



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

|                            |  |  |
|----------------------------|--|--|
| <b>Property</b>            | 2210 N. LAKE DR.   | North Point South Historic District                |
| <b>Description of work</b> | DNS reported that work was being carried out on this property without a Certificate of Appropriateness (COA). The owner has now submitted an application for a COA. Work to be done includes repair of stucco, replacing rotted wood, and repointing areas of brick where the mortar has failed. |  |
| <b>Date issued</b>         | 8/22/2016  | PTS ID 113053 COA repair stucco, wood, and repoint |

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:

**The stucco mix should match the composition of the original stucco in order to have a compatible repair. The stucco is being applied over a base of metal mesh. Final texture will match the existing texture so that the repairs are not obvious.**

**Rotted or deteriorated wood will be replaced with wood that matches the dimensions of the original. The wood should be clear and free of knots. It is preferable to use a wood species that is decay resistant such as domestic Spanish cedar, western red cedar or redwood. Note: Ponderosa Pine or western white pine is not appropriate selections as they tend to decay within three to five years. All wood to be painted upon completion. Wood epoxies for spot repair are acceptable.**

**Repointing will be carried out with an appropriate mortar mix that is not too hard. Joints should be struck deep enough to remove loose mortar and form a good bond between the mortar and the brick. Grinding out the joints to widen the mortar joints is not acceptable. Joint texture and shape will match original.**

**NOTE: Owner is deciding whether or not to replace small green areas with permeable paving. A separate COA will be issued when details from the owner become available.**

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@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](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in cursive script that reads "Carlen Hatala". The signature is written in black ink and is positioned above a horizontal line.

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City of Milwaukee Historic Preservation Staff

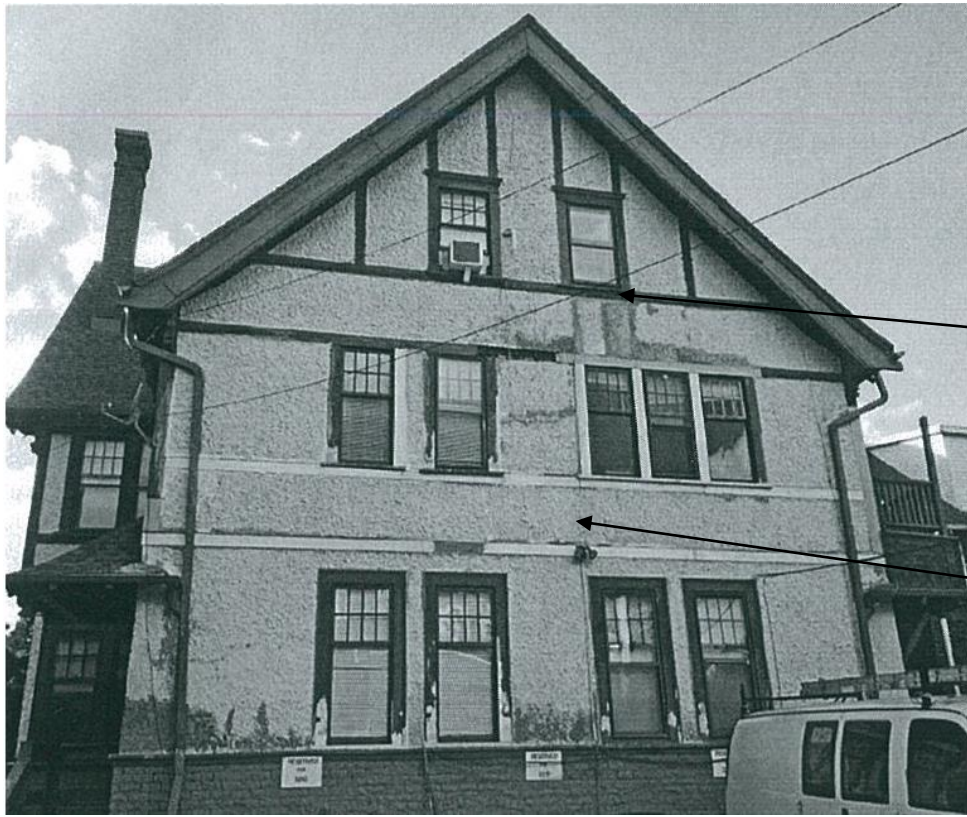
Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



House in 1986 (top)



House in November 2015 (below)



Stucco and wood trim are being repaired/replaced. Stucco repairs should have final texture to match original.

Wood epoxies are appropriate for smaller repairs. Replacement of larger areas should be done with decay resistant wood as indicated above.



Brick is being repointed. All mortar should be compatible with the original mortar and no joints are to be enlarged by aggressive grinding.

The brick at the base of the building has been previously painted and will be repainted.