



# Certificate of Appropriateness

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

**Property** 2811-2813 N. SHERMAN BL. Sherman Boulevard Historic District  
**Description of work** Tuckpoint property as needed within scope of work and budget. Repour concrete deck and walkways to meet current code. Repair/replace shingles on upper level to match, paint all shingles. Reglaze windows and storms as needed.  
**Date issued** 5/16/2017 PTS ID 114284 COA: Tuckpointing, shingle repair, and concrete work

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:

**The new mortar must match the historic mortar in color (grayish dark pink, as under rear balcony), texture and tooling. Mortar for tuckpointing is recommended to be no harder than Type N. Different mortar can be used if analysis suggests a closer match with a different type of mortar, however, any mortar used must have lime content (in accordance with Preservation Brief 2 (<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>)). The attached NIDC scope of work is incorporated into these conditions of approval.**

**Submit digital photographs of color-matched mortar for approval to HPC staff by email before beginning tuckpointing work.**

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: 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/LMS](http://www.milwaukee.gov/LMS), or call (414) 286-8210.

*Tom Arns*

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Khalif Rainey, Contractor , John Burke



Current conditions. Connector walkway around house will be repoured and widened.

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2	<b>EXTERIOR HOUSE</b>
3	Replace rotted and defective wood shake siding pieces to match existing style and pattern for entire building including gables and dormers. Include replacement of newer shakes at front that are not installed properly. Prep and paint all wood shake siding including gables and dormers.
5	Repair, prep and paint all previously painted trim surfaces of the building. Include door and window trim, sashes, storms, screens, doors, storm doors, soffit, fascia, rafter tails, all decorative trim, front and rear porches, brackets, guardrails, basement/attic windows, etc. Remove loose glazing putty from all windows and storms and reglaze.
6	Demo out defective front porch concrete deck. Install forms, footings, posts, beams as needed to support new concrete deck. Install reinforcement and pour new deck south of front porch enclosure. Correct all brick-work as needed. Broom finish new concrete deck.
7	Tuck-point house and chimneys. Use matching mortar. Install neatly with no over-splash on brick. Clean brick in newly tuck-pointed areas so that repairs are not noticeable.

Exterior scope of work. These terms are incorporated into the conditions of approval.



Mortar color to match is immediately left of window.