



# Certificate of Appropriateness

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

**Property** 3252 N. LAKE DR. North Lake Drive Estates Historic District CCF #170367  
**Description of work** Relocate door and canopy to nearer west corner, per drawings. Retain westernmost two windows. Eliminate easternmost window, matching basement window and infill window well. Install new all wood window to match existing trim and muntin profiles in all wood to match drawing immediately east of new door location. Second easternmost window may be relocated up to one foot from its present location. Shutters to be reused/built as shown. Retain and reuse all lintels. Retain and reuse storm windows, any new storm window for new window must match existing and be all wood.  
**Date issued** 8/22/2017 PTS ID 114302 COA: North wall alterations

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:

**1. No alterations to the front entry on the west facade are permitted. 2. Existing north wall door must be re-used, not replaced with a new door as shown in the kitchen elevation. 3. Salvage all possible bricks for re-use. 3. If the new window is to be simulated divided lite, a spacer bar is required and both it and the perimeter must be a dark color and not bare white metal. 4. All sidewall vent pipes (including those pre-existing this project must be painted out to blend with the color of the surrounding building material.**

**New mortar must match the original mortar in terms of color, texture, joint width, and joint finish/profile. 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 an all lime mortar with no Portland cement component. 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.**

**New brick must match as closely as possible the color texture, size and finish of the original brick.**

**A sample panel of brick and mortar must be reviewed and approved by HPC staff on site prior to general installation of the material.**

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [HPC@milwaukee.gov](mailto:HPC@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.



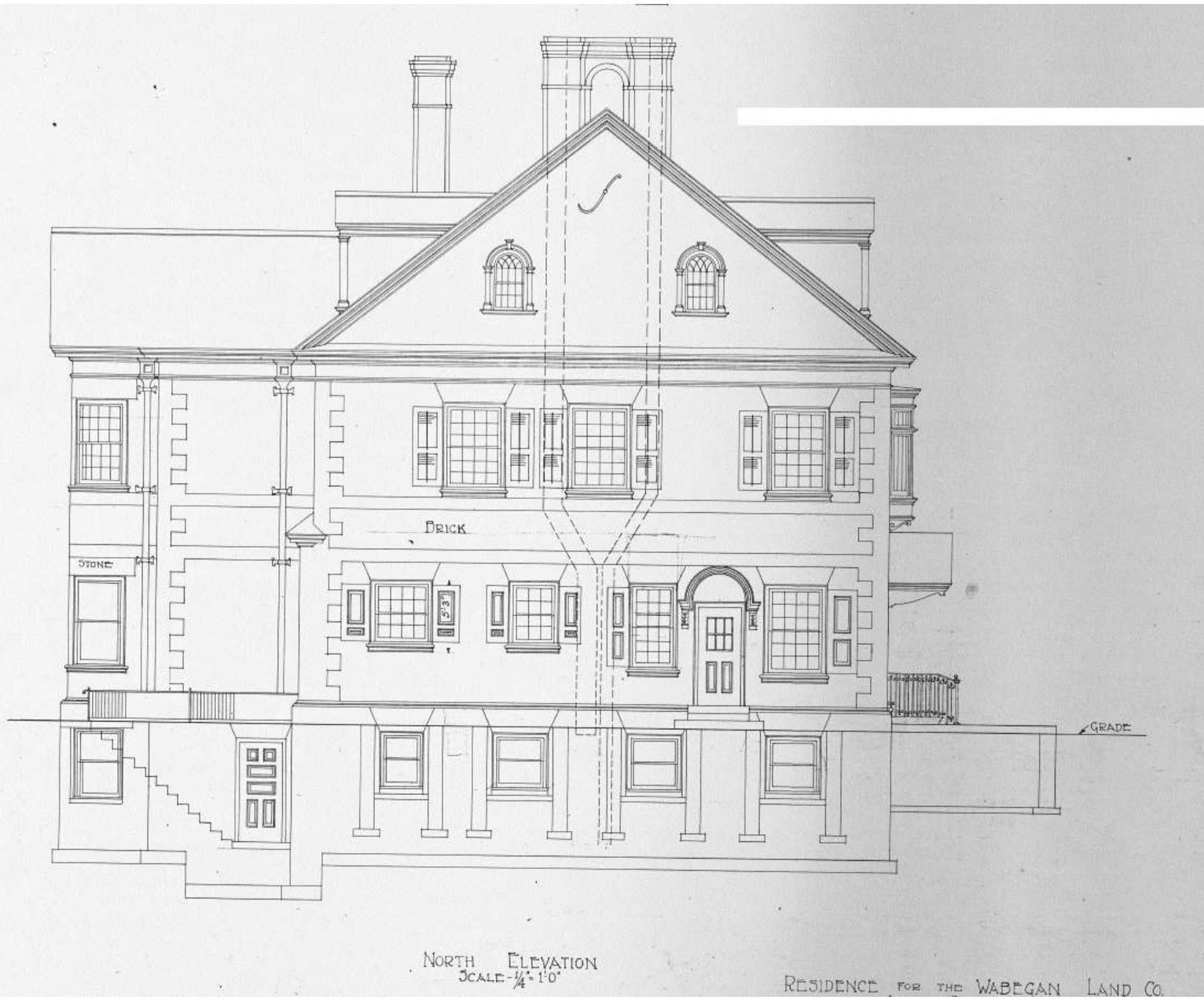
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City of Milwaukee Historic Preservation Staff

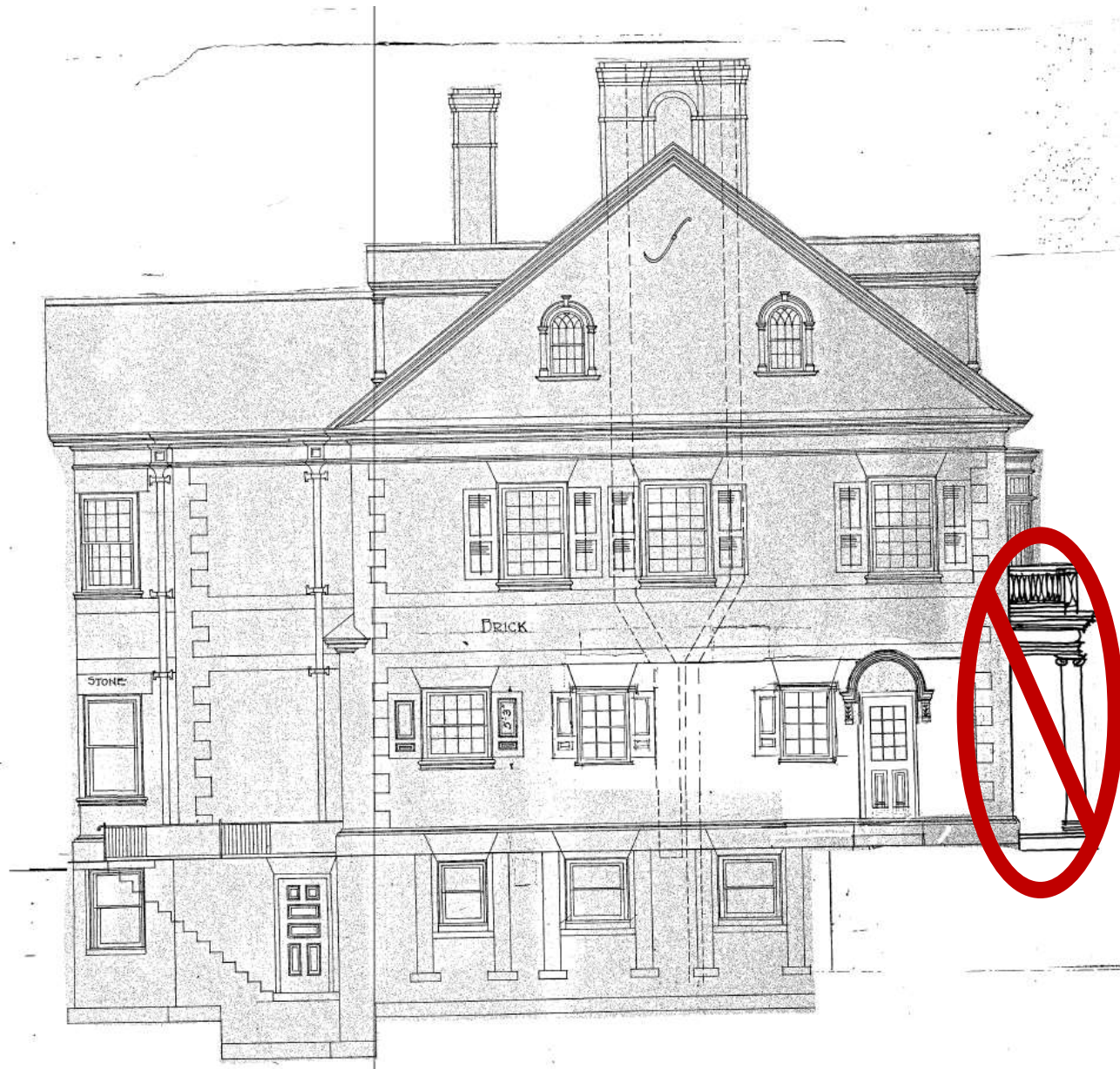
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



West façade of house. No changes to this elevation are permitted. Drawings below showing changes to the entry are to be disregarded.



“Before” elevation, not showing present porte cochere



Final proposal, existing porte cochere is to remain, although not shown. Front entry alterations are excluded from this project and are not approved (see “no symbol” above).



Door details. Barbeque will be removed. Door and canopy to be installed at new location.

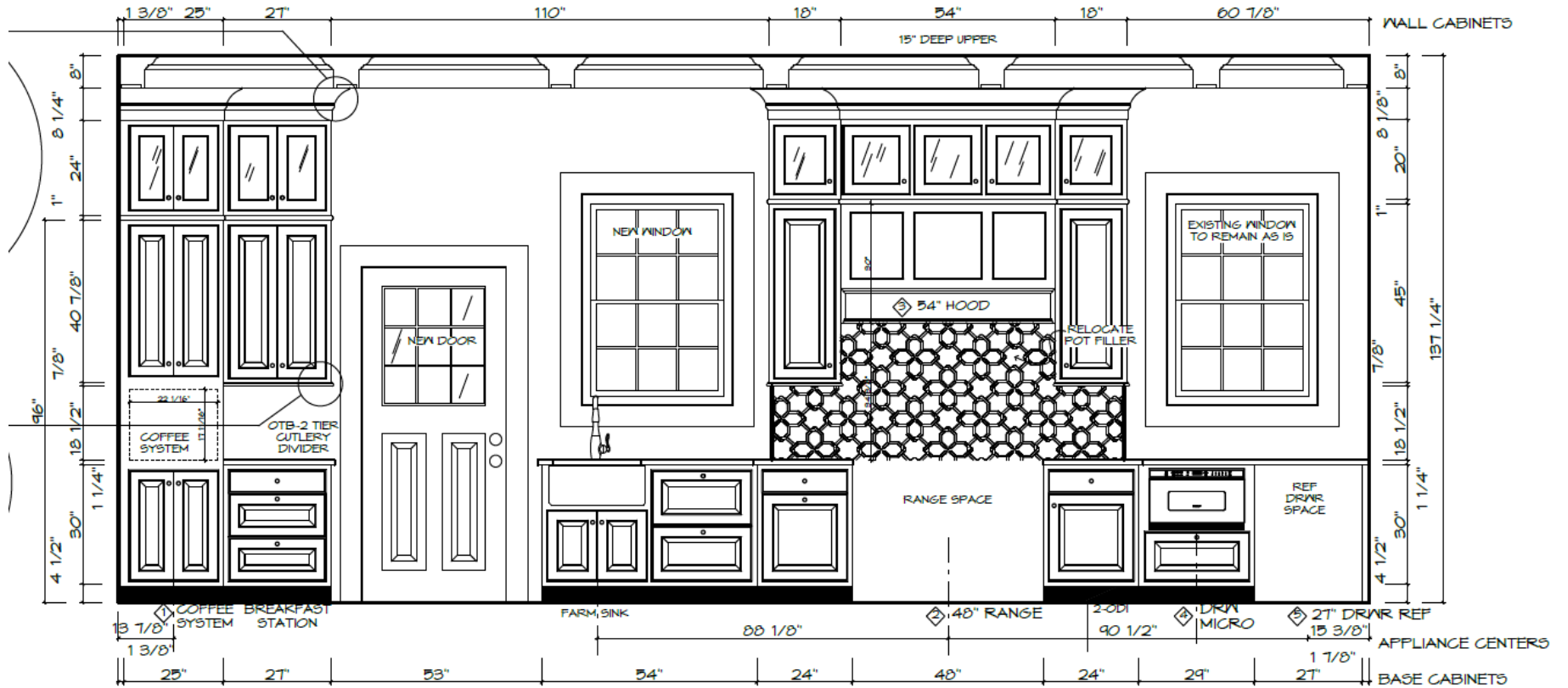


Angled view of north elevation. Barbeque will be removed and PVC pipes must be painted to match surrounding brick. Shown windows will remain in place.



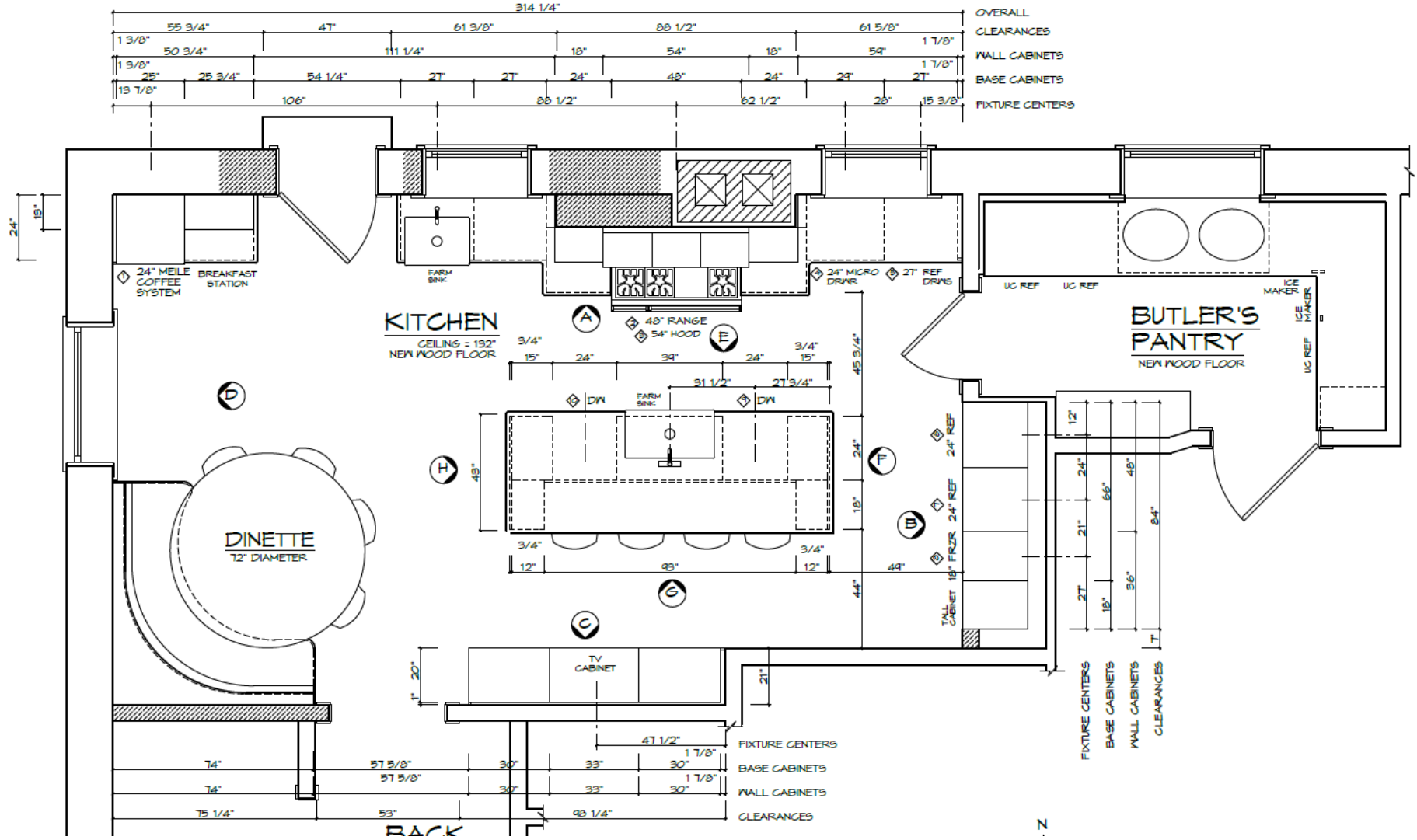
Window and well to be eliminated.





**A RANGE WALL ELEVATION**  
 SCALE: 1/2" = 1'-0"

Interior elevation of north wall. Existing door must be reused. New door as shown is not approved.



Portion of plan showing effects on north wall. Existing door must be reused.