

05.16.16

Lake Drive Townhomes Historic Preservation Certificate

Carlen Hatala

City of Milwaukee
Historic Preservation Commission
Milwaukee City Hall
200 E. Wells Street, Room B-4
Milwaukee, WI 53202

Carlen,

Please see the attached packet of information regarding the proposed work at 2553-2575 North Lake Drive.

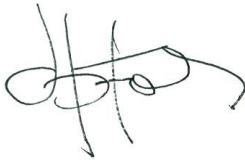
The lake drive townhomes is an existing 20+ unit condo on the east side. It was originally constructed in the early 1980's. A "synthetic stucco" or EIFS system was a major façade finish on the original building. This EIFS finish has since deteriorated and is in need of replacement. The nature of the deterioration is due to the poor detailing and finish of the original materials. The required repairs will be expansive and require a full replacement of the existing EIFS system with a new one.

The intention is that the new EIFS façade will match the existing EIFS façade.

In addition to the EIFS replacement there will be repairs to the existing cedar trim. There may be some new colors chosen for the façade. The pedestrian entry gateway area will be renovated. A half wall at the street face of Lake Drive will be renovated and updated.

As we discuss on the phone regarding the project. The ability to use EIFS on this project is critical. Stucco is not an appropriate or suitable alternative. In order to move ahead, we would like to initially discuss the Stucco v.s. EIFS finishes. Assuming that we can proceed with the EIFS finishes, we will then develop our proposals and provide an additional submittal with more information on the overall renovations and the other minor items mentioned.

Regards,



Jeffrey Folstad
Solid State Architecture