



Certificate of Appropriateness

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

Property	2205 N. LAKE DR.	North Point South HD
Description of work	<ol style="list-style-type: none"> 1. Re-clad a sided area on the north elevation with new clear cedar, to be painted upon completion. 2. Replace three windows at the west end of the south elevation with taller windows to match heights of other windows on the same floor. 2. Replace two kitchen windows with smaller windows in similar design to existing with new size being approximately 89"x45" 4. Replace aluminum storms with new wood storms. Model to be determined. 	
Date issued	2/8/19	PTS ID 114621 COA: windows and repairs

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. Restore brick headers using salvaged brick for enlarged windows.
2. Storm windows shall have a wood frame with sash heights that match primary windows
3. New windows will be all-wood, inside and out. No cladding of any kind and no synthetic material or metal is permitted on the exterior.

4. Standard masonry conditions:

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. 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.

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 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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

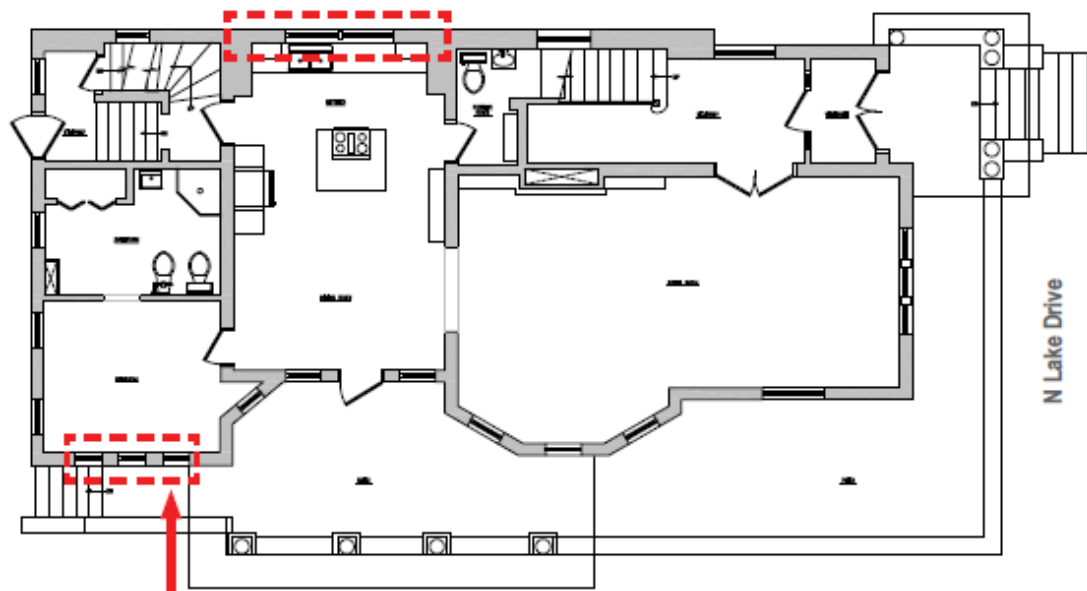
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

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

The siding and the window of this bay will be replaced. See Appendix 3, 4 and 5 for more information.



N Lake Drive

E Kenilworth Ave

Ground Floor Plan



The head of these three windows will be raised to match adjacent window head height around the corner on the west elevation. See Appendix 2 for more information.

Three new all-wood windows to fix existing width and be 22-1/2"W x 45"H. Height will increase from existing.

These three windows on the south elevation will be modified.

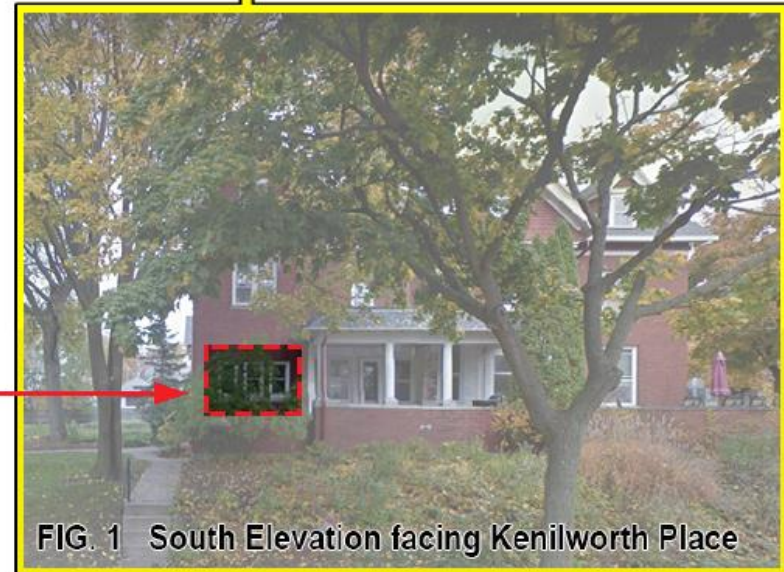


FIG. 1 South Elevation facing Kenilworth Place

The head of the three windows will be raised to match adjacent windows around the corner. Existing windows will be replaced with new taller windows to match the head height of adjacent windows. New windows to match existing character and style. Existing window sills to remain as is.



FIG. 2 Southwest corner of Ground Level

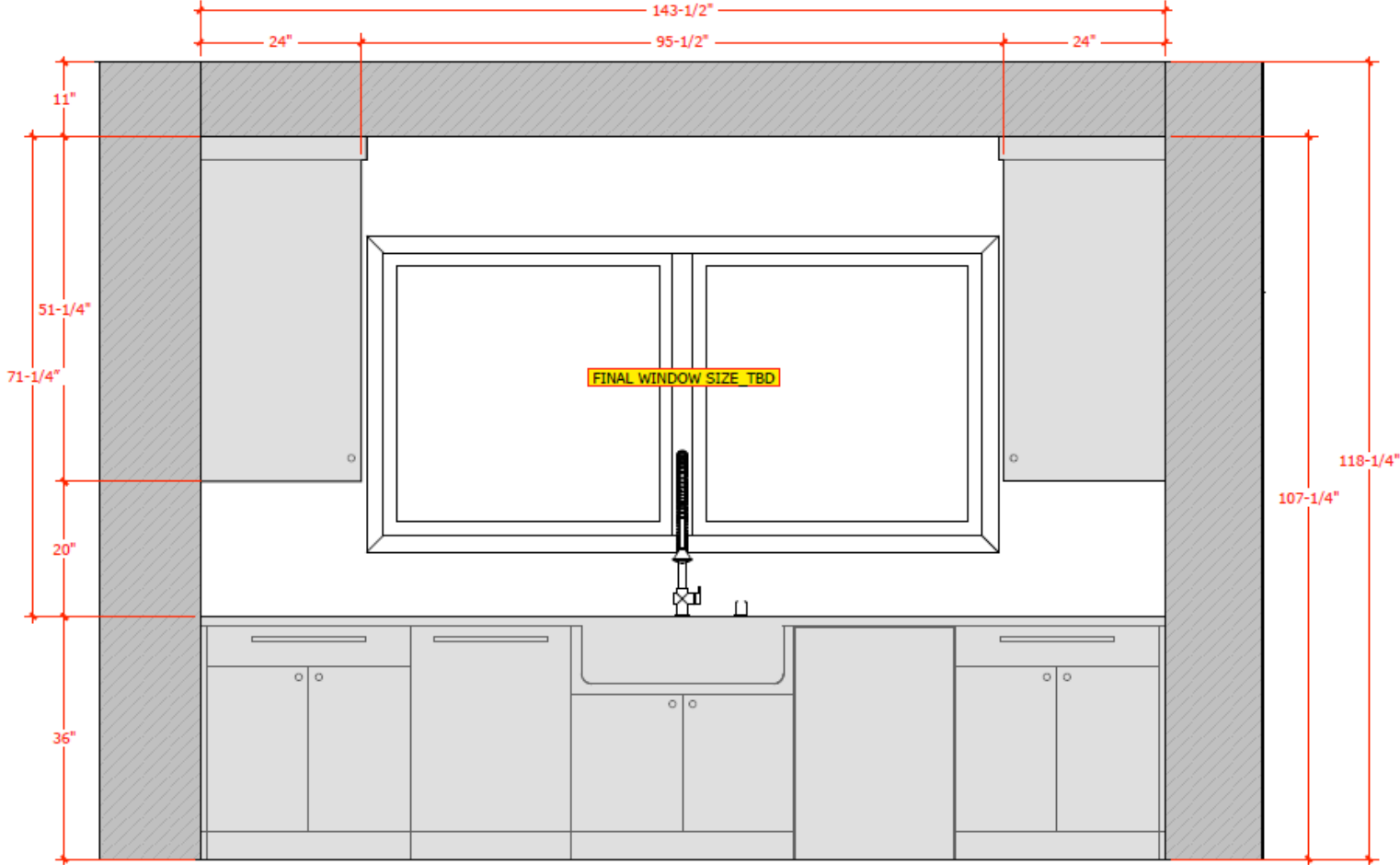


FIG. 3 View of the bay looking towards southeast direction

Replace windows in kitchen (wood-sided area) with new all-wood windows, approximately 89x45. No slider windows are permitted.

Replace existing wood siding with new clear cedar siding.

Interior Rendering



Interior Elevation

Replace windows in kitchen area with new all-wood windows, approximately 89x45. No slider windows are permitted.

