



# 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>	2205 N. LAKE DR.	North Point South HD
<b>Description of work</b>	Restore window openings on west façade to original size. Install new wood, non-clad windows with matching new wood storm windows and repair brickwork per conditions and drawings below.	
<b>Date issued</b>	11/2/2022	PTS ID 115324 COA: WINDOW ALTERATIONS

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:

## **Masonry**

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. Brick is approved as attached. Replacement brick is not expected to be necessary.

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 [hpc@milwaukee.gov](mailto:hpc@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/lms](http://www.milwaukee.gov/lms), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor





Sills of (3) west windows will be lowered to match sills of adjacent windows on south elevation. Head of windows will remain as is. Existing stone sills will be cleaned and reused in lowered position. See included documentation of window and storm products.

For reference only:  
Head of (3) south windows will be raised to match head of adjacent windows on west elevation. Existing stone window sill to remain as is. This work was previously approved by Historic Preservation Commission, see COA PTS ID 114621

Proposed Revisions to West Facing windows.

(Revisions to south facing windows are shown for reference only as that work was previously approved.)

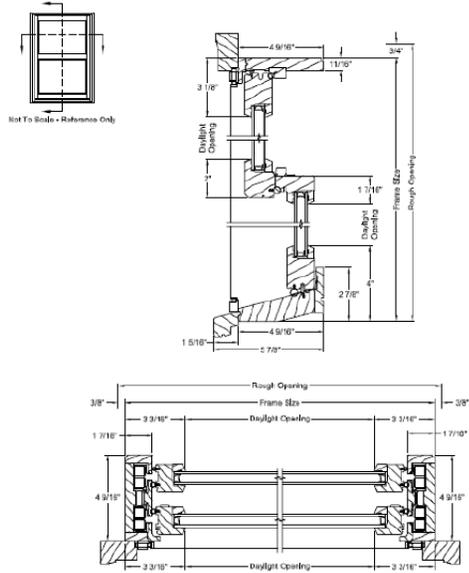
COA Application West Facing Window Replacement - 8/16/22



SITELINE WOOD  
WOOD WINDOW  
DOUBLE-HUNG

Windows will Jeld-Wen Siteline wood or similar.

OPERATOR SECTIONS



Windows will be replaced with all wood windows - inside and out, with wood storm windows that have a wood frame with sash heights that match primary windows. Window product will be Jeld-Wen Siteline wood or similar (Marvin Ultimate Double Hung WoodLine)

Storm window will be Marvin Alpine Wood or similar

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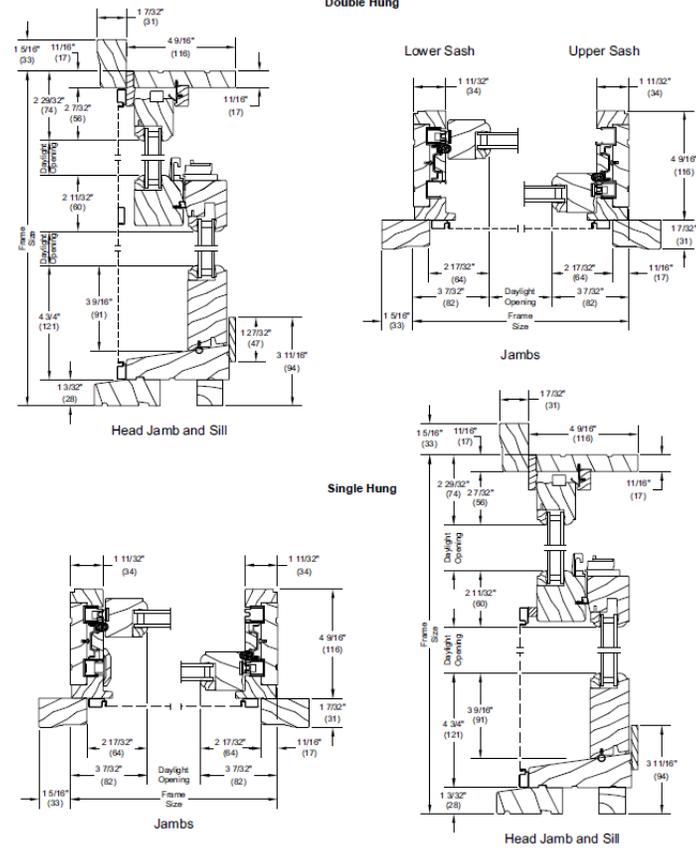
COA Application West Facing Window Replacement - 8/16/22



Ultimate Wood Double Hung

Section Details: Operating

Scale: 3" = 1' 0"



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Marvin Architectural Detail Manual