



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

2721 N. Lake Drive

South Slider:

Replace slider patio door with reclaimed brick taken from north side of house and casement windows mimicking previously-approved style.

For all North side improvements - there is not enough original brick available to reclaim for this part of the project:

North Slider:

Replace North slider patio door with new brick as close to original as can be located and casement windows.

North "Rock Garden" windows:

Eliminate windows and brick with new brick as close to original as can be located.

North Skylight:

Remove skylight and re-roof with single-ply EPDM membrane.

North Vents:

If necessary, remove existing vents and replace with new brick as close to original as can be located. New vents of similar size and type will be installed in locations to be determined.

See attached documents for additional details including required window specifications.

3/5/2025

Date issued

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

1. 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.
2. 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.
3. 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.
4. New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

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) 286-5712 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 Preservation Staff

JACOBS: 2721 N. LAKE DRIVE: South Side: Replacing South Sliding Door



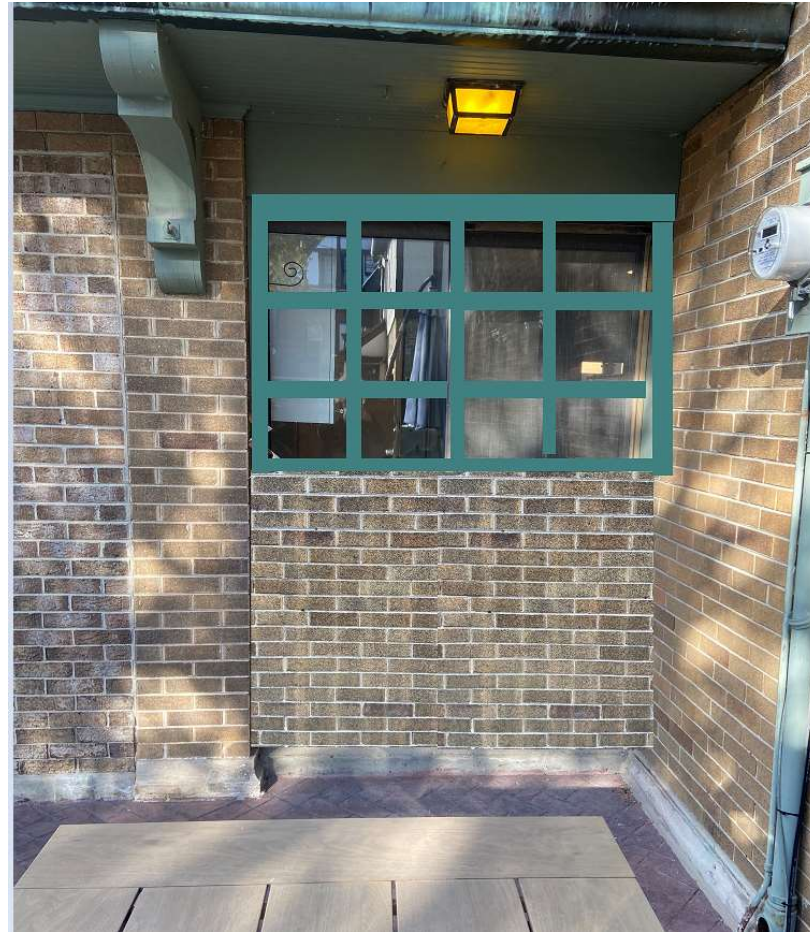
The rear of the house appears to have originally had 3 garage bays. The third, seen here with a door, was removed at some unknown time and turned into a back hall and powder room.

To the right of that bay is the south sliding door we are seeking approval for, clearly from a modern but unknown time. It is single pane and is does not close properly and leaks cold air.

The design of the back door with divided panes was previously approved by the HPC based upon the original doors we found in the garage.

No other original windows or doors for this rear part of the house/garage exist. All have been replaced in some fashion.

JACOBS: 2721 N. LAKE DRIVE: South Side: Replacing South Sliding Door



South Sliding Door:

Proposed alteration:

- Remove the existing slider
- Half-height masonry using original bricks taken (and replaced with similar) from the north side of the house.
- 2 divided-light casement windows, mimicking the detail of the back door.

JACOBS: 2721 N. LAKE DRIVE: North Side: Replacing North Sliding Door:



As can be seen from this photo – there are at least 3 different kinds of brick on this side of the house of varying colors. It is unclear whether there had been an opening of any sort at this location prior to the installation of the slider.

There are simply not enough bricks that can be reclaimed from another location to try to use original bricks. We will try to use bricks that match original, but they are no longer made and, by definition, will be slightly different.

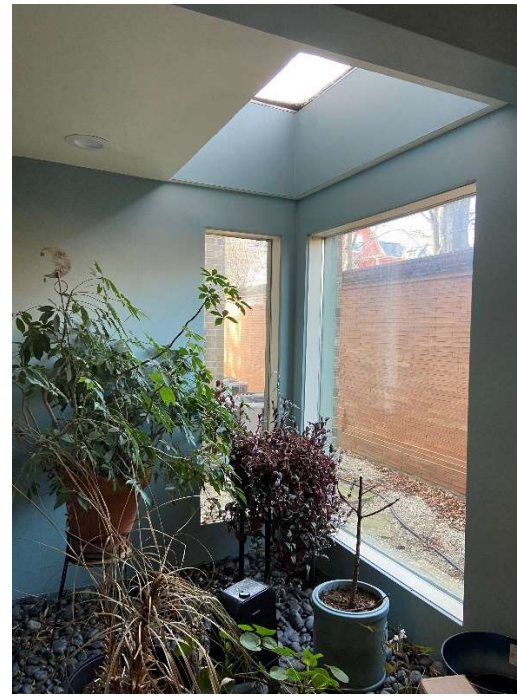
The photograph below shows the very narrow path between the house and the neighbor's wall.

Nothing on this side (north) of the house is visible from the street. Neighbors cannot see this side because of the massive wall.

Proposed alteration:

- Remove the existing slider
- Half-height masonry using bricks of a similar color/size to existing.
- 2 divided-light casement windows, again mimicking the detail of the back door

If required, the existing 2 vent locations seen in the photograph (stove & oven) will be filled in with bricks and moved as required to vent the stove/ovens. It is hoped (but cannot yet be confirmed) that the existing outlets may be used. If they need to be moved, the vents will be of approximately the same size.



This is immediately to the west of the North Sliding Door. It is totally unclear what this area originally was. It may have been a back door entry to the kitchen, but that is just a hypothesis. On the interior, it is currently a rather odd “rock garden.” Clearly not original to the house. As with the North slider, this is not visible from the street (or by neighbors). As can be seen from the interior photograph, the windows are compromised.

Again, on the exterior, the many different bricks can be seen here as well. There is no way to “match” or use original bricks for fill in.

Not seen in the exterior photo is the skylight above this area but it is visible on the interior photograph. It is at end of life.

Proposed alteration:

- Remove the existing windows
- Both windows will be filled in completely with bricks of a similar color/size to existing.
- There will not be windows replaced here.
- Remove the skylight and replace with proper roof structure and single-ply EPDM membrane



Proposal - Detailed

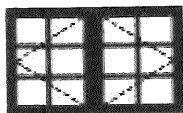
Pella Window and Door Showroom of Brookfield
19030 Bluemound Rd
Brookfield, WI 53045
Phone: (262) 783-6600 Fax: (262) 783-7335

Sales Rep Name: Torres, Jenna
Sales Rep Phone: 262-853-0646
Sales Rep E-Mail: jtorres@pellawi.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Ann Jacobs 2721 N Lake Dr Milwaukee, WI 53211-3851 Primary Phone: (414) 7365001 Mobile Phone: Fax Number: E-Mail: ann@jacobsinjurylaw.com Contact Name: Great Plains #: 1008387224 Customer Number: 1012130039 Customer Account: 1008387224	Ann Jacobs - 2721 N Lake Drive, Milwaukee, WI, US 2721 N Lake Drive Lot # Milwaukee, WI 53211 County: Owner Name: Ann Jacobs Owner Phone: (414) 7365001	Quote Name: Ann Jacobs - 2721 N Lake Drive, Milwaukee, WI, US Order Number: 823 Quote Number: 19123802 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: EXEMPTCPI Cust Delivery Date: None Quoted Date: 1/31/2025 Contracted Date: Booked Date: Customer PO #:

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Kitchen	Pella Reserve, Traditional 2-Wide Casement	\$8,109.94	2	\$16,219.88



Viewed From Exterior

PK #
2187

1: Left Casement**General Information:** Standard, Wood, Pine, 4 3/8", 4 3/16"**Exterior Color / Finish:** Primed**Interior Color / Finish:** Unfinished Interior**Sash / Panel:** Putty Glaze, Ogee, Standard**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Wash Hinge Hardware, Antiek Fold-Away Crank, Satin Brass, No Window Opening Control Device, Limited Opening Hardware, No Integrated Sensor**Screen:** Full Screen, Champagne, InView™**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee**2: Right Casement****General Information:** Standard, Wood, Pine, 4 3/8", 4 3/16"**Exterior Color / Finish:** Primed**Interior Color / Finish:** Unfinished Interior**Sash / Panel:** Putty Glaze, Ogee, Standard**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Wash Hinge Hardware, Antiek Fold-Away Crank, Satin Brass, No Window Opening Control Device, Limited Opening Hardware, No Integrated Sensor**Screen:** Full Screen, Champagne, InView™**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

RIFFT001 - 01 Full Frame 0 - 101 UI

Qty 1

JXT1 - 01 PINE Jamb extensions up to 7-1/4

Qty 17

Thank You For Your Interest In Pella® Products