



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

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

Property

819 N. CASS ST. Cass and Wells HD

Description of work

Repair stucco and wood in all gable ends as needed.

“We would like to make some repairs to the third floor exterior dormers of this property. The dormers on the north and south sides of the building are approx. 34 feet long and 12 feet high, and the east and west dormers are approx 24 feet long and 12 feet high.

There are areas on the dormers that the existing stucco has some deterioration or cracking appearing on them. Therefore, at each dormer, where the stucco is in poor condition, we will replace or patch the stucco as needed. The stucco that is being replaced or patched, it will be the same texture as what is existing there now, and painted to match the existing color on the building now.

There are areas of paint chipping, wood rot or missing pieces of the decorative wood trim pieces on the dormers as well as some on top fascia boards. We will remove rotten boards and replace them with new cedar wood trim matching the existing profile and decorative layout, repaint those new boards and the existing wood that the paint has worn off. This paint color will be the same to match the existing building trim color that is existing now. The actual wood qty. replacement will vary on each dormer as they have all weathered differently. “

Date issued

12/18/2020

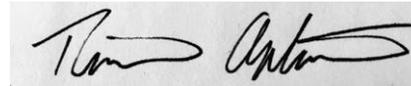
PTS ID 115068 COA: gable end repairs

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:

- 1. No elastomeric paints may be used**
- 2. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. No pressure-treated wood may be used.**
- 3. All stucco work must be in accordance with attached NPS Preservation Brief 22 <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>**

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 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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector