



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2652 N. Lake Drive, North Point North Historic District

Replace gutters, except copper gutters on the front façade, with new 5" K-style gutters and downspouts in brown to match existing. Repair/spot-replace rotted and damaged fascia boards in-kind. Tear off existing flat roof over garage and replace with 60 mil EPDM roof per the scope below. Repair damaged wood elements, including wood railings on porch, in-kind. Repair deteriorated wood on windows.

Date issued 7/1/2025

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:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.


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 patched 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 flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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) 286-5722 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 Historic Preservation

Copies to: Development Center

TWO PAGES TO FOLLOW

Ex. A

Foley/Farrar Exterior work

Dated: June 24, 2025

2652 North Lake Drive Milwaukee, WI 53211

Gutter Removal & Installation

We will remove the original metal gutters, leave the copper gutters, and repair/replace all damaged fascia boards with new 1" pine boards. 5" K profile seamless gutters and downspouts (Brown) will then be installed using aluminum gutter hangers and 1-1/2" pole barn is screwed every two feet. End caps and outlets will be installed and caulked with Solar

Seal #900, 4" downspouts and elbows will be installed using color matched zip screws following the original layout as closely as possible, and a 6" K profile gutter will be installed above the Southern porch. Raindrop gutter guards will be installed in all new gutters, and the southern roof heating cables will be replaced with new commercial grade heating cables.

We are responsible for the purchase and delivery of all materials needed to complete the scope of work, and for disposing of all material waste and acquiring a dumpster if necessary

Insurance: Worker's Comp. and Liability.

Material List for this project:

- 5" & 6" Seamless gutters
- 4" Downspouts
- 4" Outlets and 5" end caps
- Aluminum gutter hangers and downspout straps
- Color matched zip screws and rivets
- Solar Seal #900
- Raindrop gutter guards
- 1" pine boards

Ex. B

Flat Roof Tear Off & Repairs

We will tear off the Southeast flat roof to inspect the decking and install a new 1" Polyiso board. sheathing using 3" metal plates and screws. Aluminum gutter aprons will be installed along the perimeter of the flat roof and Mule Hide EPDM bonding adhesive will be applied to the substrate and membrane to install new 60mil Mule Hide EPDM black rubber membrane.

3" seam tape will be used to seal all rubber unions, and 6" rubber flashing will be installed at any outside corners. Two lines of shingles will be removed from the West pitched roof to run the membrane 1' above the flat roof, and the original shingles will be reinstalled. T-bar will be installed as needed using 1-1/2" fasteners and the aluminum wall flashing will be reinstalled and caulked with color matched Solar Seal #900.

We are responsible for the purchase and delivery of all materials needed to complete the scope of work, and for disposing of all material waste and acquiring a dumpster if necessary

Insurance: Worker's Comp. and Liability.

Material List for this project:

- Polyiso boards
- 3" metal plates and screws
- Gutter Apron
- Mule Hide bonding adhesive
- 60 Mil EPDM black rubber membrane
- 6" rubber flashing
- 3" seam tape
- 6" Cured EPDM flashing
- Termination Bar
- Firestone Quick Primer
- Black LAP cement
- Solar seal #900