left was replaced.
2. This is another photo of the window that came with the house that I did not replace.
3. This view is of the entrance way ceiling in the front of the house that I plan to replace with the same color white paint.
4. Another view of the top of the entranceway ceiling that needs repairs which we plan to do by removing the old paint and repainting it with the same color.
5. These two windows at the front of the house were replaced as you can see the stickers are still on them. We do have the original sashes that were removed by Mad City Windows as well. My contractor and Mad City Windows are working together and will be involved in replacing and repairing of those windows.
6. Again these three windows were replaced, and we have the sashes for them saved so we plan to repair and replace the original windows that were there.
7. The stucco that is on the south side above the entranceway we plan to repair with the same material and with the same color.
8. These windows that face the front of the building on the second floor were not replaced by me when the house was bought. We do not plan to replace them but if needed repaired including the partially open door going out to the balcony on the second floor.
9. This photo is a view of the inside of the three windows including the window on the door to your far left.
10. This view is of the inside of the windows only to show that the side were repaired in many of the upper windows by the previous owner.
11. There is a missing down conduit that will be replaced on the north side of the house close to the front entrance. The contractor is aware of the rotted woodwork and will repair and repaint to match the originals.
12. On the north side of the house the window on the basement level was not replaced. It needs repairing and paint. This work is also planned.
13. Also on the north side of the building there are glass blocks to the bathroom on the first floor that was there when the house was purchased by me. This window as well as photo number 12 is not seen by the public and it is requested that since this is the case that the windows be retained.
14. Around the rear of the house these three windows were replaced and a gain since these were not seen by the public in the front of the building it is requested that these be retained. We however do

have the windows that were removed and if necessary and by your order we can reinstall them. Incidentally, the windows were missing when the house was purchased by me. It was boarded up.

15. Again this is a photo of the rear of the house showing replacement windows with the sticker except the far window on the right. This window was not replaced. Nor the upstairs windows replaced.

The two large windows on the left were absent when the house was bought by me and was boarded up. These windows are the bedroom windows to the master bedroom. The smaller windows to either side are windows to the closets. The two windows on the second floor are windows to the bedroom on the second floor.

16. Another photo of the rear of the building showing the two basement windows that were not replaced.

17. Another photo of the second floor are bedroom windows that were not replaced by me.

18 moving around the south side of the building this window was replaced and we have the sash to reinstall it. However, since it is on the side of the building it is not visible to the public and request that it be retained.

19. This photo shows the window on the rear of the garage on the east side of the building in disrepair we plan to repair the windows instead of replacing them.

20. The shingles and the corner posts to the garage we plan to also repair, and shingle as needed and paint as well. The garage door on the far left of the picture had to be replaced since the door was vandalized, broken and there was vandalism inside the garage as well.

21. Another picture of the damaged to the garage.

An apology:

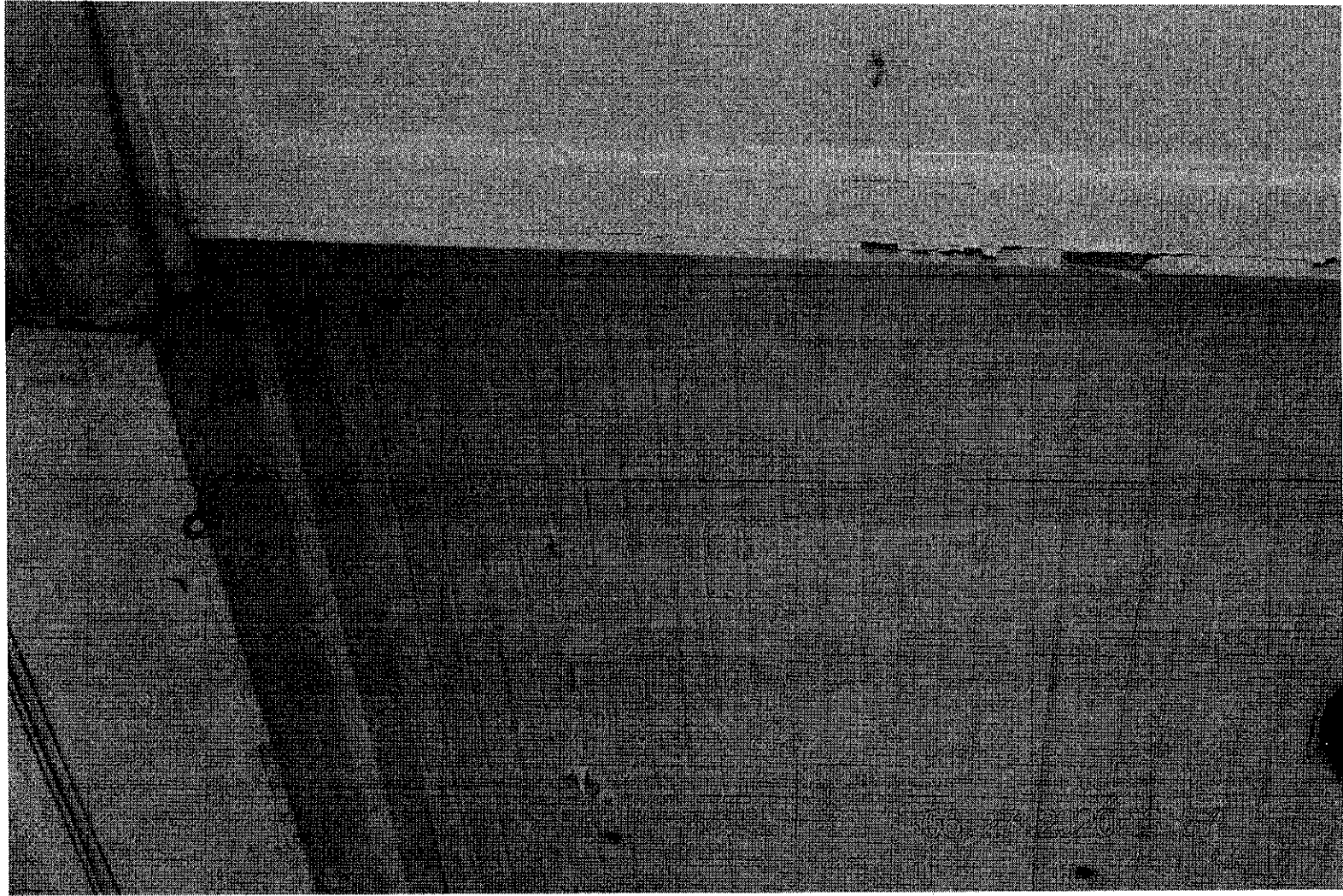
I feel I must apologize to the Commission for beginning work on the building without knowledge of the historic value attached to it. I was ignorant to the fact that it is a historic building, when I purchased it and this was not related to me by the previous seller, the realtor, or the window installers. As I am now informed, I plan to make this project work to the satisfaction of the Commission when a Certificate Of Appropriateness is issued.

I also apologize for the pictures submitted I tried several times to annotate and get them on media however I am not that tech savvy and submitted them as you see. Thank you for your consideration.



1.

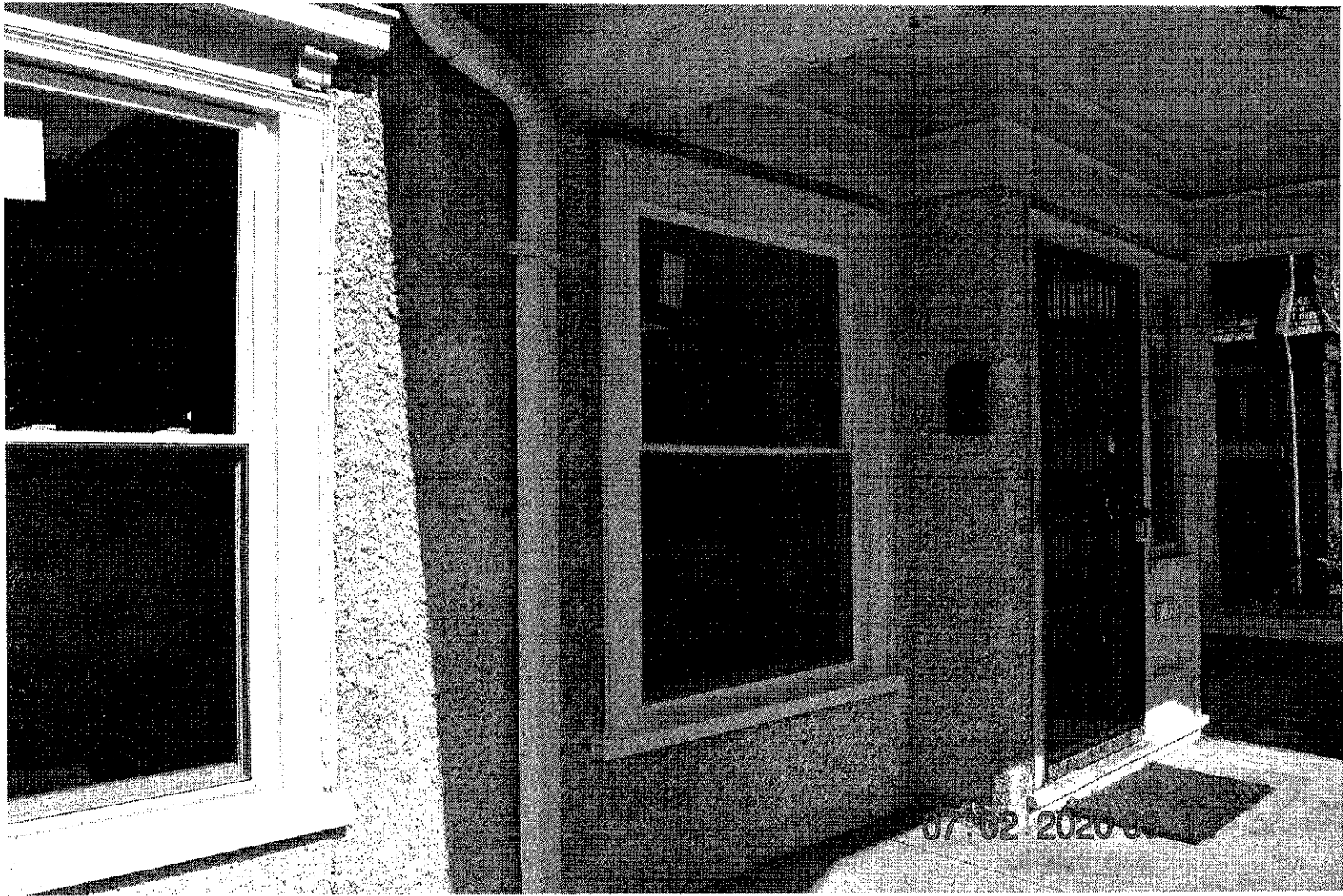




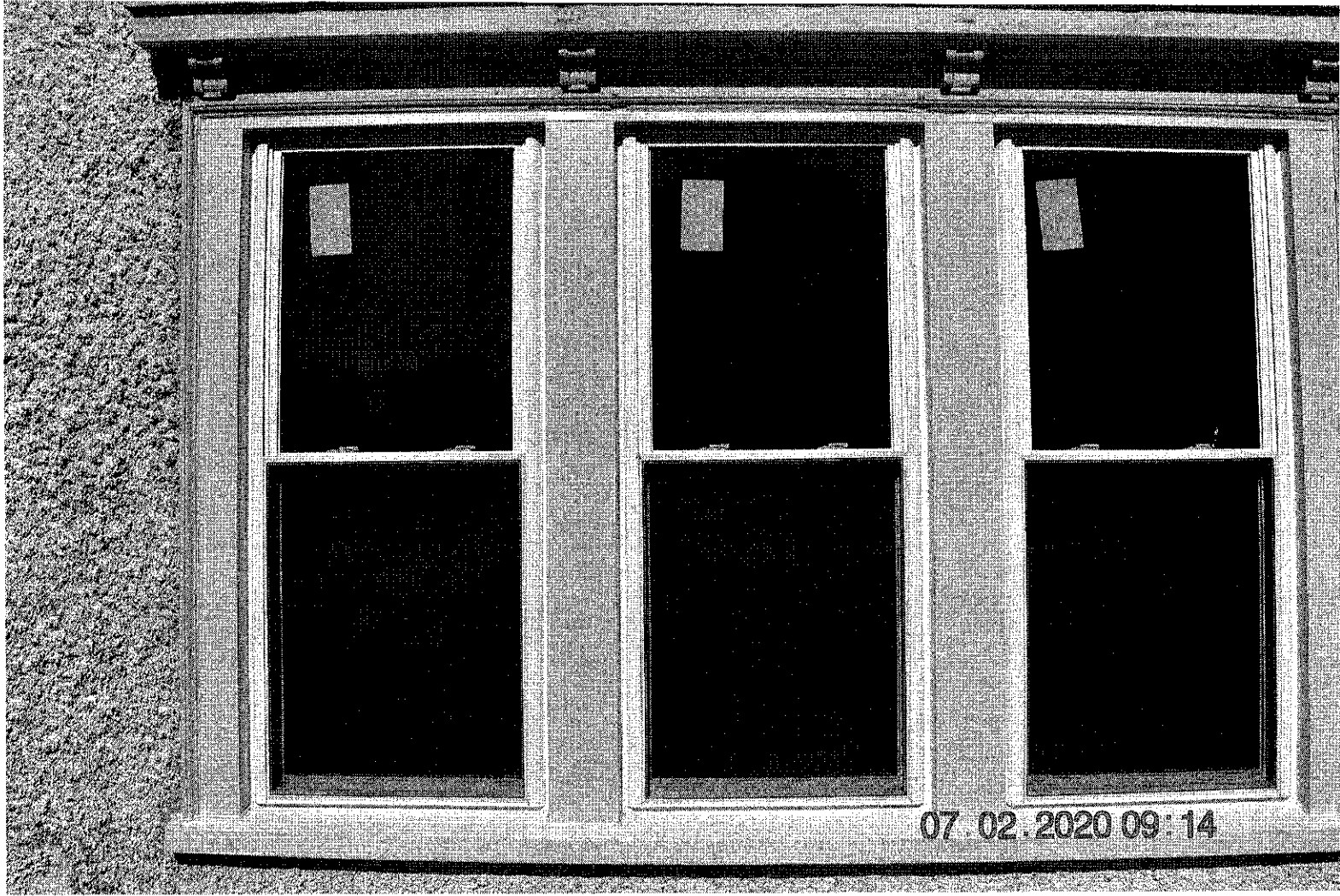


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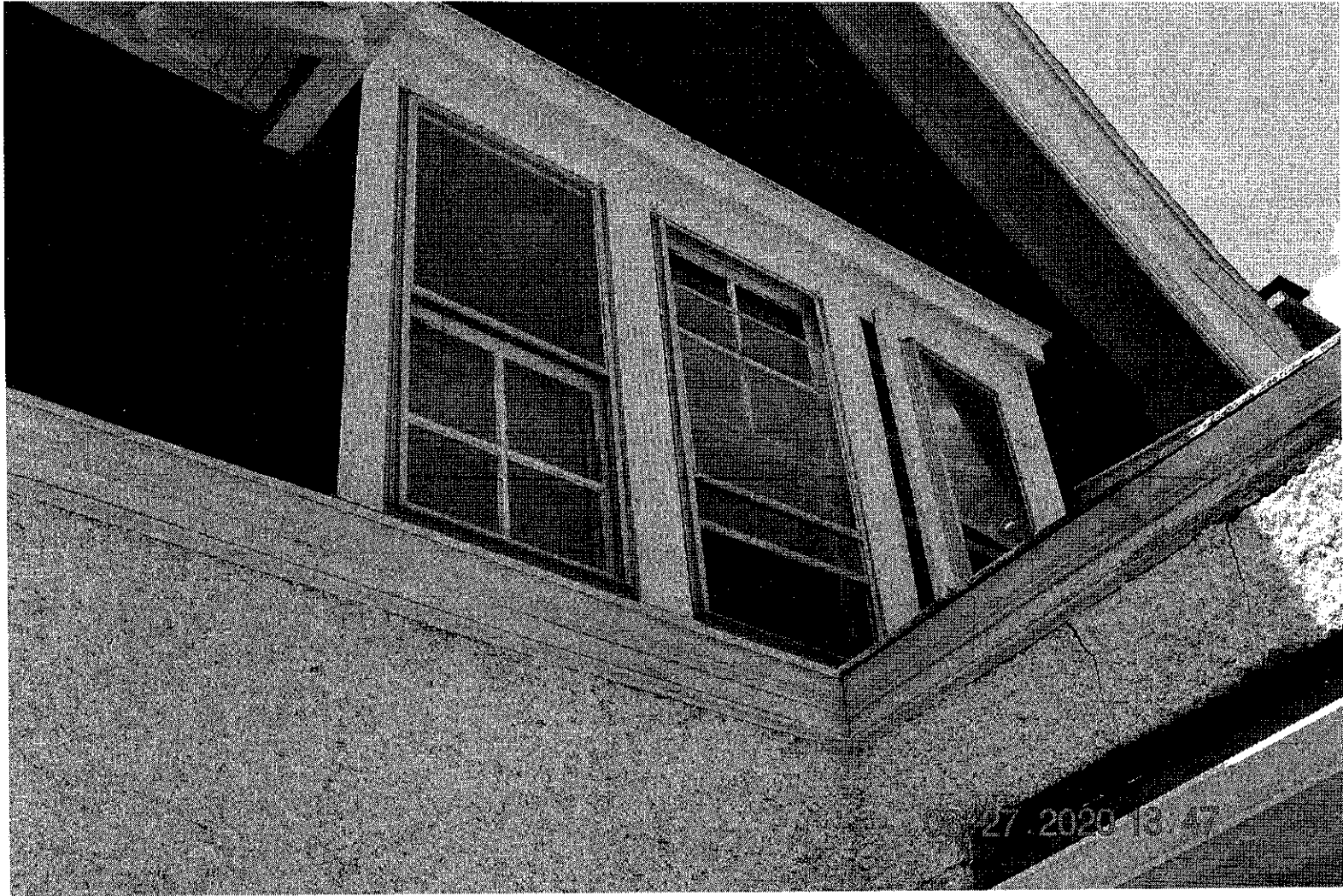




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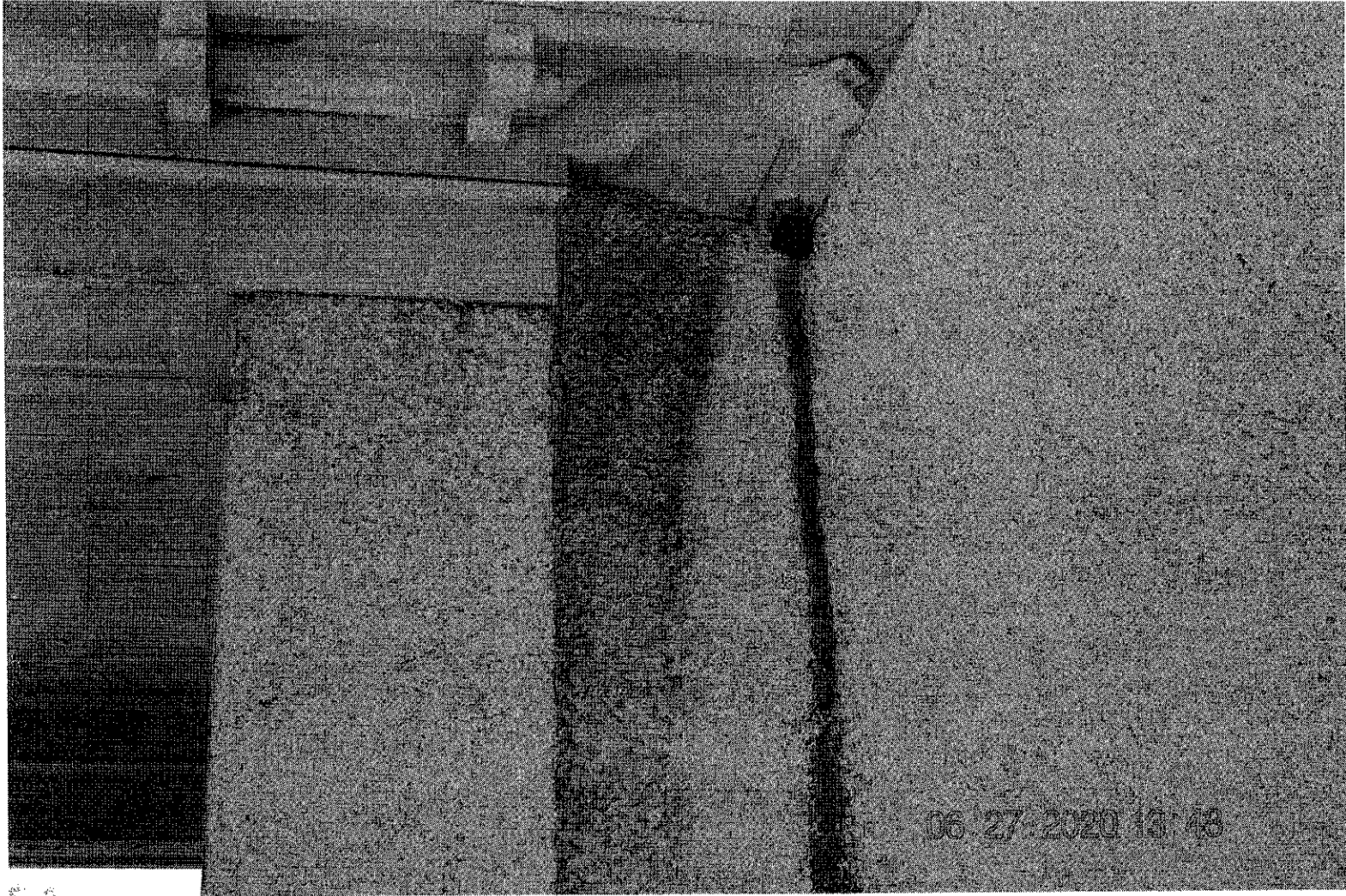








10.



H.



12.





13.

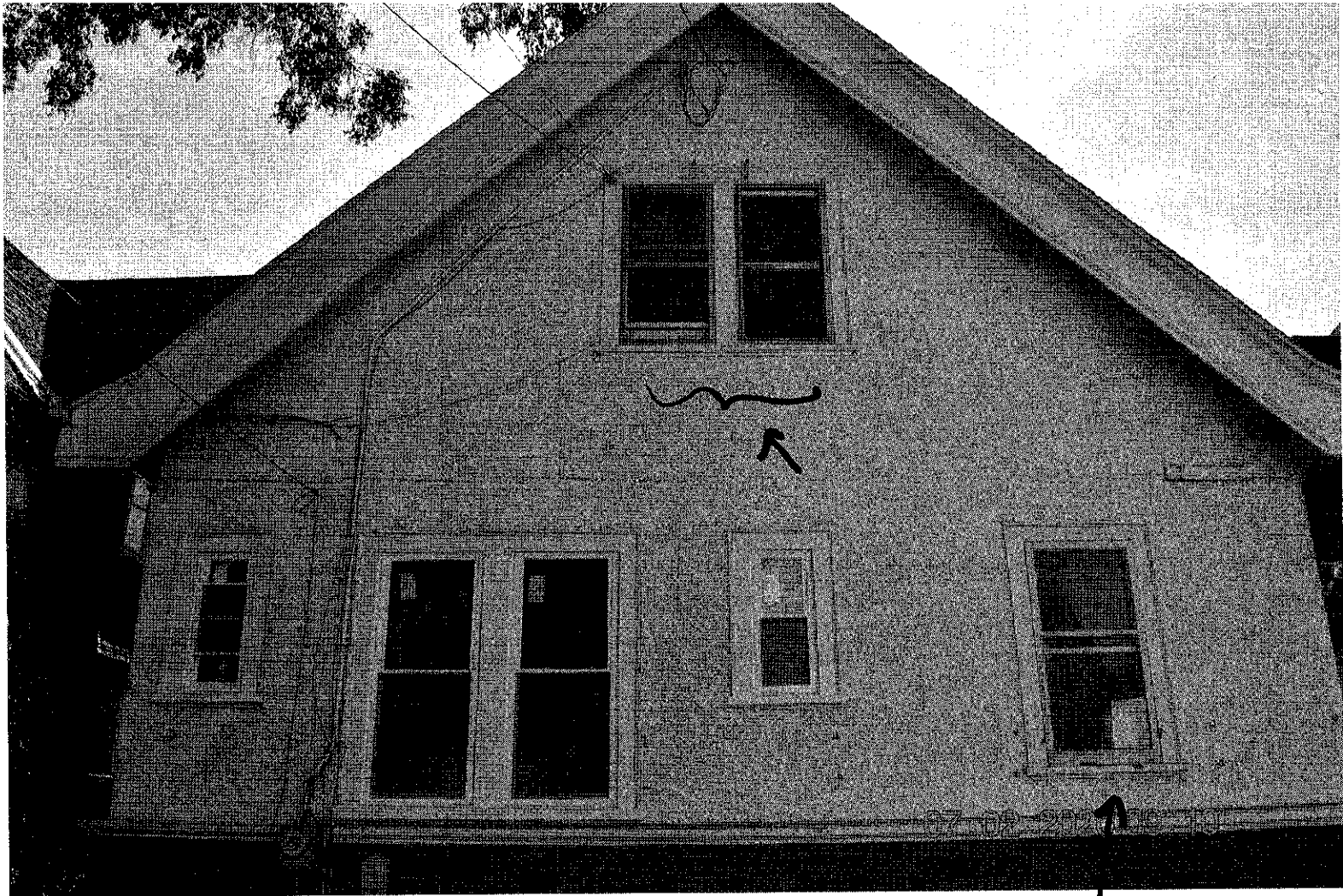
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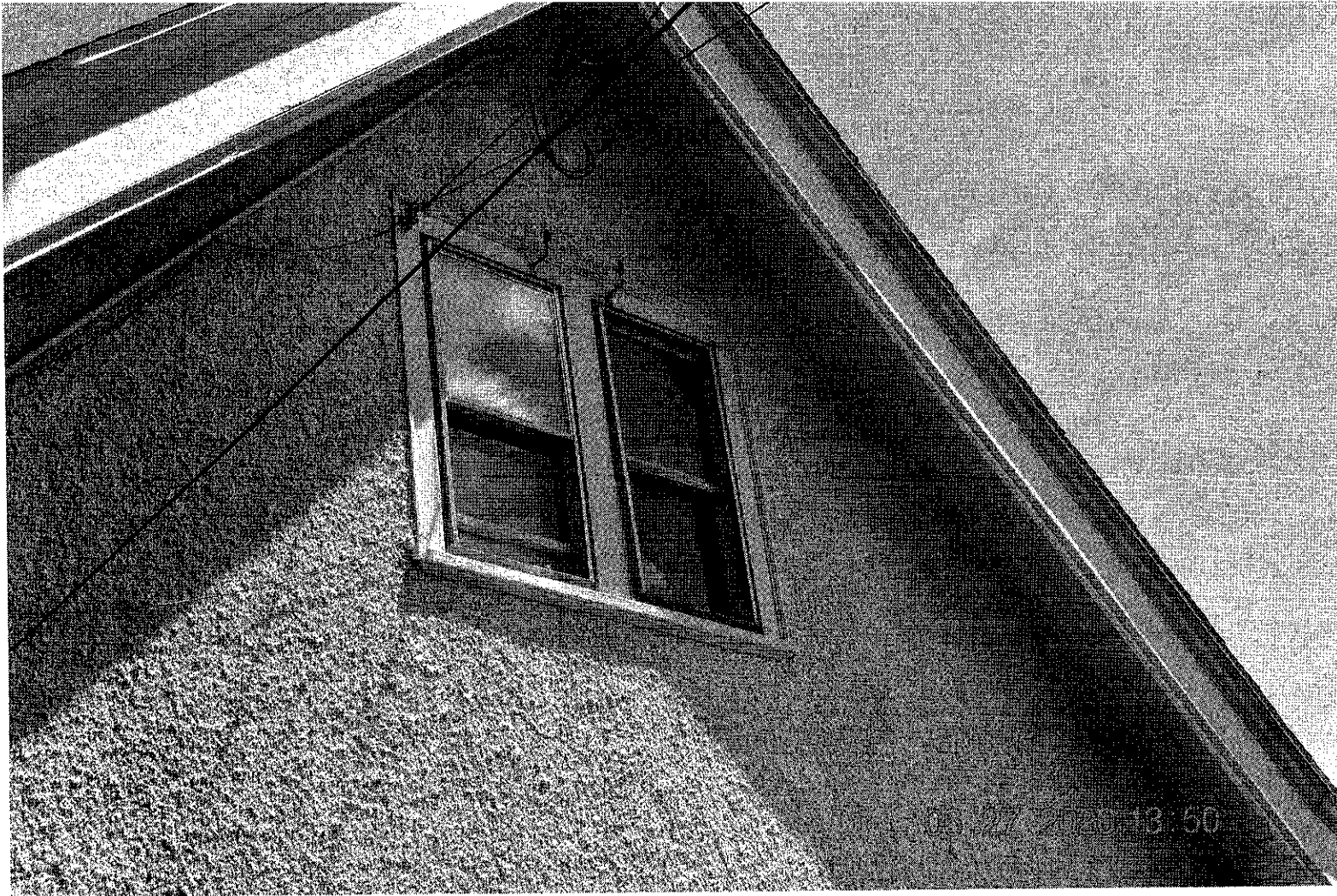


14.





16.



17



18.

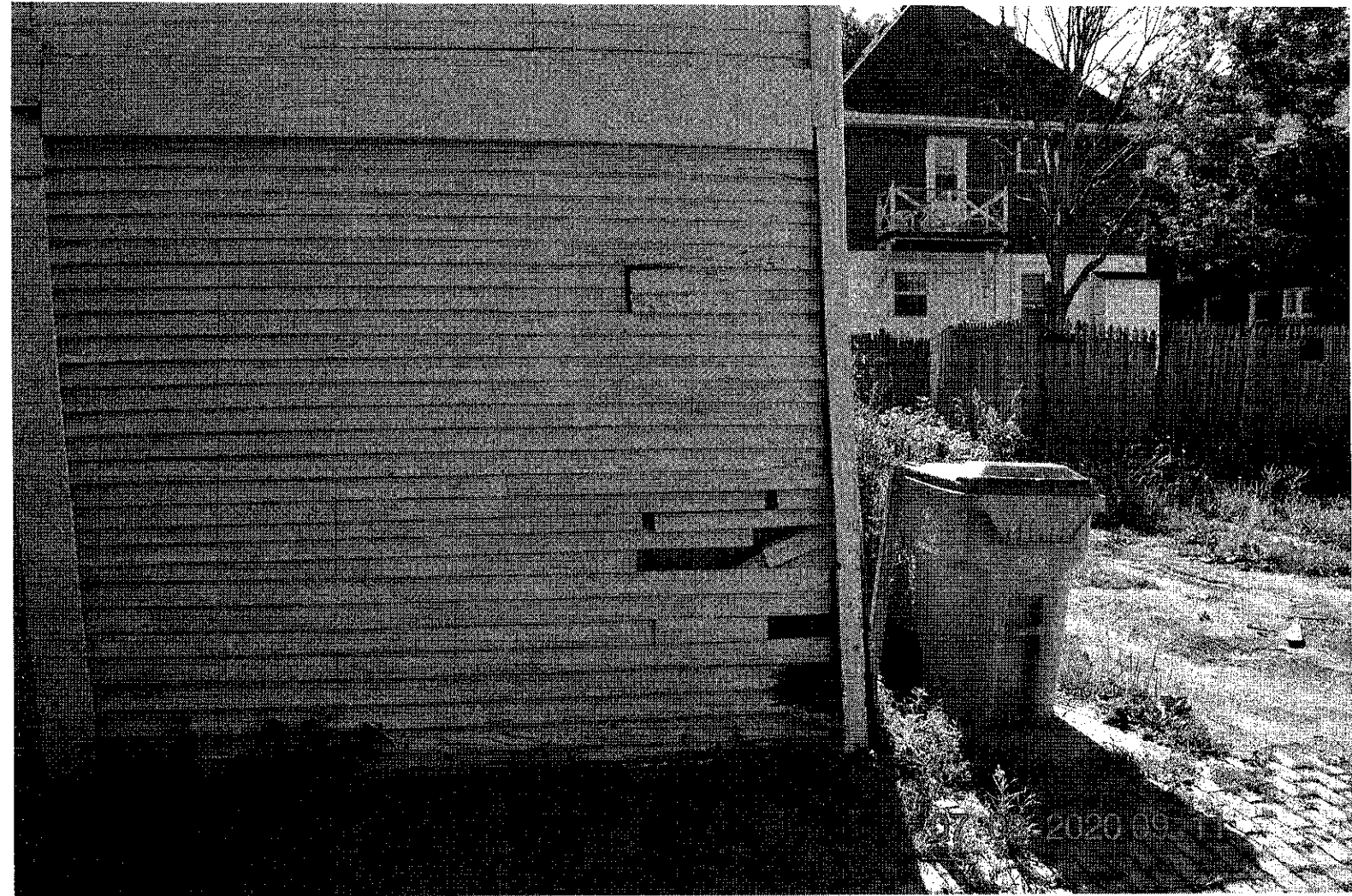


19.



20.





21.