



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

3320 N. LAKE DR. North Lake Drive Estates

Description of work

Remove asbestos roofing. The single layer of asphalt roofing will be removed over the East section of the house. The bottom six inches will then need to be removed along all of the roof wall intersections so that the proper flashing work can be completed. Ice and water shield will then be applied along all of the eaves, chimney, valleys, skylights, and roof wall intersections. #30 felt paper will then be used to cover the remaining exposed deck boards. 16oz copper will then be used to custom make and install new copper d-edge and copper valleys on the house. Certainteed Landmark ~~Pro in "Moire Black"~~ in Colonial Slate or Pewter or GAF Slateline will then be installed over the entire roof surface of the house. The shingles will be secured down using 1-1/2 roofing nails. As the shingles are being installed there will be new copper step flashing installed along all of the roof wall intersections on the dormers, walls, and chimney. We will then custom make and install a new front and rear copper flashing plate on the chimney. At this time we will grind into the chimney and anchor a new historic step copper counter flashing around the entire chimney. The proper sealant will then be used to seal the intersection of the brick with the new flashing. New copper historic step counter flashing systems will again be made and installed along the wall intersections and dormers to duplicate the original flashings on the house. 16oz copper will again be used to make and install new front flashing plates along all of the horizontal roof wall intersections. Any stack that extends out of the roof will have a new lead boot installed over it. We will then make sure to connect to any existing bathroom fan if we have access to them and vent them out of the roof so that moisture is not being put back into the house. A new copper cap will then be made and installed along the entire peak of the house

and dormers to match the original one on the home currently.

Stucco:

After the new roof system has been installed, we will apply the proper insulation board along the bottom roof wall intersections to match up to the current board. A finish coat of stucco will then be applied to match up to the existing pattern on the house as best as possible. Venting:

After we open all of the roof sections, we will have a better idea of how the house is currently insulated and venting. At this time, we can come up with the best approach on how to potentially blow in some needed insulation and create the intake, air flow, and exhaust system that the house needs.

Skylights: As the tear-off is being done we will remove the step flashing and flashing plates on each skylight. Ice and water shield will then be applied around the entire skylight. As the new roofing system is being applied we will install new step flashing along the sides of each of the skylights. At this time we would install the top and bottom flashing plates to finish off the skylights. If we needed to replace any of the skylights the Velux 2x4 rough size units cost \$925.00 each and the 4x4 Velux would cost \$1,525.00.

The gutters on this house really have to be made in copper to match what was on the house originally. A gutter system that sits on a wall can not be made of aluminum and have any confidence that the caulk will not fail and keep the moisture from going through the walls. We would custom make and install a new six inch high-back copper gutter system around the entire house. All seams, miters, end caps, and outlets will be soldered at this time. The proper straps will be installed every 18"-24" to make sure the new copper gutter system is installed correctly. Four inch copper downspouts will then be installed around the house. All connection points and the rear seam will be soldered at this time

Date issued

9/23/2020

PTS ID 115026 COA: roof and gutters

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 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 hpc@milwaukee.gov.

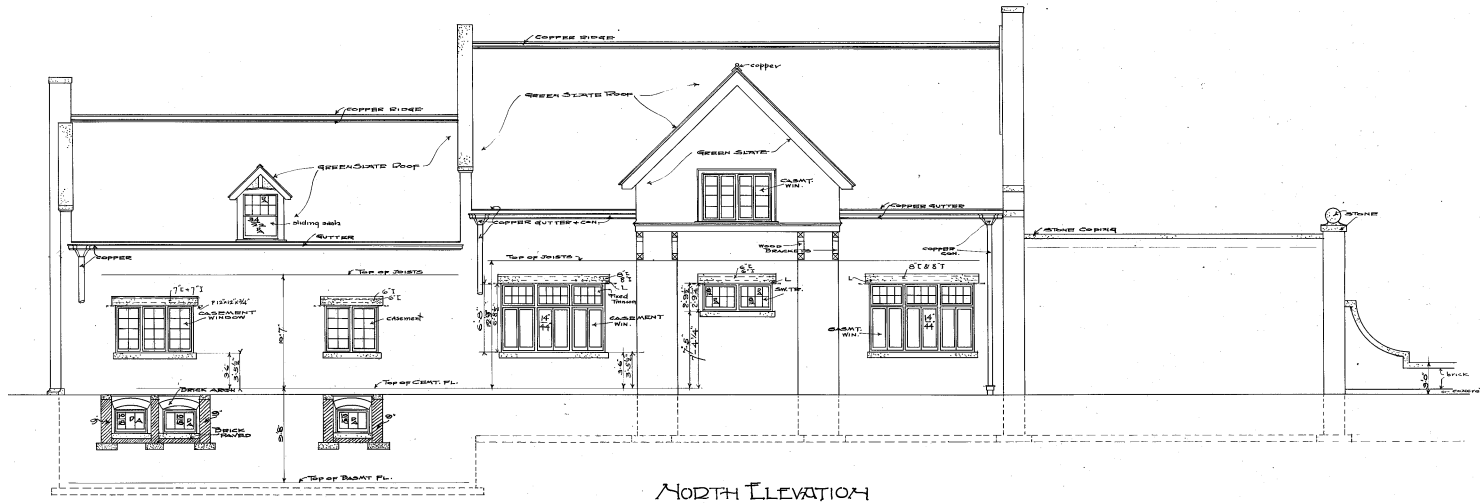
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

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

RESIDENCE FOR
MR. JOSEPH E. VILLEIN
LAKE DRIVE MILWAUKEE
(GARAGE)



Original drawing of subject building. Slate was either never installed or was removed prior to designation.

SCALE 1/4" = 1'-0"

KIRCHHOFF & ROSE
ARCHITECTS MILWAUKEE

KEY
BRICK
CUT STONE
STONE

YHAPS 07