



Certificate of Appropriateness

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

Property	2431 N. GRANT BL.	North Grant Boulevard Historic District
Description of work	Install new all-wood windows on rear addition and patch stucco to match surrounding surfaces. Install new all-wood bathroom windows on south elevation and patch stucco to match surrounding surfaces. Stucco returns on Bathroom windows to match the original windows on the house. Flat wood trim, 4 inches wide (approximate) on new windows in addition. Wood railing on walk-out deck of rear addition will be changed at a later date according to the drawings included in this COA.	
Date issued	4/7/2014	PTS ID 92809 COA, selected new windows

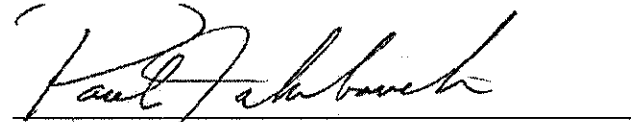
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following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

All work will be done according to the photos, drawings and specifications contained in this COA. New window will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad, steel, fiberglass or composition windows are permitted. All new wood trim will be smooth and free of knots. The use of a naturally-decay resistant wood for the trim is strongly recommended but not required. The use of western white pine or Ponderosa pine in an exterior setting is risky because it has no natural decay resistance and has been known to deteriorate very rapidly often in less than 5 years. All new wood will be painted upon completion. 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 of the paint job subsequently applied to it will be decreased. New stucco will be genuine Portland cement stucco. EIFS systems are not permitted.

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

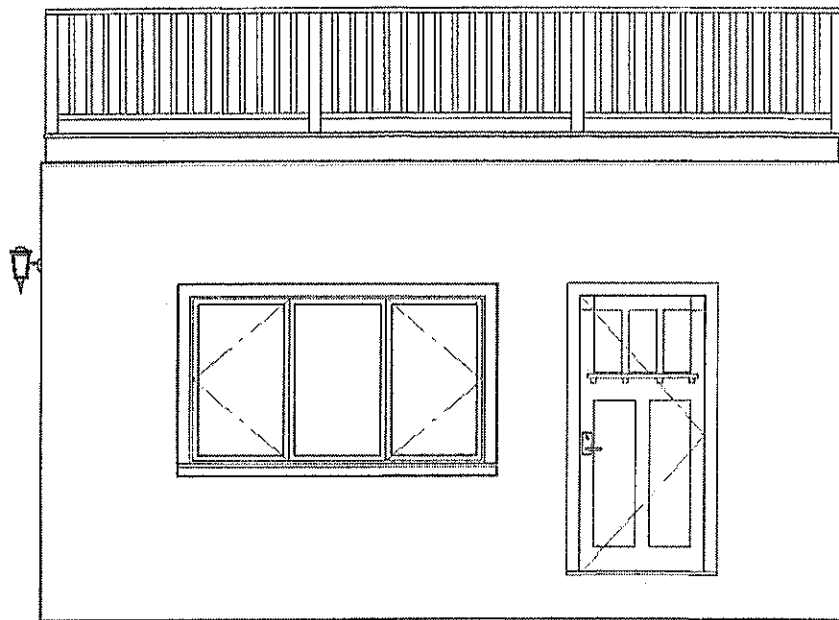
correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@milwaukee.gov.

If permits are required, and for changes in window size they are, 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 black ink, appearing to read "Paul Jakubovich", written over a horizontal line.

City of Milwaukee Historic Preservation

Copies to: Development Center, Asia Turner, Contractor Architectural Xpressions, Inspector Joel Walloch (286-8160), Inspector Heidi Weed

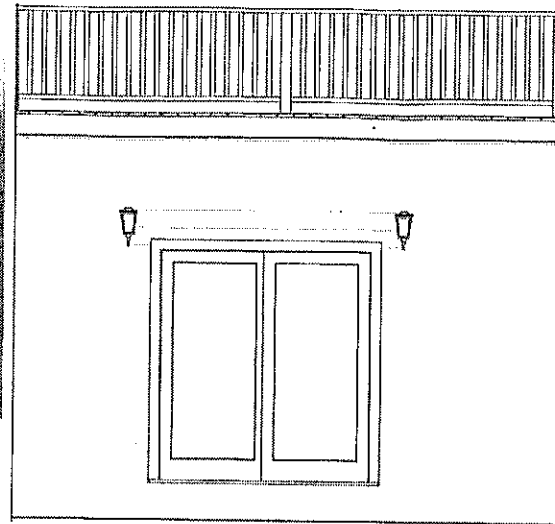
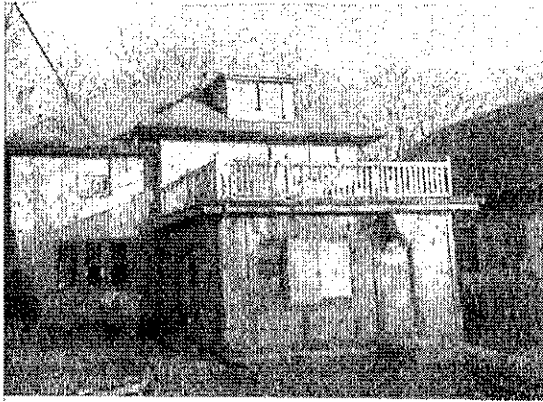


Existing West Elevation
1/4" = 1'-0"

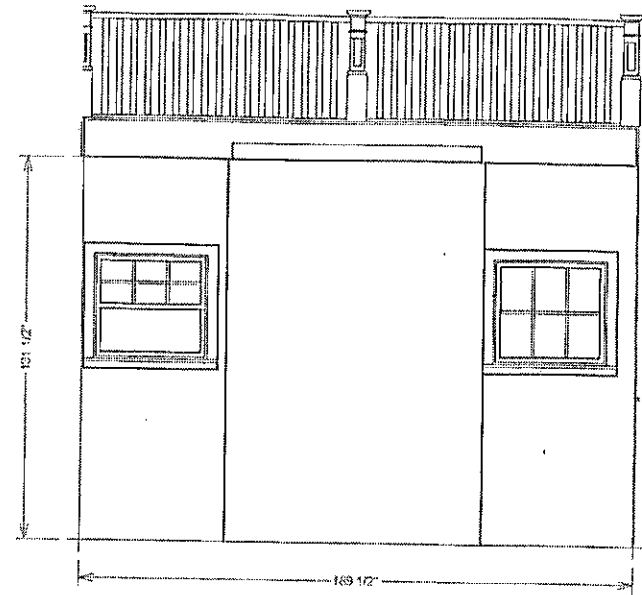


New West Elevation
1/4" = 1'-0"

Existing and new west elevation. Flat trim boards, approx 4 inches wide around windows and doors. Stucco to be patched to match surrounding texture and painted to match the rest of the house. New railings on roof deck to be added at a later date. Railings must be painted upon completion.



Existing North Elevation
 $\frac{1}{4}'' = 1'-0''$

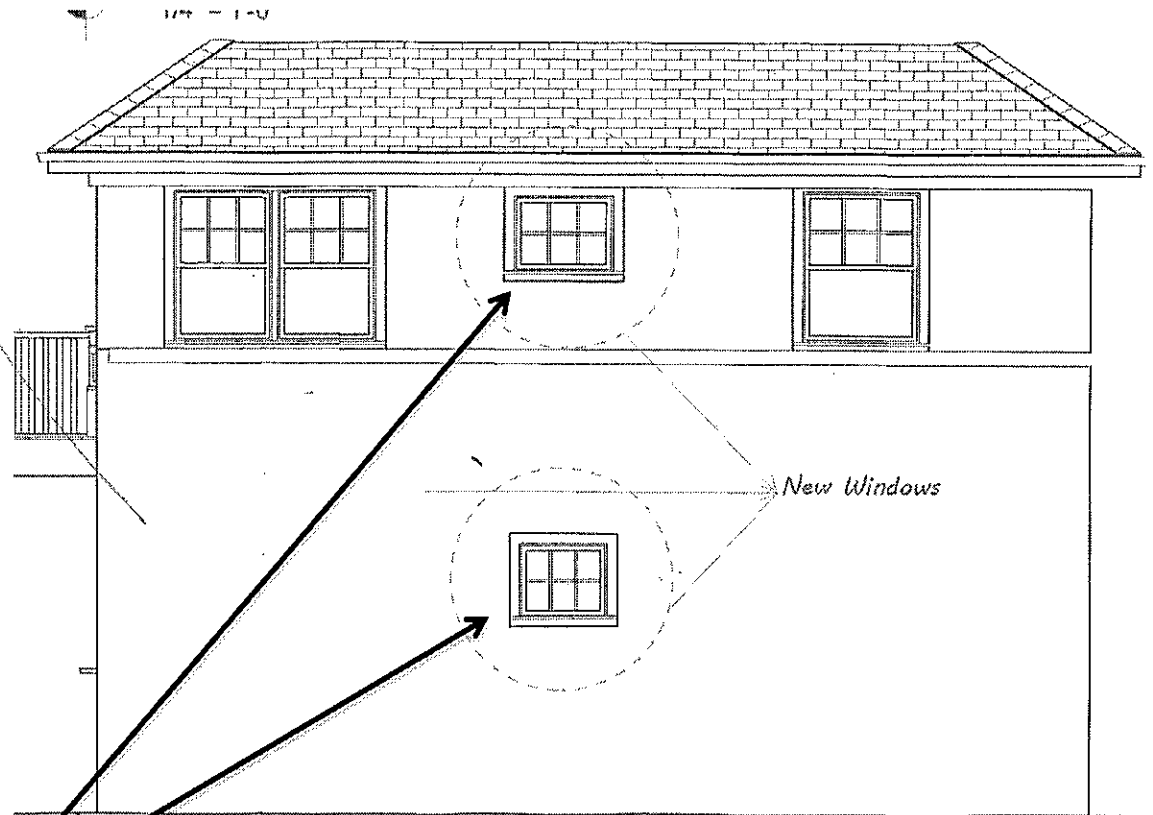
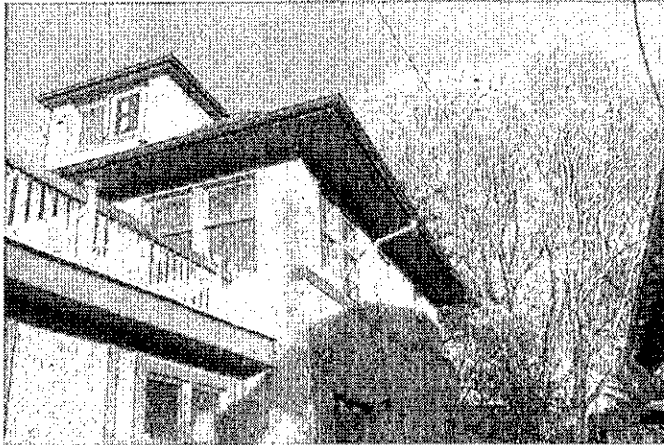


New North Elevation
 $\frac{1}{4}'' = 1'-0''$

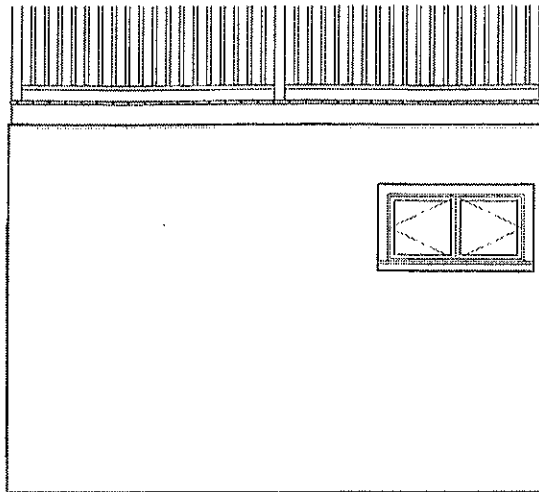
Existing and new north elevation of rear addition.

1/4" = 1'-0"

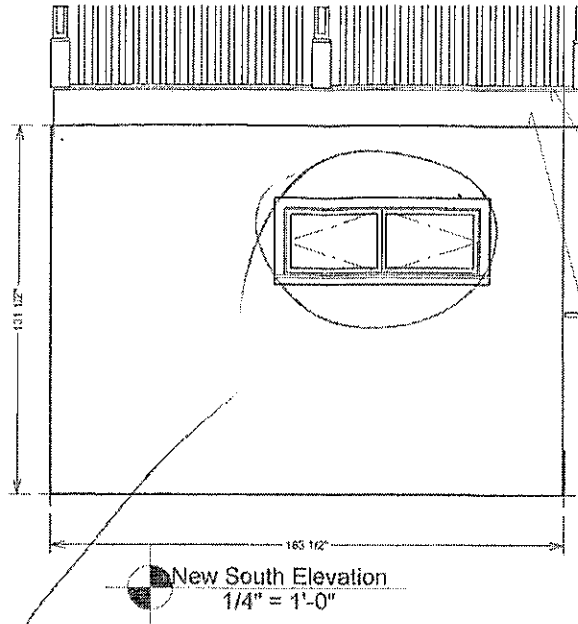
Window to be added to
2nd floor bath. To match top part
of existing wood window



**New wood windows with wood muntins
permanenently fixed in placce to be installed on
south elevation. Returns to match the windows in
the original part of the house.**



Existing South Elevation
1/4" = 1'-0"



New South Elevation
1/4" = 1'-0"

Notes:

- Deck and railing to be rebuilt by other at a later date
- Existing Wood Windows w/ matching grills
- 5/4 x 1 x 4: around new windows
- Composite trim installed
- Soffit Detail to Match Existing
- Existing Soffit and Fascia to remain
- Stucco to match Existing

New south elevatino of rear addition. This may be changed to a taller bay of three small windows as indicated in notes on drawing.