

Certificate of Appropriateness

LIVING WITH HISTORY Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5705

Property 2811 N. SHERMAN BL.

Description of work Exterior repairs to siding, brick, porches and garage. Build new wood railings on front upper porch deck according to attached drawings. Repair box beam header.

Date issued 8/28/2006 PTS ID 36859 COA-Building Maintenance

In accordance with the provisions of Section 308-81(9) 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:

Repair/replace sidewall shingles as needed with genuine wood shingles not shakes, (see attached drawings). The work must be done according to the attached drawings and/or photos, any changes must be approved by HPC staff. All finish wood must be smooth and free from knots and sapwood. Staff suggests wood be of a naturally decay resistant variety. All wood must be painted as soon as possible to protect from weather. Please note that research has shown that when new bare wood is exposed to the elements for a period of only a week or two, the life of the paint job applied to it is likely to be decreased. Repair and tuckpoint brickwork as needed. New mortar must match old in terms of color, texture and joint finish. Please note that mortar, which is too hard, is prone to premature failure. See "Good for Business" masonry chapter for a detailed explanation. Patch concrete service walk with concrete epoxy as needed. Patch or replace gutters and downspouts on house and garage as needed. Replace broken window glass as needed. Repair box beam header on front porch so that it exactly matches original. Repair overhead garage door as needed.

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) 286-5712 E-mail: pjakub@mkedcd.org.

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.mkedcd.org/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

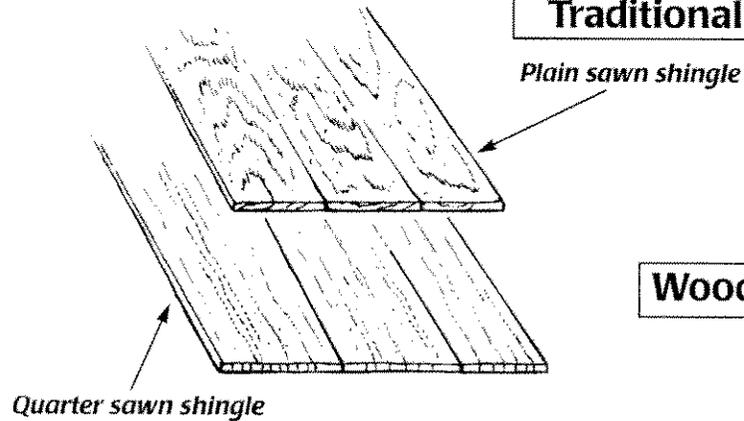
Copies to: Development Center, Ald. Willie Wade, Inspector Michael Hammerman (286-8160)

Roofs and Chimneys

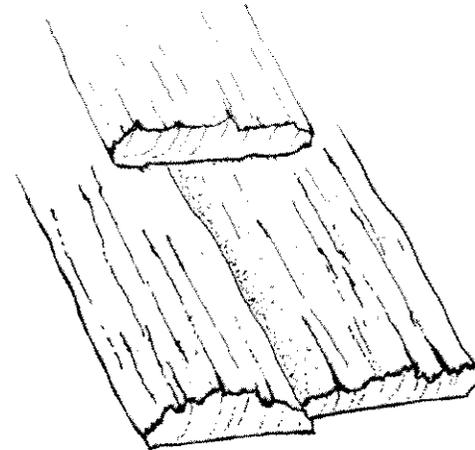
Yes! 

No! 

Traditional Roof Materials



Wooden Roofs



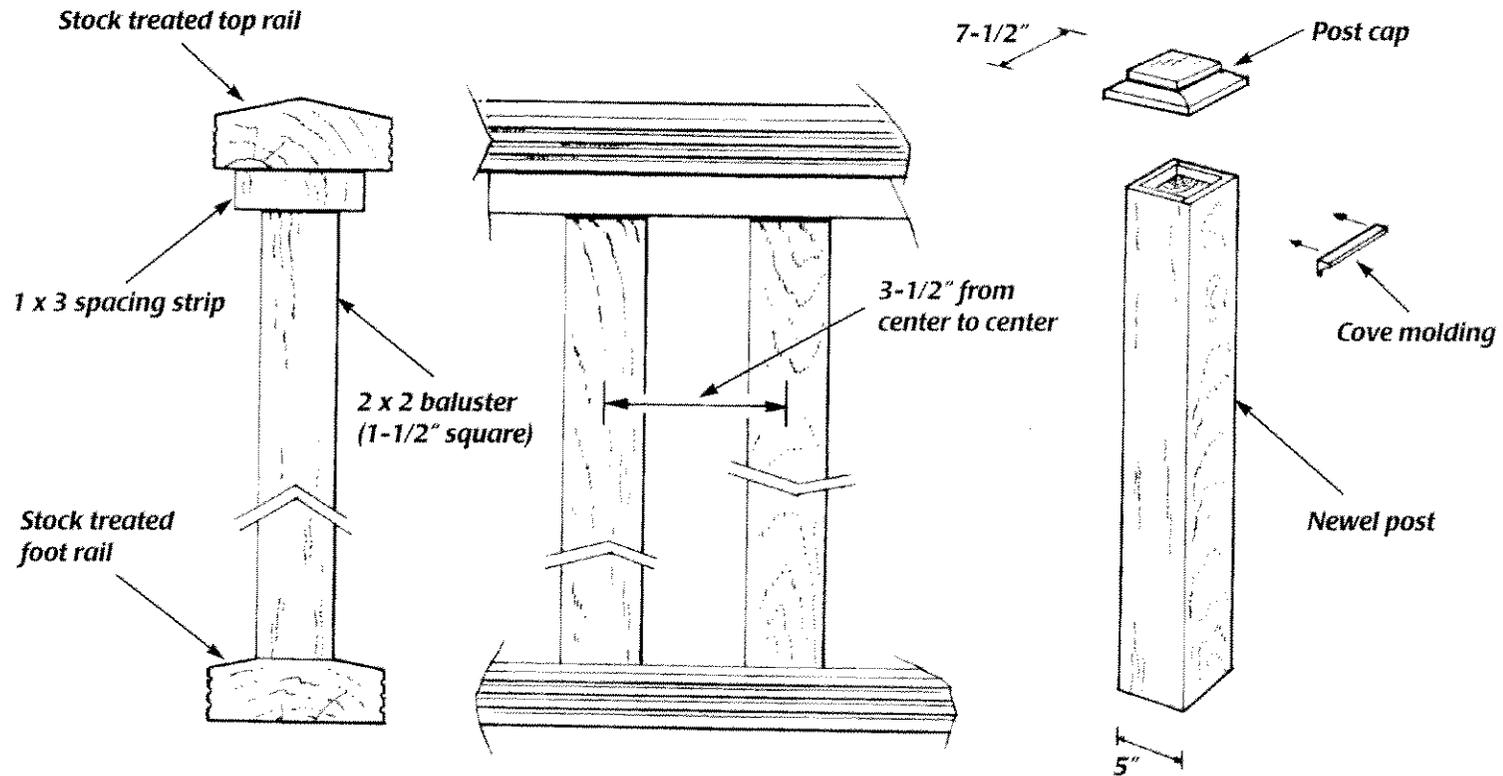
Wooden shingles, which are smooth-sawn on both sides, were widely used as a residential roofing material on all styles of houses until the early 1930s. Today, many homeowners are again installing this historic material on their roofs with excellent results. It is recommended to treat the shingles with a preservative stain before installation in order to extend the service life of the roof. Only decay resistant wood such as cedar or white oak should be used. If possible, select quarter-sawn shingles which are less likely to warp and will last much longer than plain-sawn shingles which have a leafy, swirling grain pattern.

Wooden shakes, which are split from a log, have a rustic appearance which is not appropriate for Milwaukee houses. Shakes were used primarily on rural farm buildings and the log cabins built by early pioneers. They have no place on older houses in Milwaukee.

Porches



Basic Railing and Newel Post Design



The number of historic handrail and newel post designs is literally endless. The above designs are appropriate for many houses built before 1940 and would be approved by the Historic Preservation Commission for most homes.

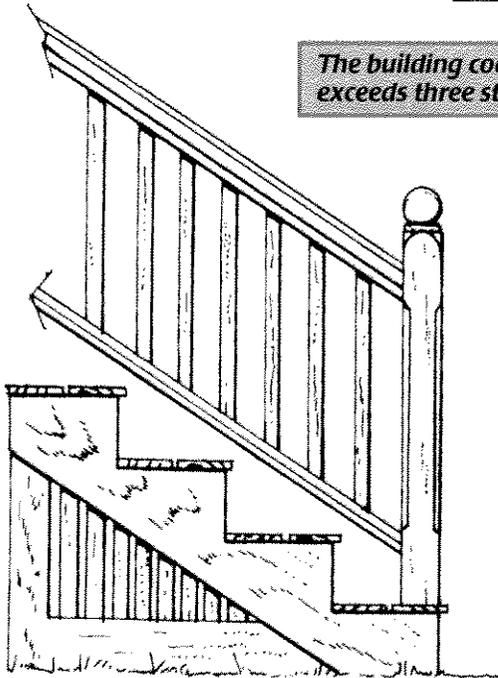
Porches

Yes! 

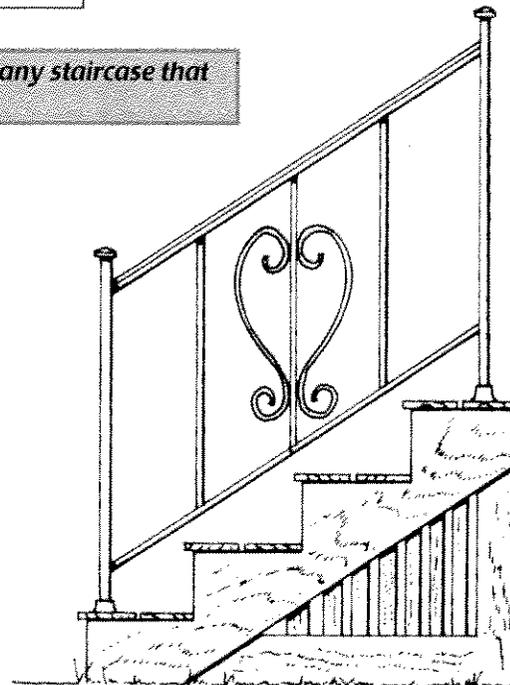
No! 

Handrail Design Tips For Porch Staircases

The building code requires a handrail on any staircase that exceeds three steps in height.



The design of a staircase handrail should match the railing around the porch deck.



A modern metal railing on a wooden porch is generally not compatible with the architecture of an older house and probably would not be approved by the Historic Preservation Commission.

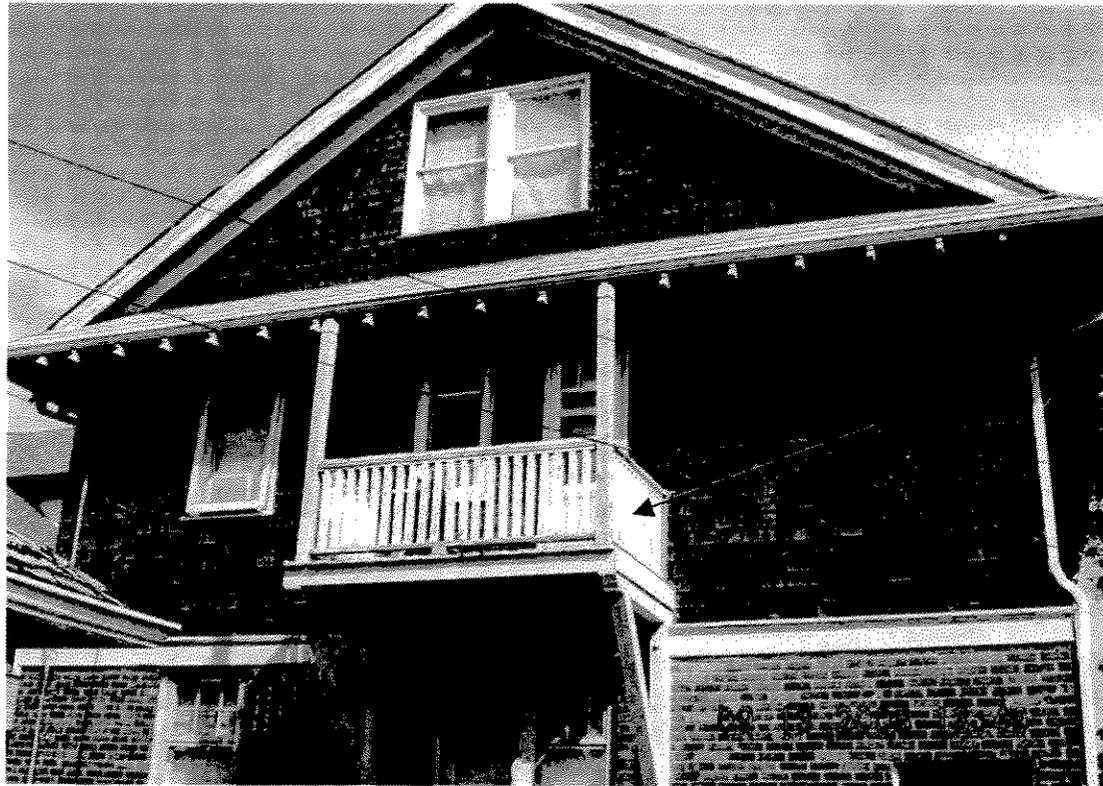


**Repair box
beam header
on front porch
so that it
exactly
matches
original .**

**All finish wood must be smooth and free from knots and sapwood.
Staff suggests using a natural decay resistant variety.
All wood must be painted as soon as possible to protect from weather.
Please note that research has shown that when new bare wood is
exposed to the elements for a period of only a week or two, the life of
the paint job applied to it is likely to be decreased.**



**Suggest
eliminating
center post if
possible.
See "Living
With History"**



Rear porch design to match drawing attached!

Repair as needed shingles on sidewalls as needed. Use smooth sawn wood shingles not shakes.

Repair or replace gutters and downspouts on the house and garage as needed.



Repair and tuck-point brick work as needed. New mortar must match old in terms of color, texture and joint finish. Please note that mortar, which is too hard, is prone to premature failure. See "Good for Business" masonry chapter for a detailed explanation.