



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

2835 N. Lake Drive

North Lake Drive Historic District

Copper:

- New gutters, flashings, and downspouts within the scope of work will be replaced with copper. The gutters specifically will be made from a 20 OZ copper which will be slightly thicker than the existing replacement 16 OZ copper to make sure that new gutters will be stronger and stand up to time better.
- All seams will be soldered with 50/50 Meter bar. Gutters will have custom gutter straps that will be stronger than original that go underneath the shingle and will not be screwed through the back of the gutter to ensure strength and long-term water proofing. Existing straps are screwed through the "back" of the gutter leaving a possible leak zone for each strap.
- Wall flashing on the north side where the garage meets the existing wall will be out of 16 OZ freedom grey copper. The freedom grey copper will be able to be soldered fully to make sure that no leaks are able to happen. Freedom grey allows the ability to prime, and paint surface for better adhesion. Existing flashing were made from an old, galvanized material and was painted a dark color. It currently is leaking, and paint is chipping away on surface. Modern day galvanized metal doesn't get soldered anymore due to change in make-up of material. Switching to freedom grey is the closest and best material to still allow it to be soldered and painted to match existing color.
- Profile of the new gutters will match the existing upper gutters. Some of the gutters towards the bottom on the garage are of a different profile. Some lower ones have been replaced before. Upper gutters appear to be original to the home so we will match those. (see attached side profile)

Wood:

- Facia wood replacement will be out of Select pine. It won't have any knots in the surface and will allow prime and paint to match.
- Storm window repairs. Storm windows have the bottom parts of the window rotted out. Glass will be removed, rotted parts cut off, and new wood most likely Doug Fir will be spliced in and reattached sanded, primed, painted to match existing profile of storm windows.
- Glazing of the windows will be with a normal window glazing product and directions for application per manufacturer's instructions. Primed and painted to match.

Date issued

9/19/2025

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

Any existing end cap medallions/rosettes will be retained and reused. They may be replicated if strictly necessary.

All work must be done in a craftsman-like manner. 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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

Permits and timeline

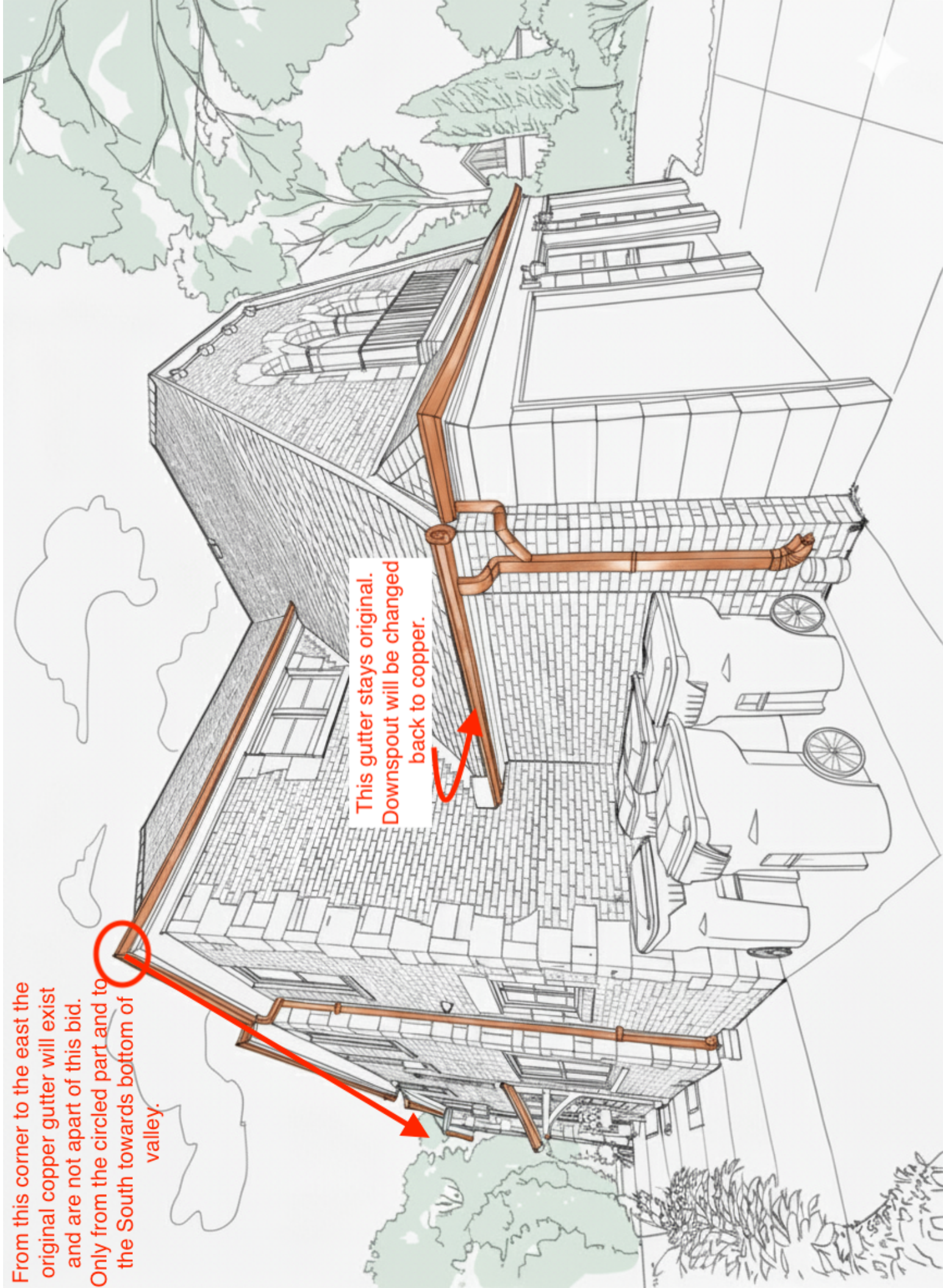
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

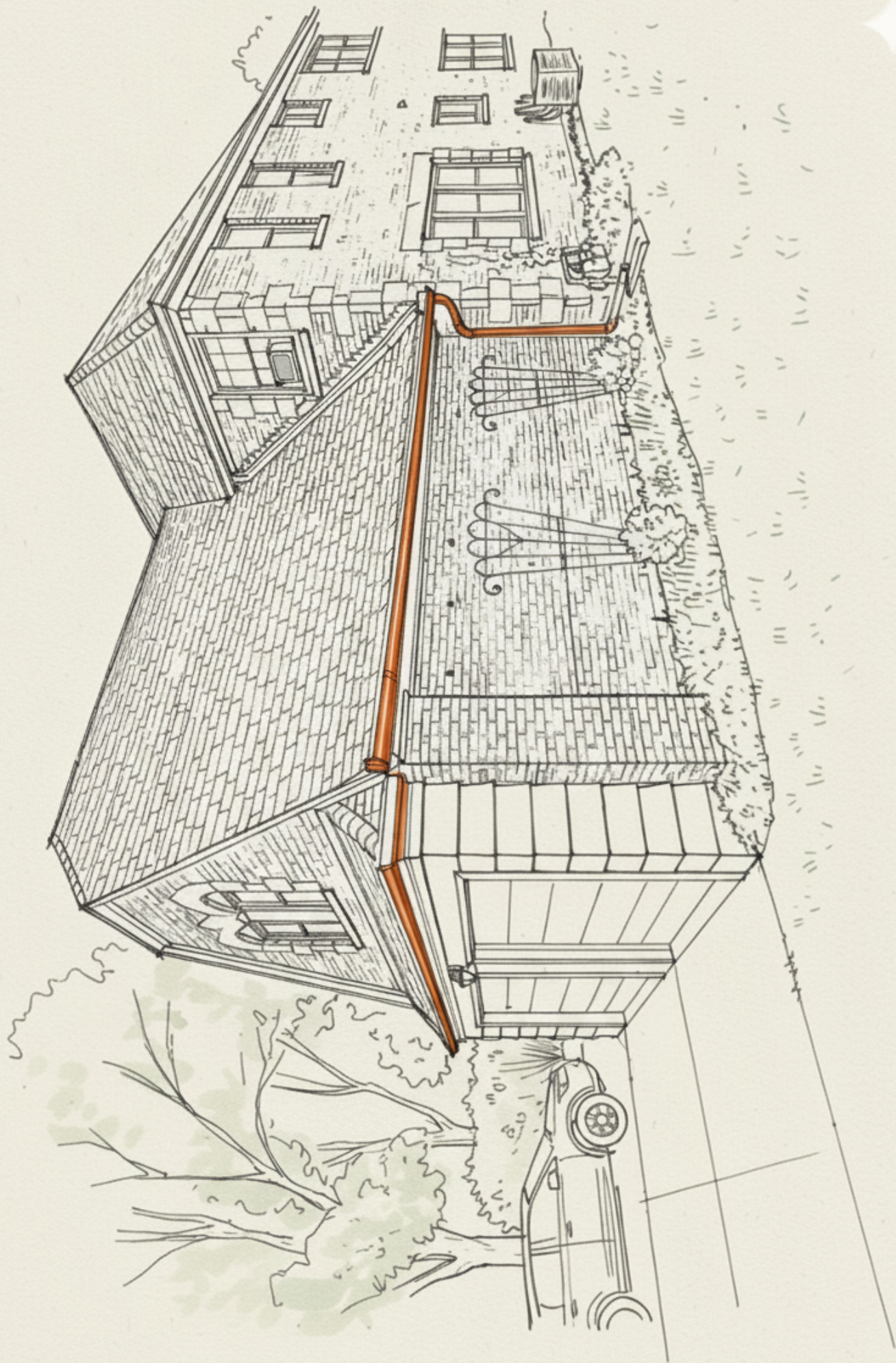


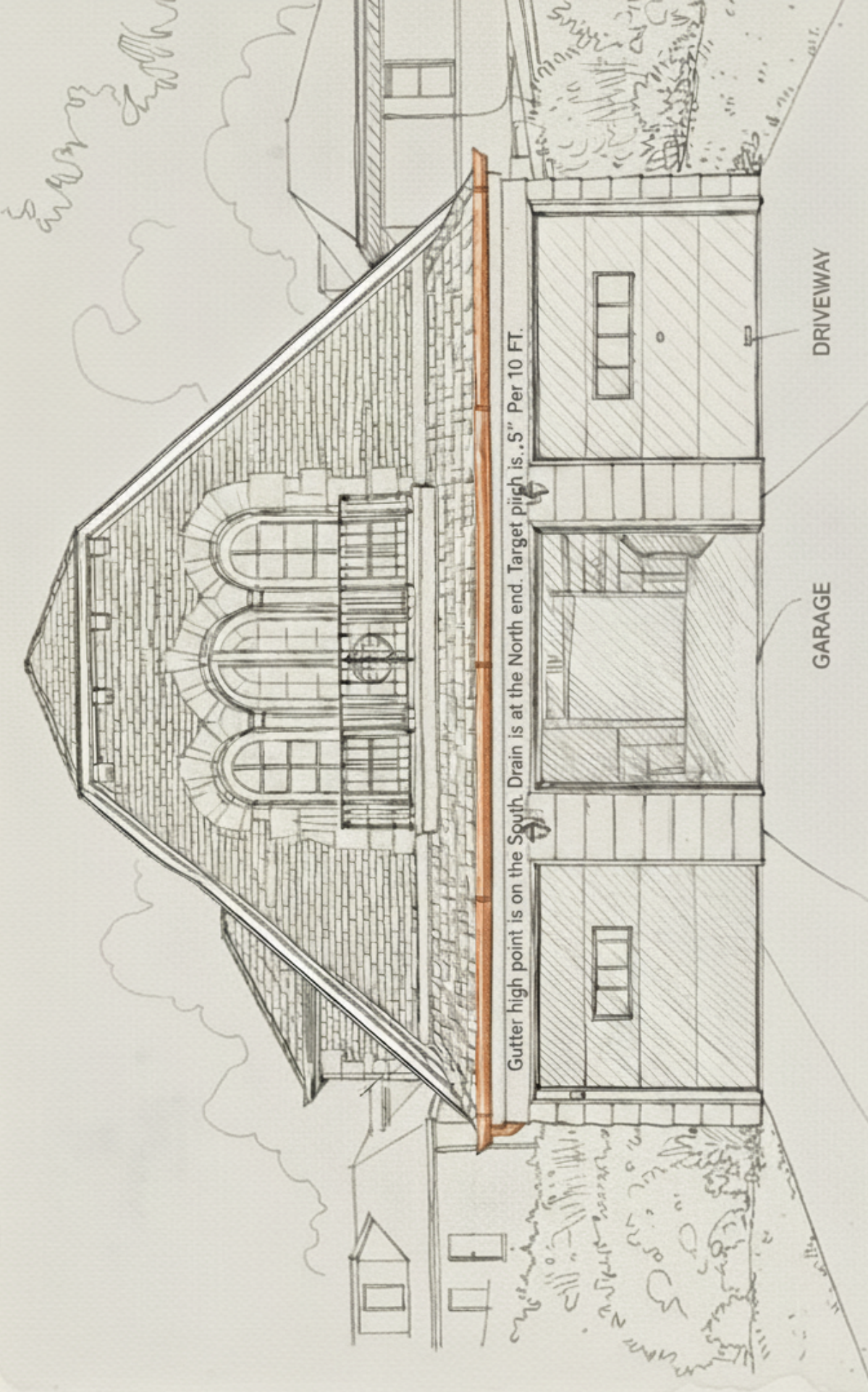
City of Milwaukee Preservation Staff

From this corner to the east the original copper gutter will exist and are not apart of this bid. Only from the circled part and to the South towards bottom of valley.

This gutter stays original. Downspout will be changed back to copper.







Gutter high point is on the South. Drain is at the North end. Target pitch is .5" Per 10 FT.

DRIVEWAY

GARAGE

FRONT ELEVATION

Profile matches
original Upper Gutter

