



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

1943-45 N. 2ND ST. Brewers Hill Historic District

Description of work

Front house: Spot replace deteriorated or missing wood siding with new radially-sawn clear wood siding. Spot replace sidewall shingling in the gables as needed with new, matching clear wood shingles. Install new wood combination storm/screens or storms on 1st floor living room center; 1st floor living room east; 2nd floor living room east; 2nd floor living room west; 2nd floor bathroom.

Rear house: Install two new oversized wood storms in library; two oversized storms in living room; two oversized storms in dining room. Replace two primary windows in the living room with new, all-wood, (both inside and out) sash-pak units to fit into existing jambs with new jamb liners. Use structural wood epoxy and/or exact wood replacement pieces to repair missing or decayed brick moldings and sills as needed.

Date issued

3/17/2014

PTS ID 93331 COA, exterior repairs front and rear houses

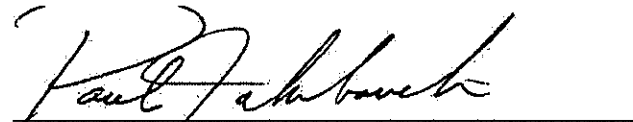
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following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

All work will be done according to the specifications and photos contained in this COA. New storm/ screen units will be all wood both inside and out (no vinyl, vinyl-clad, aluminum, aluminum-clad, steel or fiberglass are permitted). All new wood must be painted upon completion. Please note that formal research has shown that when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the paint job subsequently applied to it will be decreased. A new wood sidewall shingles, trim and siding will be smooth and free of knots.

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.

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, or call (414) 286-8210.

A handwritten signature in dark ink, appearing to read "Paul Jakubovich", is written over a horizontal line.

City of Milwaukee Historic Preservation

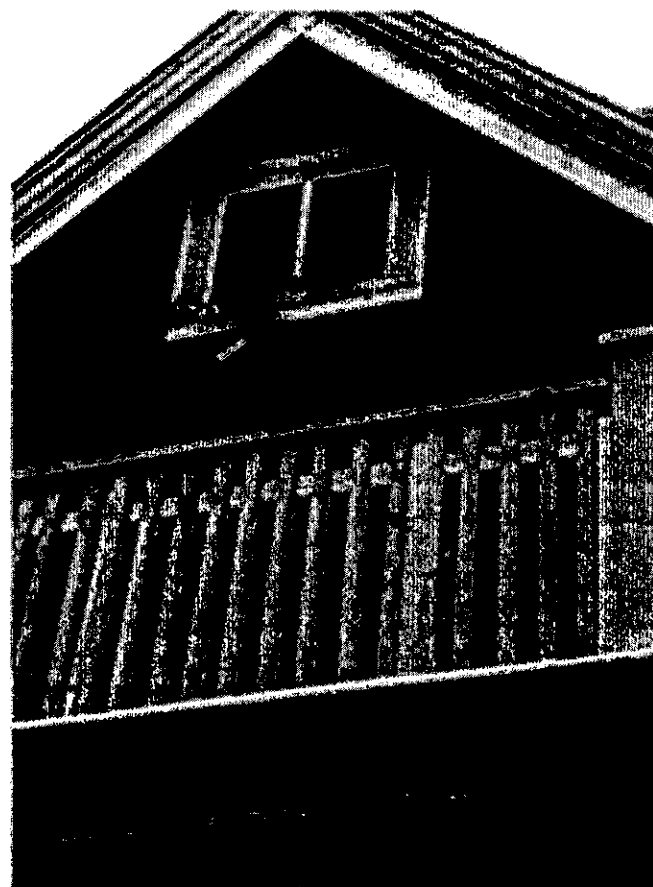
Copies to: Development Center, Ald. Milele Coggs, Elizabeth Ferber of Select Milwaukee, Inspector Bret Radke (286-2553), Inspector Heidi Weed

Main House
Siding Repair – Damaged siding being replaced per spec



Replace missing and damaged siding on front house as needed with new, clear (no knots) radially-sawn wood clapboards.

Gable siding repair



Replace sidewall shingles in gables on front house as need with matching, new, clear shingles.

Main House – 2nd Floor Living Room Center Window Storm Replacement

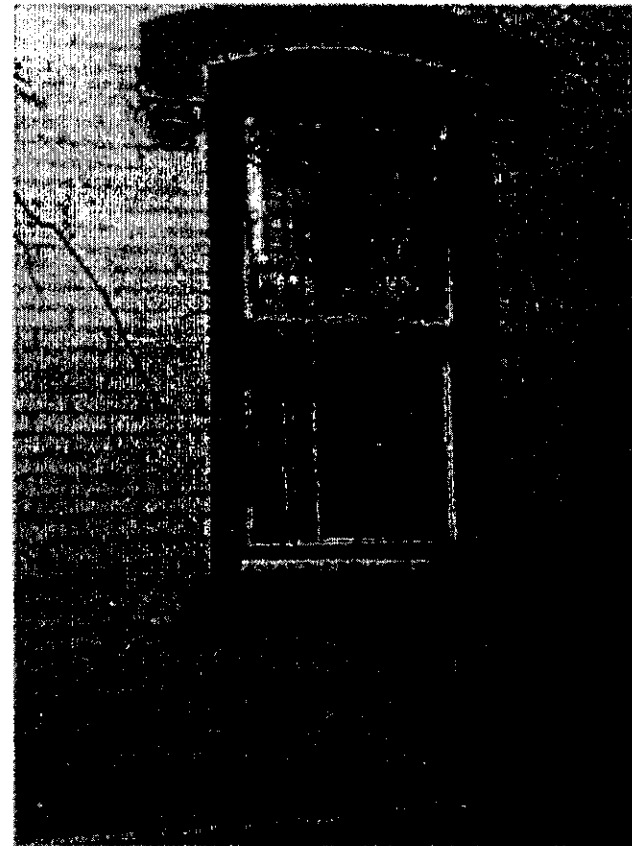


Center wood storm
being replaced with
new wood storm

New storm layout
will match the
primary window's
smaller top
windowpane/larger
bottom
windowpane
placement.

Typical replacement of storm window. New storm will match the meeting rails of the prime window behind it.

Rear Cottage
Library - 2 Primary Windows
Wood Sash Pack Replacement and Storm Replacement



Two windows in the rear cottage will have sash-pak replacement units installed. They will be all-wood both inside and out, new jamb liners and will match thru3 existing glass size. Windows will be painted upon completion.

Rear Cottage Living Room Aluminum Storm Replacement



Typical existing aluminum storm on rear house (shown) that will be replaced with a new all-wood storm both inside and out. New storms will match the meeting rails of the prime windows behind it.

Cottage Sill/Window Frame Repair



On the rear cottage, deteriorated or missing wood brick moldings and sills will be repaired with structural wood epoxies or new matching wood replacement pieces as needed.