

# Certificate of Appropriateness

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

**Property** 1813 N. 1ST ST.

**Description of work** Exterior repairs; including wood and glass replacement, new rear wood storm door, new gutters, new garage and house roof, tuckpointing and gutterwork.

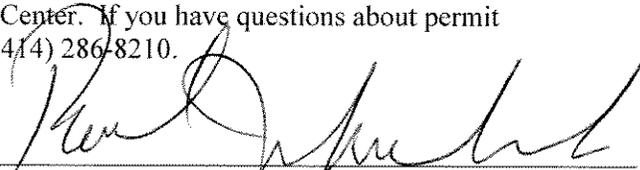
**Date issued** 11/8/2006 PTS ID 7890 COA - General repairs

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:

Remove and replace roof with architectural shingles. HPC staff must review and approve color and type of shingle before it is installed. Replacement windows shall be the same size and configuration of the existing windows. Remove air conditioner in attic window and replace with a new window made of wood inside and out. No trim or other fixtures may be removed. Any wood repairs must match profiles of existing trim. Note: It appears that the crown molding on soffit was removed to install K-style gutter and should be replaced. 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 chimney and any other 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. Gutters on house must be half round style made of the owner's choice of aluminum, steel or copper.

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) 286-0232 E-mail: [pjakub@mkedcd.org](mailto: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](http://www.mkedcd.org/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael McGee. Inspector Bill Richter (286-2518)



**Remove air conditioner in attic window and replace with a new window made of wood inside and out.**