



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**

2555 N. LAKE DR. North Point North Historic District

**Description of work**

This condominium complex was constructed in 1982, before the North Point North Historic District was created in 1983.

The current proposal is to re-clad the building with the same material that was used at the time of construction. The original material is EIFS, a form of cladding in which the exterior coat of stucco-like material is applied to external insulating material, typically foam boards. The original material has failed throughout the complex. It was a new material at the time and problems with its application were not discovered until later. Due to the global failures of this product new techniques have been developed to allow for air and water behind the stucco-like material and there are now better drainage systems to address moisture in the cavity behind the cladding. This material is not historic but the building was constructed with this material.

In addition to the cladding, the cedar trim will be repaired.

New aluminum-clad windows and patio doors will be selectively installed to match the originals and this will be facilitated by the application of the new cladding.

**Date issued**

7/6/2016

PTS ID 111411 COA Reclad Exterior

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 work will follow as described to the HPC. Any renovations to the front half-wall and entry gate that change the appearance, size, shape or material will need staff approval before work starts.**

**The approval of the EIFS cladding and the aluminum clad windows is particular to this individual project and does not constitute blanket approval for such materials to be used on older buildings using traditional construction materials or on new construction in historic districts.**

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.



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City of Milwaukee Historic Preservation Staff

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



Lake Drive Facade - Looking Northward

TownHomes as viewed along Lake Drive



Typical seam "telegraphing" @ facade. Telegraphing is symptom of failed moisture barrier and exposure of substrate sheathing to moisture. Repair will require replacement of damaged substrate and new drained EIFS system

Exterior Facade - showing typical "telegraphing" of sheathing through EIFS finish



Existing entry gate area to be renovated



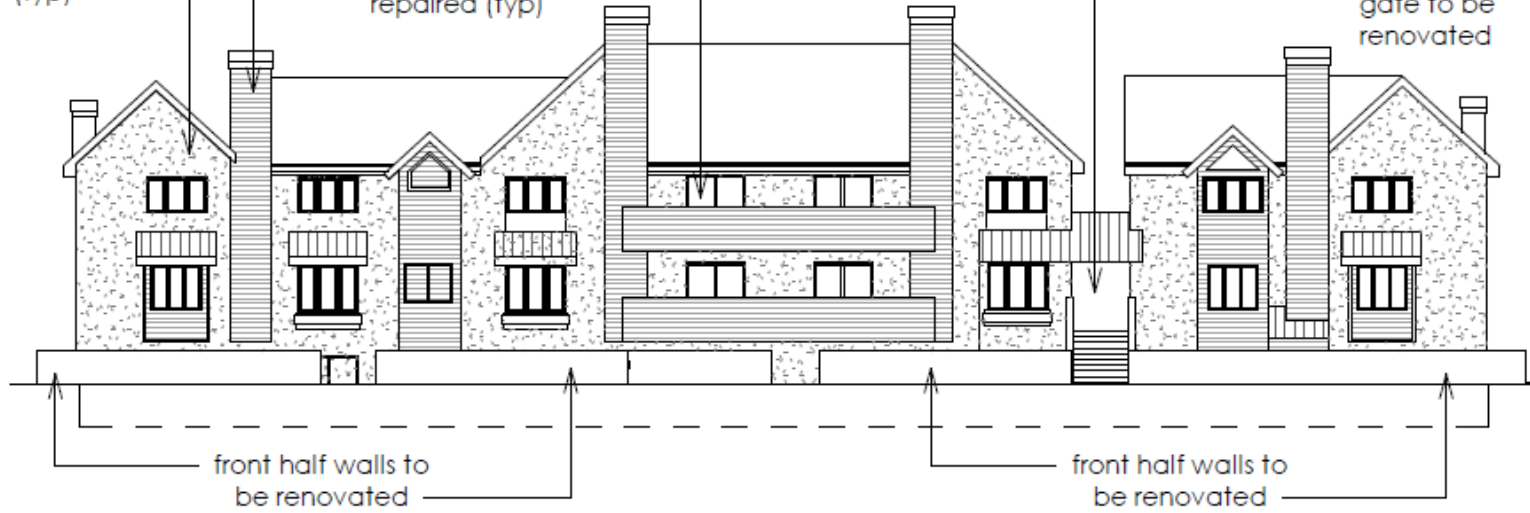
Pedestrian View traveling north - showing half wall to be renovated

EFS to be replaced (typ)

cedar trim to be repaired (typ)

new patio doors + windows to match existing (typ.)

front entry gate to be renovated



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Lake Drive - South East

Elevation - External

NTS

EFS to be replaced (typ)

cedar trim to be repaired (typ)

new patio doors + windows to match existing (typ.)



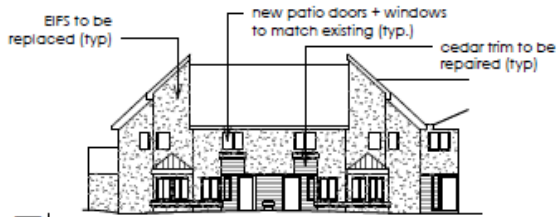
**3**

Rear - North West

Elevation - External

NTS

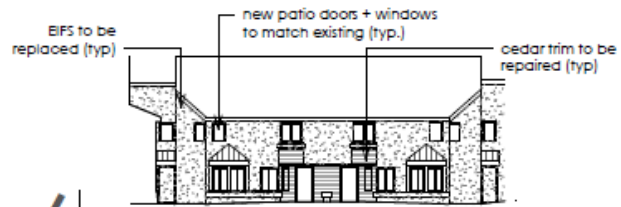




**7**

Court - South East

Elevation - Courtyard | NTS



**6**

Court - North West

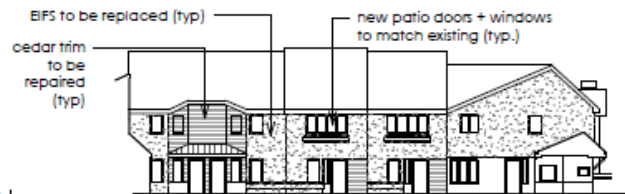
Elevation - Courtyard | 1" = 20'-0"



**5**

Court - South West

Elevation - Courtyard | NTS



**4**

Court - North East

Elevation - Courtyard | NTS



Western property face looking north from southern edge

Note windows and sliding patio doors are non-historic. They lack sills, traditional framing and muntins and appear to sit on the wall rather than in the wall. They are original to the building. They are being replaced in kind.