



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property	2664 N. LAKE DR.	North Point North Historic District
Description of work	Repair stucco as needed. Most of the work involves patching cracks that have emerged over the years. Loose or failing stucco to be removed and replaced with new stucco to match exactly the original texture of the stucco. Stucco and trim will be completely painted.	
Date issued	9/17/2014	PTS ID 97740 COA, stucco repair

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 stucco repairs must be done with genuine Portland cement stucco. No exterior insulation and finish system materials (EIFS) are allowed. New stucco should match the original in terms of texture, hardness and thickness. A liquid bonding agent approved for exterior stucco work should be used on the edges of all old stucco where it will join new stucco patches. This will usually prevent hairline cracks between the new and old work. For large patches, metal lath can be screwed over the old wood lath for a better bond of the base coat. Because there are differing stucco textures on the house, each patch must be finished to blend with the stucco texture around it. Please take note of the historic aggregate used in the stucco and make every effort to duplicate it as closely as possible in terms of size, type and texture as it will have a significant impact on the finished texture. Caulk must not be used to patch cracks. Cracks should be dug out to the base lath.

All work must be done in a crafts worker-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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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, or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Paul Jakubovich", written over a horizontal line.

Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Inspector Mike Mazmanian (286-2537), Inspector Heidi Weed



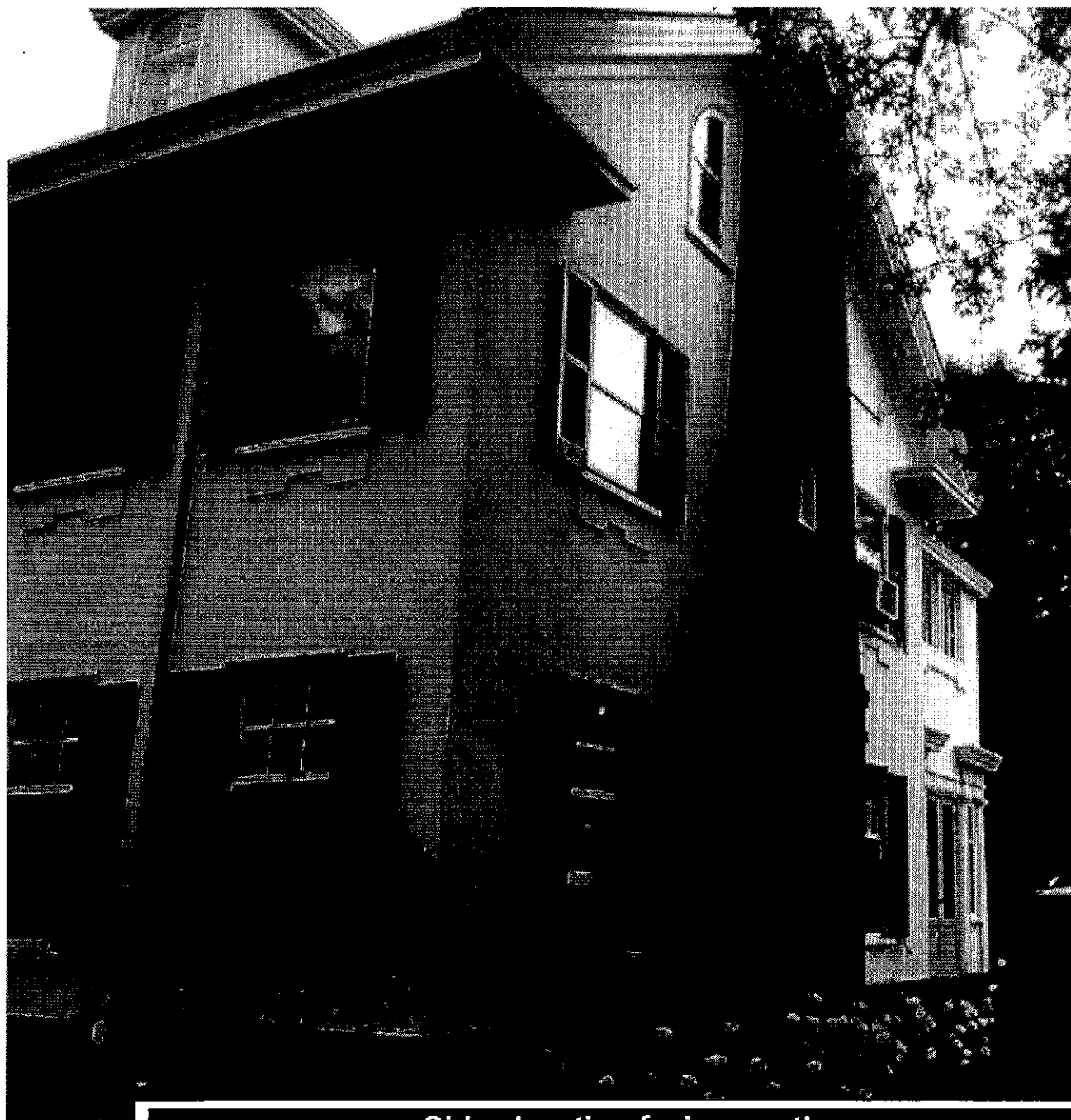
Front elevation facing west



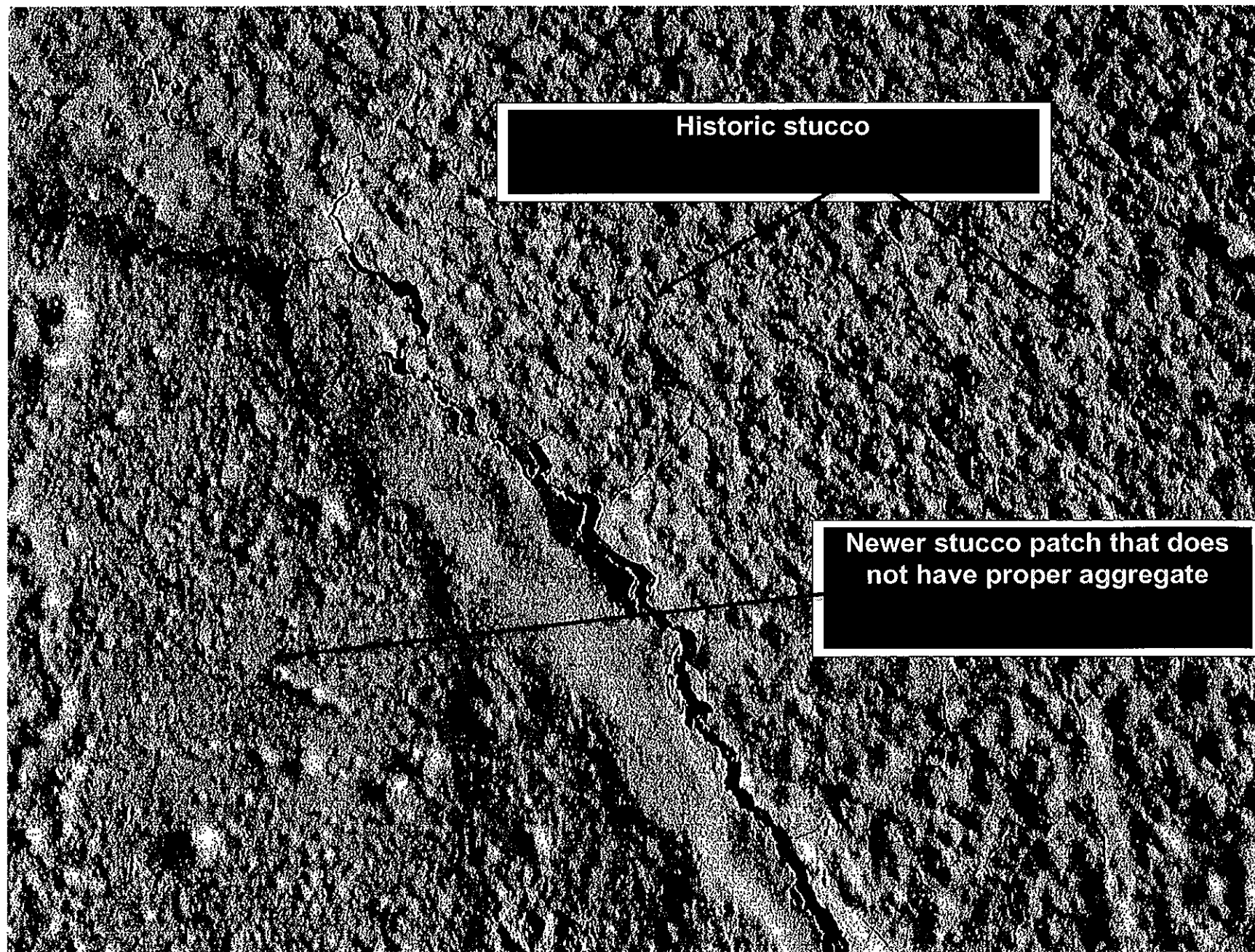
Rear elevation facing east



Side elevation facing north



Side elevation facing south



Historic stucco

Newer stucco patch that does
not have proper aggregate



For larger patches, metal lath can be used to reinforce the base coat.

