



Certificate of Appropriateness

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

Property Description of work

2610 W. Port Sunlight Way, Garden Homes Historic District

Repair/restore the exterior stucco. Install new Jeld Wen aluminum clad 6-over-6 double-hung sash windows with simulated divided lights.

Date issued 9/10/2025

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 stucco repairs must be done with genuine Portland cement stucco. No exterior insulation and finish system materials (EIFS) are allowed. New stucco should match the original in terms of texture, hardness and thickness. A liquid bonding agent approved for exterior stucco work should be used on the edges of all old stucco where it will join new stucco patches. This will usually prevent hairline cracks between the new and old work. For large patches, metal lath can be screwed over the old wood lath for a better bond of the base coat. Because there are differing stucco textures on the house, each patch must be finished to blend with the stucco texture around it. Please take note of the historic aggregate used in the stucco and make every effort to duplicate it as closely as possible in terms of size, type and texture as it will have a significant impact on the finished texture. Caulk must not be used to patch cracks. Cracks should be dug out to the base lath.

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

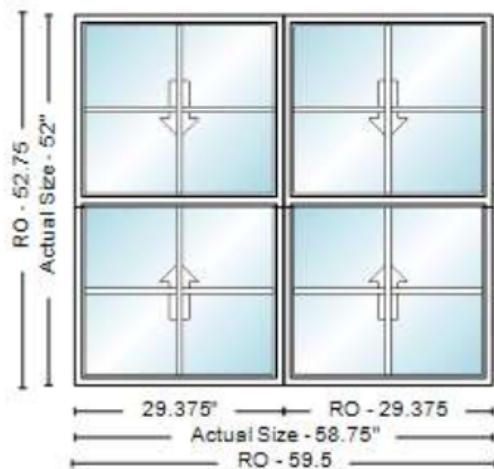
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this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

Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	1	JELD-WEN Clad W-5500 Double Hung 2 Wide	\$1,597.55	\$1,597.55
Rough Opening: 59.5 x 52.75		Product Model=Standard		
Actual Size: 58.75 x 52		Assembly = Full Unit		
Room: None Assigned		Country Where Unit Will Be Installed = USA (Certified)		
<i>Unit is viewed from the outside looking in.</i>		Overall Measurement Type = Actual Size		
		Exterior Trim Type = Nail Fin (Standard)		
		Overall Frame Width = 58 3/4"		
		Overall Frame Height = 52"		
		Overall Sash Split = Even Divide		
		Performance Grade Rating = DP 20		
		Performance Grade Rating = PG 35		
		Performance Grade Rating = PG 35		
		Country Where Will Be Installed = USA (Certified)		
		Measurement Type = Actual Size		
		Frame Width = 29 3/8"		
		Custom Frame Width = 31		
		Frame Height = 52"		
		Sash Split = Even Divide		
		Impact Unit? = Not Impact		
		Upper Sash Options = Standard Double Hung		
		Window Egress = Does Not Meet Egress		
		Interior Material Type = Auralast Pine		
		Interior Finish Type = Primed		
		Interior Finish = Primed		
		Exterior Finish = Brilliant White		
		Sash to Match Exterior Frame Finish = Yes		
		Exterior Sash Finish = Brilliant White		
		Grille Type = 5/8" Flat GBG		
		Grille Finish = Brilliant White		
		Grille Location in Glass = All Lite(s)		
		Grille Pattern = Define Pattern Separately		
		Grille Pattern = Colonial, Define Pattern Separately		
		Grille Pattern = Colonial		
		Lock Type = Recessed Sash Lock		
		Hardware Finish = White		
		Number of Squares Wide - Top = 2		
		Number of Squares Wide - Bottom = 2		
		Number of Squares High - Top = 2		
		Number of Squares High - Bottom = 2		
		Glass Energy Efficiency = Standard/Other Energy Efficiency		
		Glass Energy Efficiency = Standard, Standard/Other Energy Efficiency		



Replacement window: Jeld Wen aluminum clad double-hung sash with 6-over-6 simulated divided lights