



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	2913 N. LAKE DR. North Lake Drive Historic District
Description of work	Replace glass block window on second floor of rear elevation with a new double hung, divided lite wood window in cottage style to match originals. The window presently is under orders from the Department of Neighborhood Services because the glass block was installed without a COA. Replace one set of casement windows in rear dormer (r.o. 26-1/2" x 36-3/4") with new all-wood casement window to match original profiles. Replace two sets of divided-lite casement windows in dormers on north elevation with new wood windows to match original molding profiles and glass sizes.
Date issued	9/12/2013 PTS ID 89935 COA, selective window replacement

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 photos, drawings and specifications contained in this COA. All windows must be made of wood, both inside and out. No vinyl, vinyl-clad, aluminum, aluminum clad, FRP or other composition windows are permitted. All new wood must be painted upon completion. All sills will be historic thick stills to match originals (1-3/4" actual). Glass sizes must match originals. All divided lites will be true divided lites. **Internal spacing bar alone is not permitted as a substitute for true divided lite which are original to the house. Owner/contractor must provide to HPC staff a sample or drawing of divided lite windows for review and approval prior to installation.** Wood brick moldings around new windows will be milled to match the original brick moldings found on the house.

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, 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.



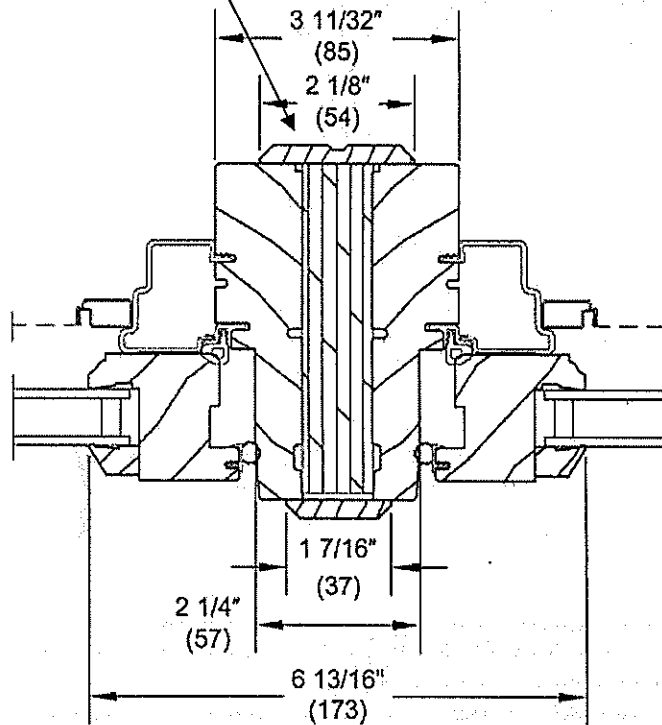
Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Contractor Rick Skebba, Inspector Bill Richter (286-2518), Inspector Heidi Weed



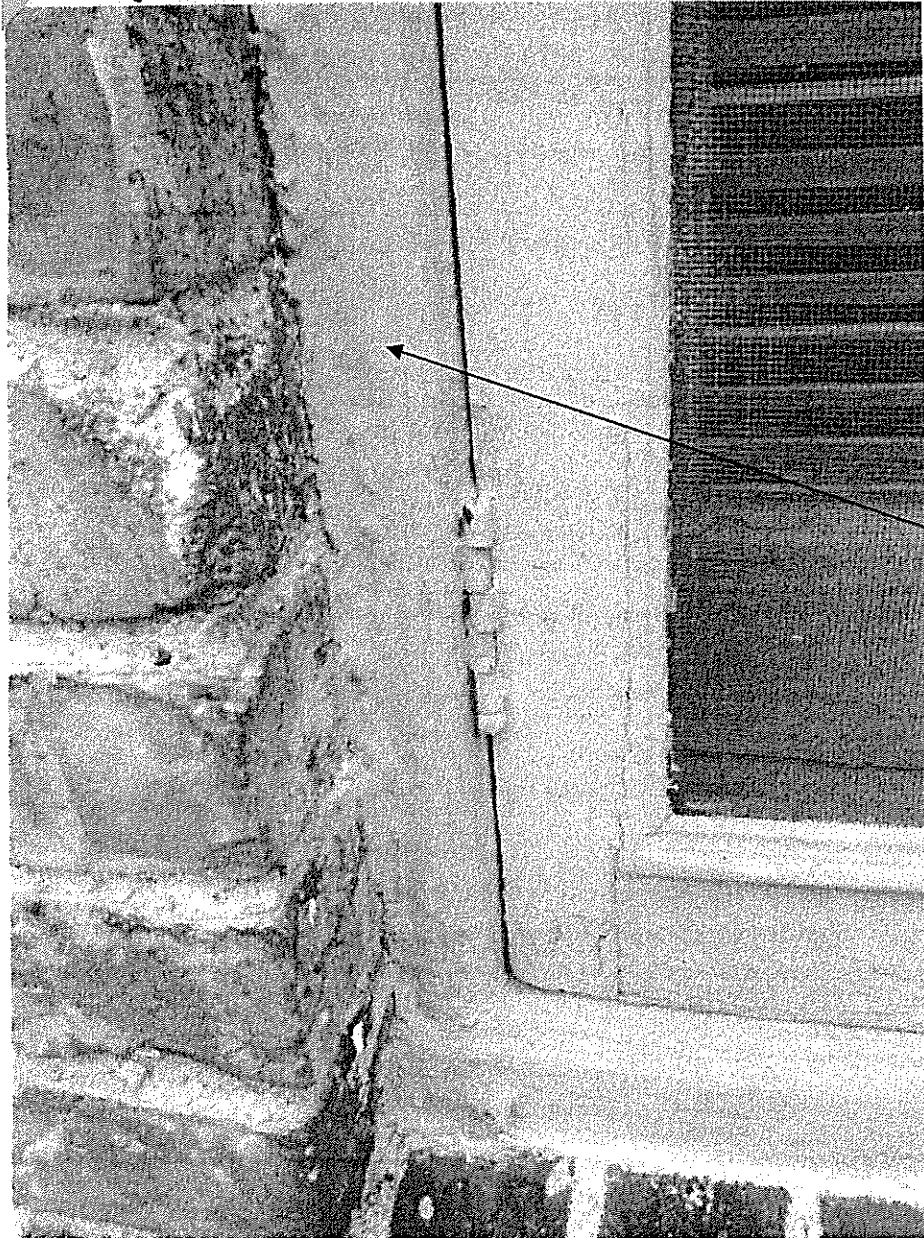
2913 N. Lake Drive. Work will be confined to the rear and side elevations only

Section of casement windows to be installed showing required mullion between the windows to match the original design. New windows must duplicate all the details of the original windows they are replacing



Vertical Mullion - LVL Operator/Operator

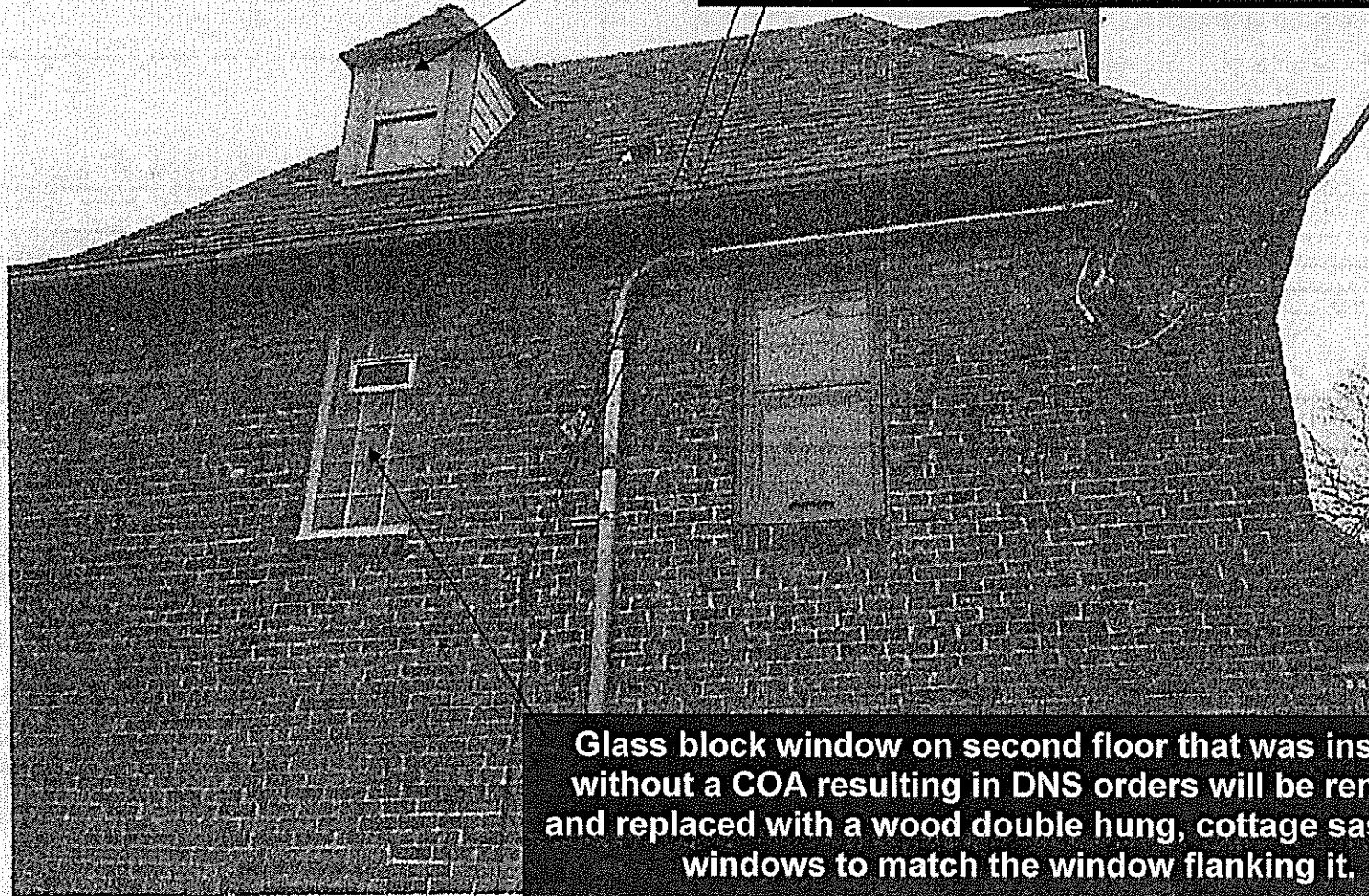
Olding example for windows, Custom



Original brick molding to be stripped to bare wood and then used as a pattern to make new wood brick moldings to match and then install around new windows.

cut by A. F. Illinger, Inc.

Dormer window to be removed and replaced with new casement window to match originals. NOTE: this window is presently covered with a metal double hung storm window, which will be removed



Glass block window on second floor that was installed without a COA resulting in DNS orders will be removed and replaced with a wood double hung, cottage sash style windows to match the window flanking it.

Divided lite casement windows to be removed and new casement windows made of wood, both inside and out, will be installed. NOTE: Windows must be true divided lite and cannot have only a spacing bar between the two sheets of insulating glass.



11/23/20