



# Certificate of Appropriateness Sherman Boulevard Historic District

Milwaukee Historic Preservation Commission/841 N. Broadway Room B-1/Milwaukee, WI 53202/phone 414-286-5712/414-286-5722

**Property**

2245 N Lake Drive. North Point South HD

**Description of work**

Reconstruct railings on front porch balcony. n east side of house, install 4 new rough newels attached to rubber roof and finished with a rubber boot. Caulk thoroughly.

Build 6 new panelled newels resembling ones from owner-supplied blue-prints. Main box to be built from MDO with rails, styles, cap, and base, to be milled from Accoya or Clear vertical grain cedar according to availability.

Newels to be primed on all sides and painted (one color) with premium exterior paint.

Build three main rail sections with connector pieces running between double-newels along front.

Rail to be cut from Accoya with balusters to be Mr. Spindle “Atlantic Contemporary,” which is closest available match to lower. In all other ways, rail to resemble one drawn in blue-prints, including the cap/top rail and base/lower rail connection/continuity. [*Lower porch railing was recently reconstructed by prior owner without access to original drawings.*]

Prime all rails fully after assembled with hidden screws and glue and paint with two coats premium exterior paint (one color).

Install rail, connecting trim to cap and base per original style.

**Date issued**

2/27/2023

PTS ID N/A

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 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 Historic Preservation staff as follows: Phone: (414) 286-5712 or 286-5722 or [hpc@milwaukee.gov](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.

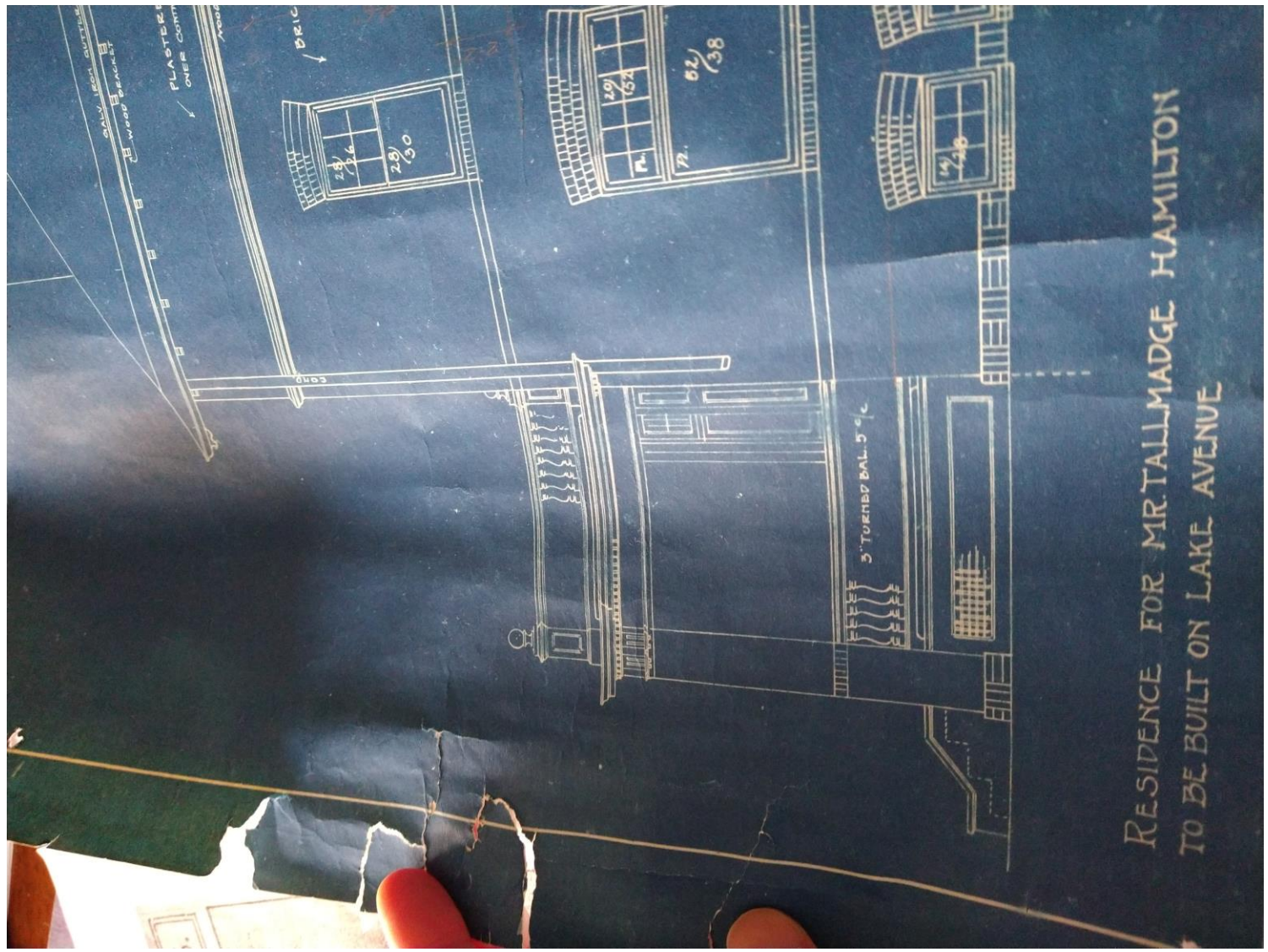


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald Brostoff



Existing conditions



RESIDENCE FOR MR. TALLMADGE HAMILTON  
TO BE BUILT ON LAKE AVENUE

Original plan showing newel design to be matched and configuration of details.