



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
Description of
work**

2641 N Lake Drive

Restoration of roof assembly with new with asphalt Certainteed Landmark shingles in Pewter color, chimney repair (reinstall pull chain bracket for damper in living room, install serwool fireproof insulation into gaps of fireplace in kitchen and master bedroom, repair existing chimney cap, using crown to seal and repair all minor cracks), tuckpointing chimneys and house as needed with type “N” mortar, installation of new HVAC unit and duct work, new Gilpin Inc. steel “Metalist” fence installation with gate in side and back yards. Repair/replace stucco on dormers per Pres Brief #22.

Date issued

6/3/2021; Amd 6/30 PTS ID 115146

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:

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4263>

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

Pressure washing of historic buildings is limited by state law and known best practices. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches.

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. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The (partially) rebuilt chimney must be rebuilt to exactly match the historic including bonding pattern, corbeling, and other details. Accurate measurements shall be taken prior to disassembling so the new chimney exactly matches the historic without alteration. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The approved steel Gilpin Metalist steel fence may only use blank-picket or spear point finials.

Sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material. ANY SIDEWALL VENTING MUST BE AT THE REAR OF THE HOUSE OR AS FAR BACK AS POSSIBLE ON A NONSTREET-FACING SIDE ELEVATION. REGARDLESS OF LOCATION THE PVC VENT PIPES MUST BE PAINTED OUT TO BLEND WITH THE COLOR OF THE SURROUDNING BUIDLING MATERIAL.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: 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/permits, or call (414) 286-8210.

Jacqueline Drayer

City of Milwaukee Historic Preservation

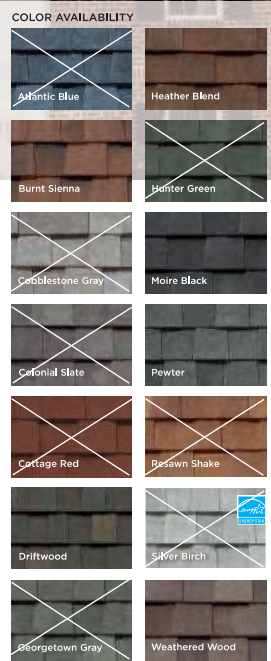
Copies to: Development Center, Ald. Bauman



Google Street View photo of 2641 N Lake Drive, showing portion of side yard where fence will be visible



Google Street View photo of 2641 N Lake Drive, showing chimney and roof condition as of October 2019



LANDMARK®

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty*
- 10-year **StreakFighter®** algae-resistance warranty
- **NailTrak®** extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

Certainteed Landmark Shingles, showing approved Pewter color

5/16/2021

Design ID: 322658552660
Estimate ID: 54420

MEXARD'S
Design & Buy FENCE

How to purchase at the store

1. Present this packet to any Building Materials Team Member.
2. Use the Estimate ID to create an invoice or estimate.
3. Take the invoice with you and pay at any register at the end of your shopping experience.

How to purchase at home

1. Add your fence to the cart and purchase.
2. Save your Design Packet for your records. The Design ID # can be used to recall the Fence Design.

Design

Back Yard
2641 N Lakota

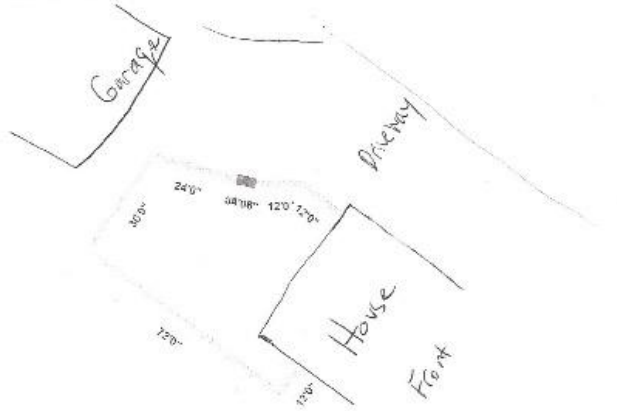


Illustration intended to show general fence size and shape. Some options may not be shown for picture clarity.

Materials

Type:	Metal Panels
Metal Type:	Steel Fence
Panel:	Metalist 4' x 8' Fence
Gate:	Gilpin Inc. Metalist 4' x 4' Gate
Post Footing:	Fast Setting Concrete Mix - 50 lb

1/4

Fence site plan, materials, and dimensions