

Certificate of Appropriateness

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

Property Description of work 2633 N. Lake Drive

North Point North HD

Change roofline of previously approved patio roof. Complete other alterations to rear as previously approved. All work per attached drawings. All existing windows to be repaired.

Windows throughout the house will be repaired in place. 42 windows will receive new wooden storm windows manufactured by Marvin. *Drawings of the renovations follow*

1/22/2025

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:

Roofs

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.

Windows

New window in new closet area to match existing windows. Window must be all-wood, non-clad exterior with simulated divided light with spacer bar. Marvin Ultimate Wood or equivalent. A salvaged window of appropriate design is also acceptable.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) https://www.wisconsinhistory.org/Records/Article/CS4260

Wood

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 the 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.

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

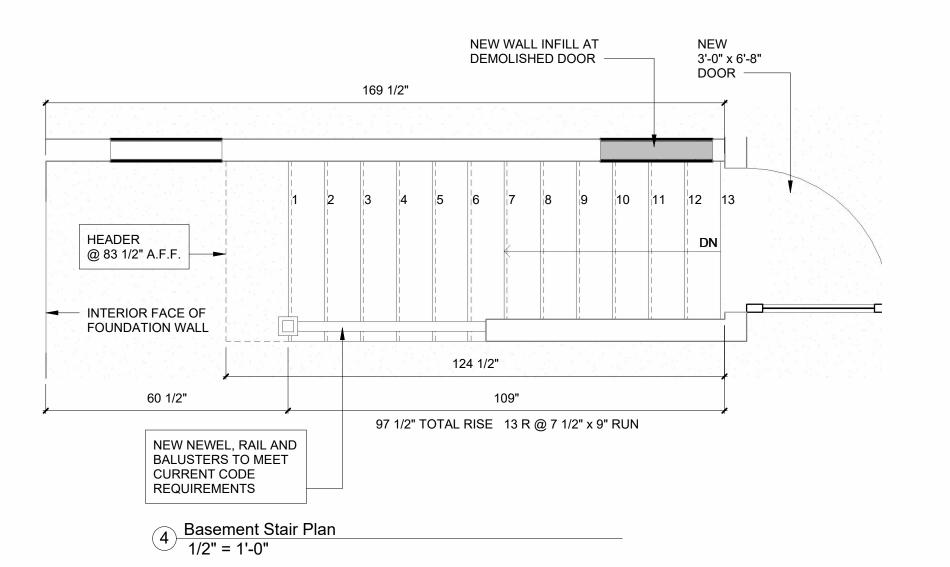
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

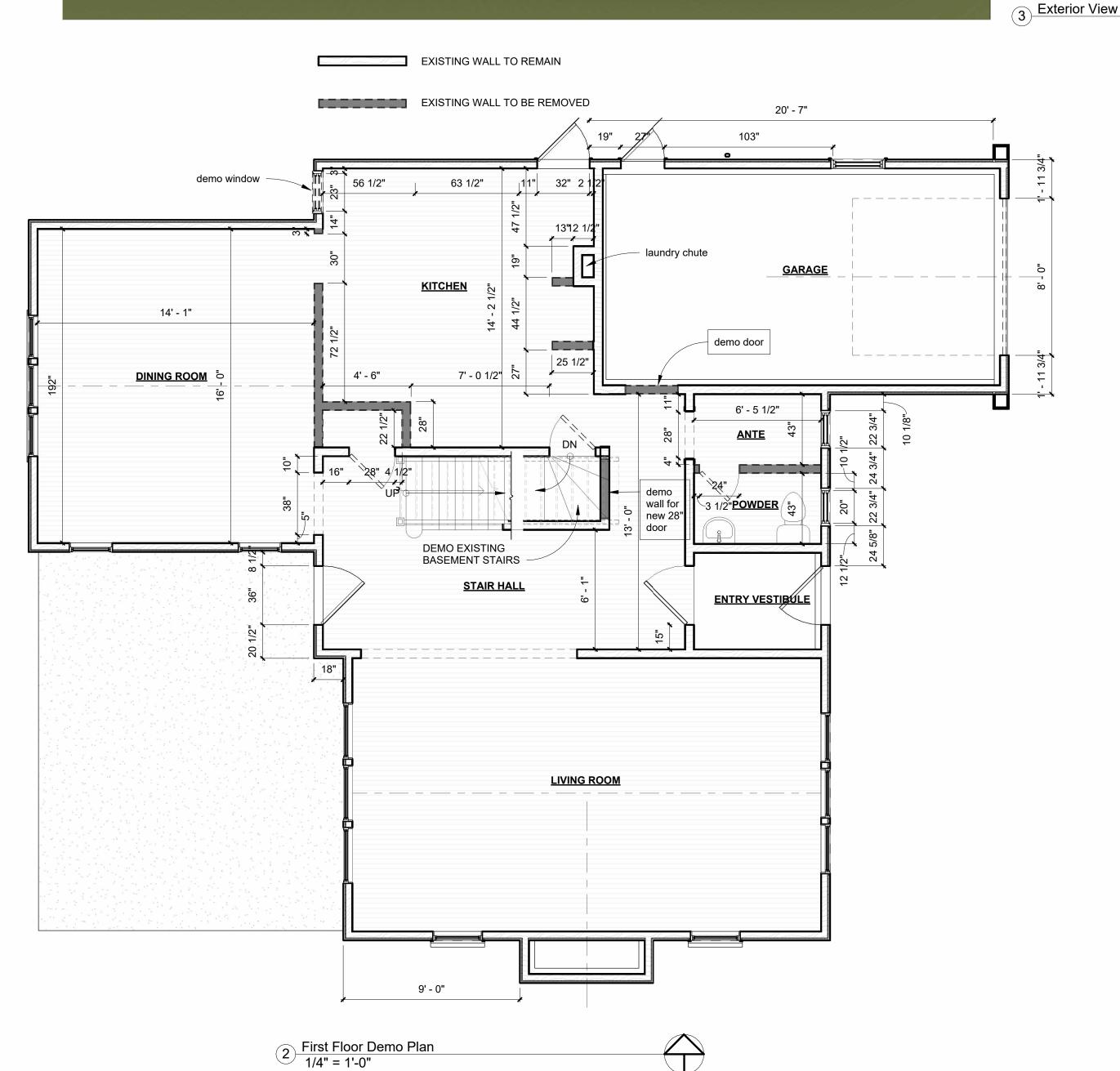
City of Milwaukee Preservation Staff

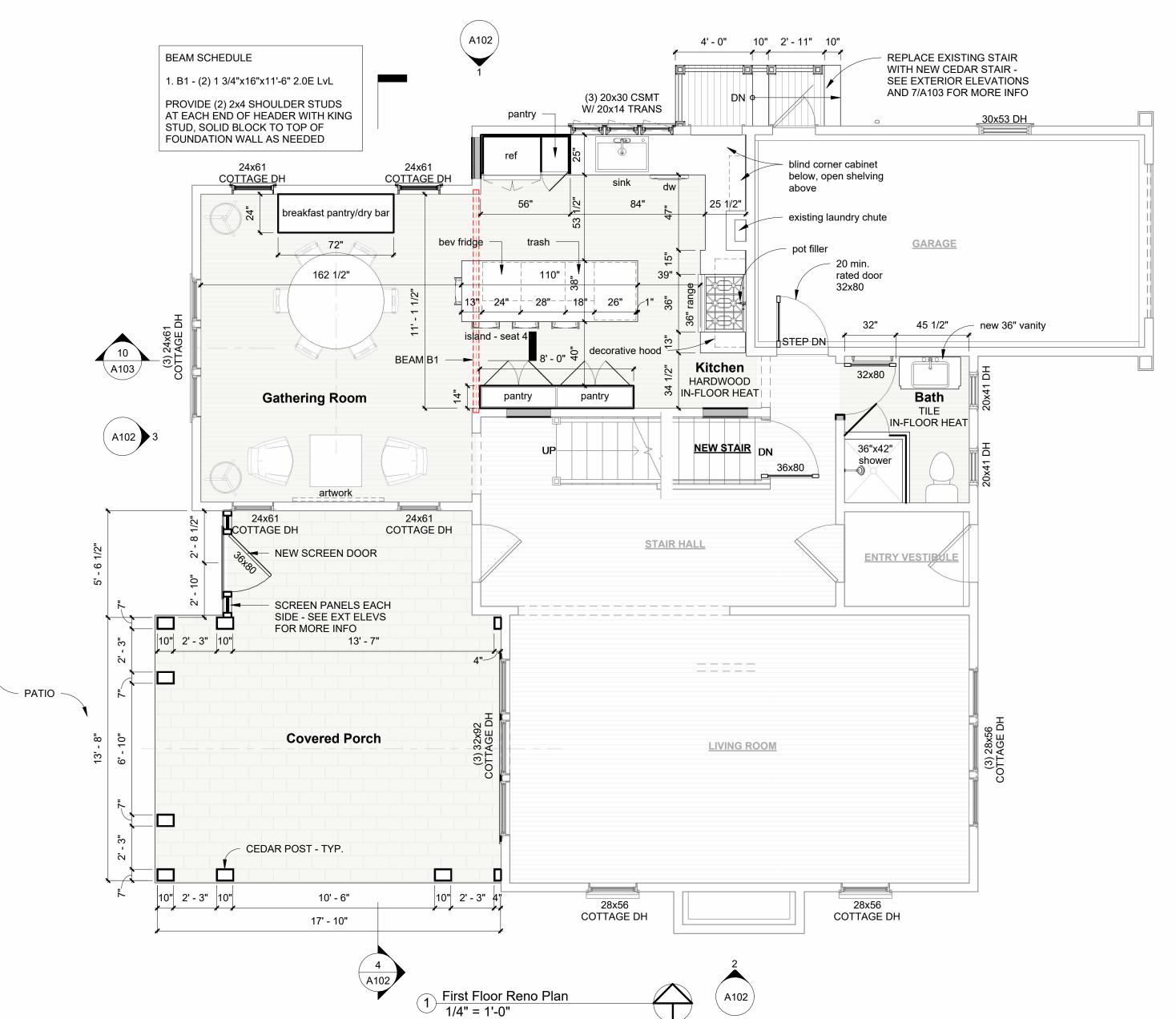
Im ans

McFadden - 2633 N. Lake Drive, Milwaukee WI 53211













Murphy McFadden PROJECT NO:

McFadden Residence

CONTACT ADDRESS:

PROJECT ADDRESS: 2633 N. Lake Dr., Milwaukee, WI 53211

CONTACT PHONE:

CONTRACTOR: **Renz Construction** PO Box 180463 Delafield, Wi 53018

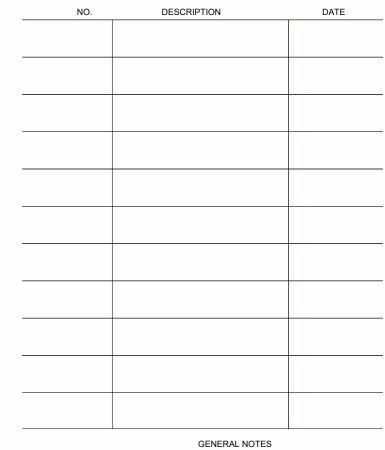
Wendy Renz + 262 490 0484

Hundt Architecture 3058 North Newhall Street Milwaukee, WI 53211

+ 414 554 3853

ISSUED FOR:

Ryan Hundt



CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR TO START OF WORK & DURING THE

CONSTRUCTION PHASE

DURATION

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S

DO NOT SCALE OFF THE DRAWING

Title, Exterior View, Floor Plans, Structural Engineering

Scale: As indicated Date: 1/8/2025 Drawn By: RSH



AND PAINTED; REPLACEMENT WOOD WILL BE DOUG FIR.





3 West Elevation 1/4" = 1'-0"





HUNDT

Murphy McFadden PROJECT NO:

23.010 McFadden Residence CONTACT ADDRESS:

PROJECT ADDRESS: 2633 N. Lake Dr., Milwaukee, WI 53211

CONTACT PHONE:

CONTRACTOR: **Renz Construction** PO Box 180463 Delafield, Wi 53018

Wendy Renz + 262 490 0484

Hundt Architecture 3058 North Newhall Street

Milwaukee, WI 53211

+ 414 554 3853 Ryan Hundt

DESCRIPTION

DATE

ISSUED FOR:

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE

CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION

DO NOT SCALE OFF THE DRAWING

Exterior Elevations, **Building Section**

Scale: 1/4" = 1'-0"

Date: 1/8/2025

Drawn By: RSH

A102

Gathering Room

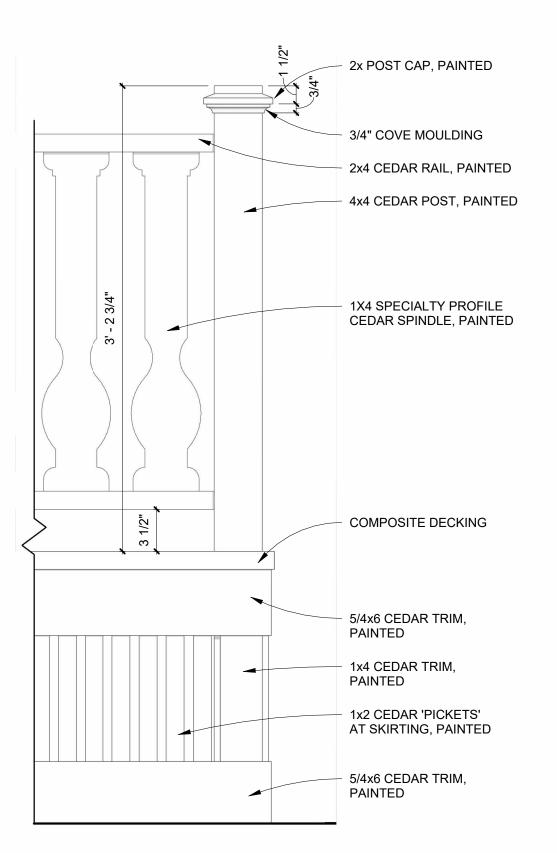
EXISTING BASEMENT

Ridge 28' - 0"

Second Floor Ceiling
17' - 4"

Second Floor
9' - 4"
First Flr Ceiling
8' - 6 1/2"

Basement -8' - 1 1/2"



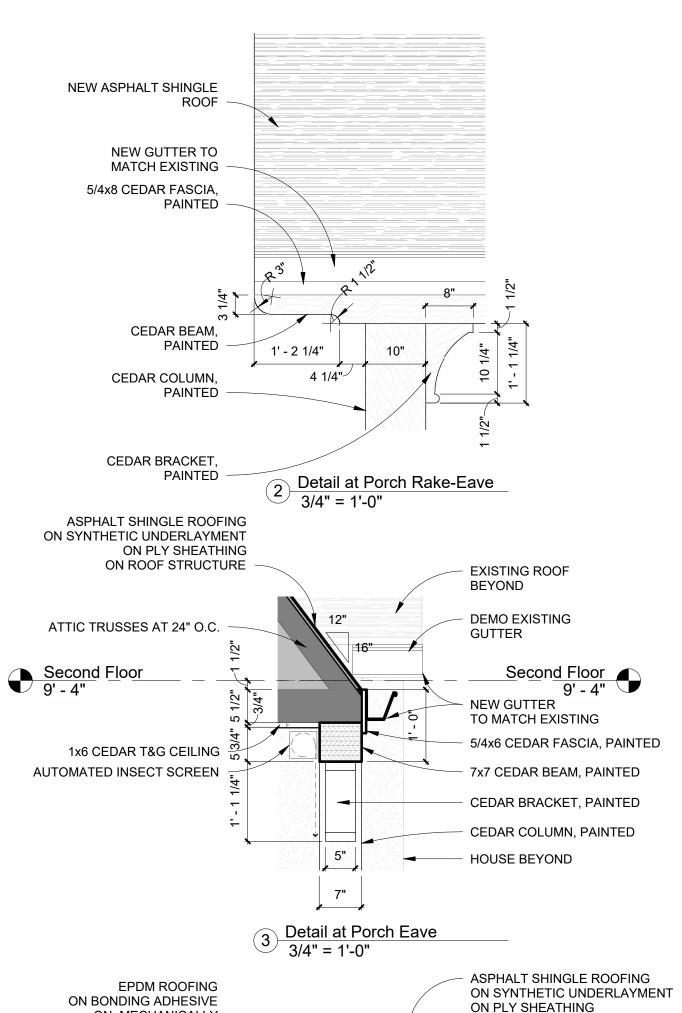
7 North Porch Detail Elev
1 1/2" = 1'-0"

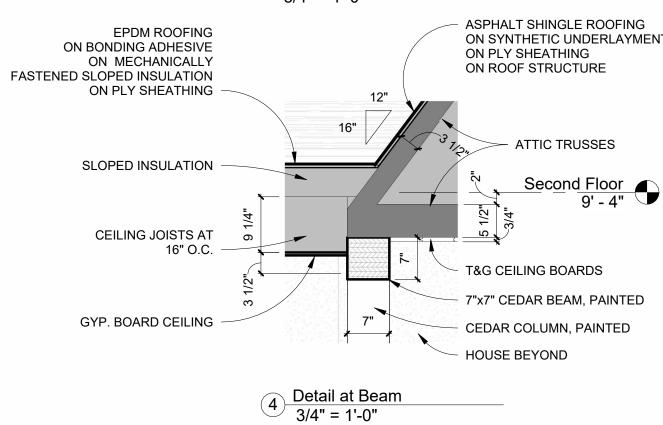


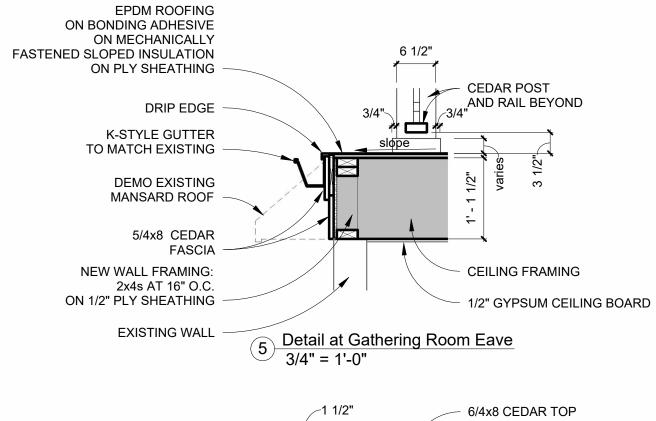
8 Existing North Stair 3/16" = 1'-0"

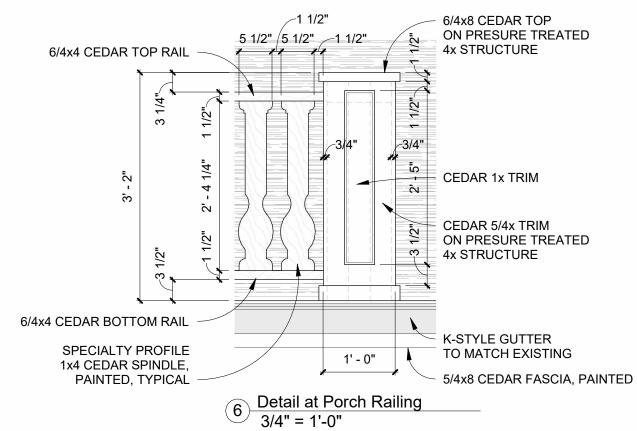


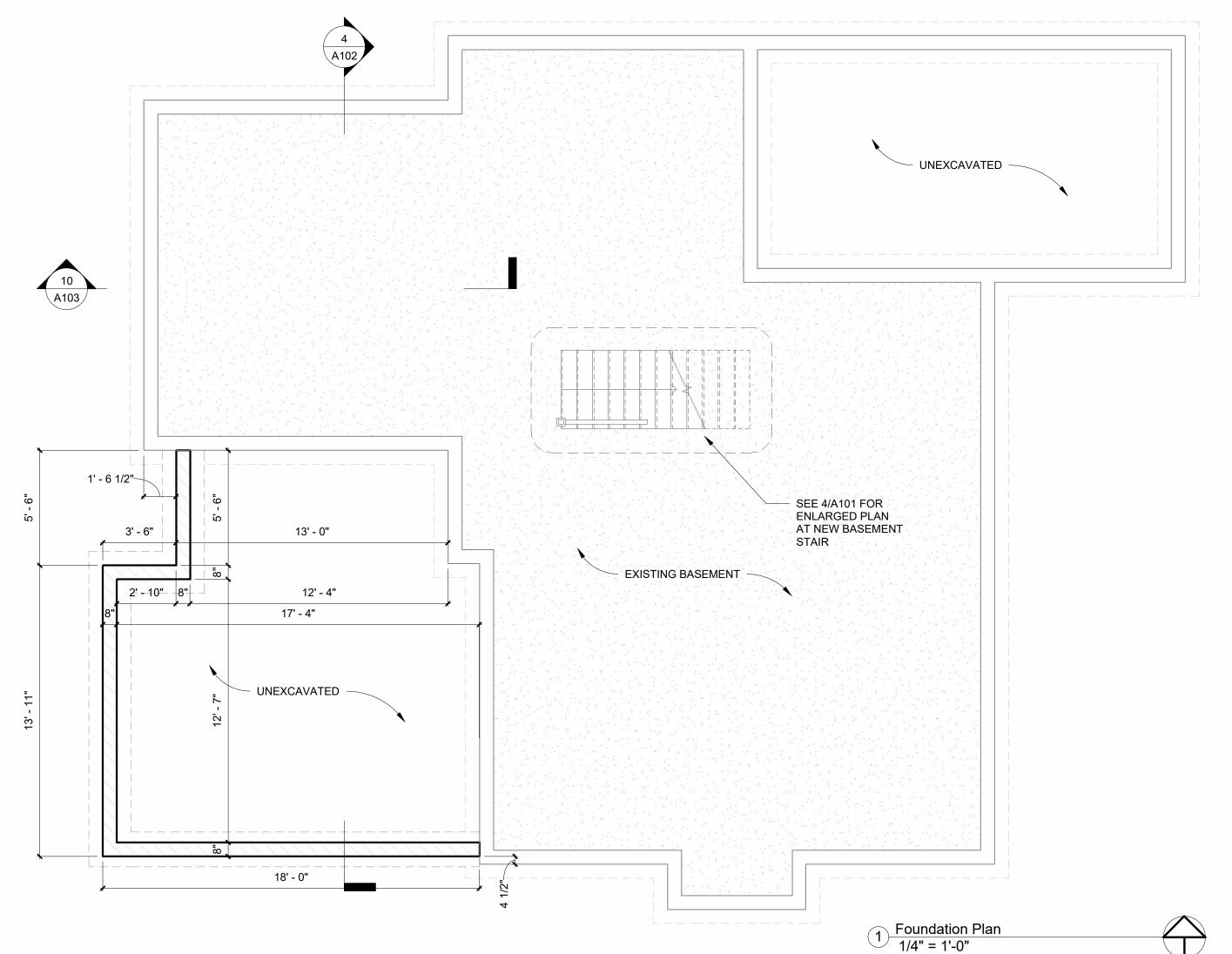
9 Existing Rear Elevation 3/16" = 1'-0"

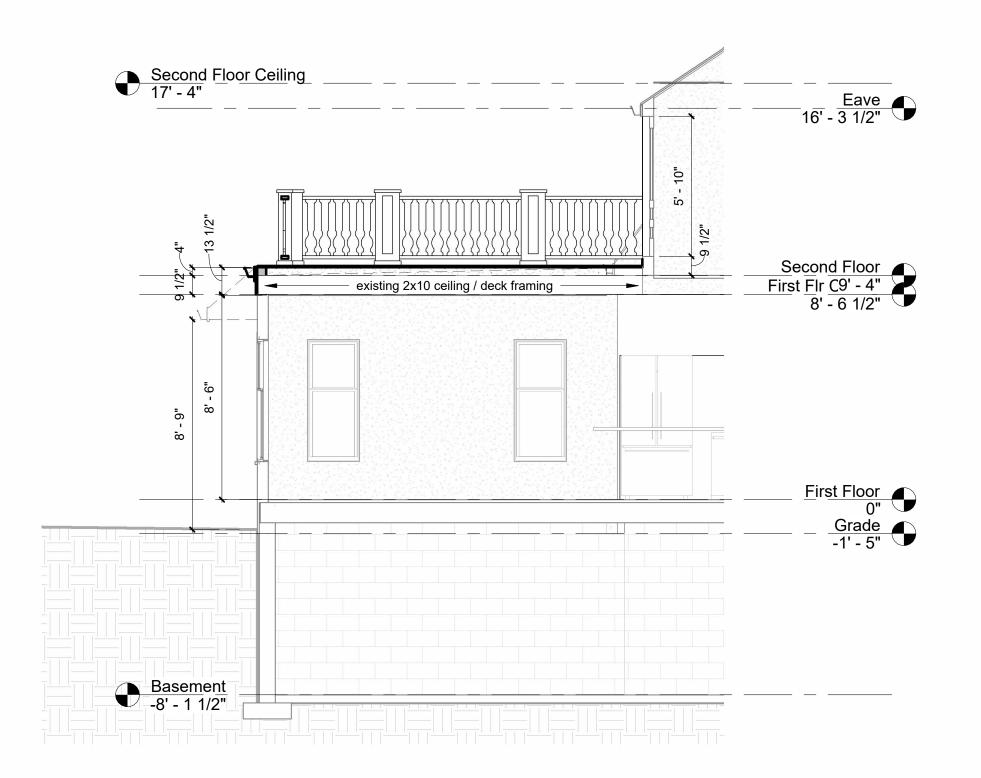














owner: Murphy McFadden

PROJECT NO: PROJECT NAME:

23.010 McFadden Residence

CONTACT ADDRESS:

PROJECT ADDRESS: 2633 N. Lake Dr., Milwaukee, WI 53211

CONTACT PHONE:

CONTRACTOR:

Renz Construction

PO Box 180463

Delafield, Wi 53018

CONTACT: PHONE: + 262 490 0484

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: PHONE: + 414 554 3853

ISSUED FOR:

NORTH



CONTRACTOR TO CHECK AND
VERIFY ALL LEVELS, DATUMS AND
DIMENSIONS ON SITE AND SHALL
REPORT ANY DISCREPANCIES OR
OMISSIONS TO THIS OFFICE PRIOR
TO START OF WORK & DURING THE
CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND
UNDERSTOOD IN CONJUNCTION
WITH ANY OTHER CONSULTANT
DOCUMENTATION AS MAY BE
APPLICABLE TO THE PROJECT
PRIOR TO START OF WORK & IT'S
DURATION

DO NOT SCALE OFF THE DRAWING

Foundation Plan,

Details, Existing Photos

Scale: As indicated

Date: 1/8/2025

Drawn By: RSH

A103







Murphy McFadden

PROJECT NO: PROJECT NAME:

23.010 McFadden Residence

CONTACT ADDRESS:

PROJECT ADDRESS: 2633 N. Lake Dr., Milwaukee, WI 53211

CONTACT PHONE:

Renz Construction
PO Box 180463
Delafield, Wi 53018

CONTACT: PHONE: + 262 490 0484

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: PHONE: + 414 554 3853

ISSUED FOR:



CONTRACTOR TO CHECK AND
VERIFY ALL LEVELS, DATUMS AND
DIMENSIONS ON SITE AND SHALL
REPORT ANY DISCREPANCIES OR
OMISSIONS TO THIS OFFICE PRIOR
TO START OF WORK & DURING THE
CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION

DO NOT SCALE OFF THE DRAWING

2nd Floor Plans

Date: 1/8/2025

Drawn By: RSH

A104