



# 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

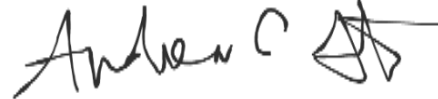
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following 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](mailto: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](http://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
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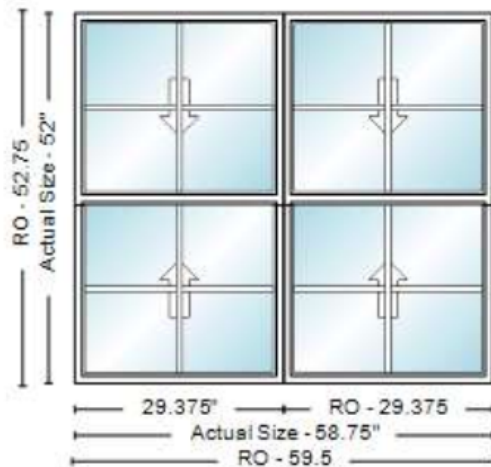
100-1 1

**Rough Opening:** 59.5 x 52.75

**Actual Size:** 58.75 x 52

**Room:** None Assigned

*Unit is viewed from the outside looking in.*



JELD-WEN Clad W-5500 Double Hung 2 Wide  
 Product Model=Standard  
 Assembly = Full Unit  
 Country Where Unit Will Be Installed = USA (Certified)  
 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