



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

CARLEN

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

November 24, 2009

Michael D. Holloway
1835 N. Riverwalk Way
Milwaukee, WI 53212

Re: 2555 N. Lake Drive
North Point North Historic District

Dear Mr. Holloway:

Your proposal to re-side the above condominium complex was reviewed by the Historic Preservation Commission at its June 15, 2009 meeting. The deterioration of the original exterior insulation finish system (EIFS) cladding was pointed out by the condominium owners' representative. At that meeting, the commission discussed the importance of retaining the monolithic appearance of the exterior cladding and that fiber cement horizontal clapboards were inappropriate to the original design concept of the building. The owners were directed to look into stucco and get quotes. All parties seemed to be agreeable to the recommendation. The commission then made a motion to approve stucco or a monolithic treatment for the exterior. If stucco were chosen, a new Certificate of Appropriateness would be applied for, indicating stucco for the cladding. A request for stucco cladding could be staff approved and would not have to return to the commission. There was no discussion at the meeting of using EIFS again or an EIFS-like material.

If you have decided to reject stucco as an option, and have another monolithic material you want to propose, please fill out a new Certificate of Appropriateness application (www.mkedcd.org/planning/hpc/index.html). Depending on the proposal, it may be staff approved or may have to return to the commission. The deadline for submission for the December 14, 2009 commission meeting is December 2, 2009. The application can be emailed to paul.jakubovich@milwaukee.gov or dropped off in person at the Development Center, 809 N. Broadway, 1st floor.

If you have any questions or need further assistance, please contact Paul Jakubovich of the Historic Preservation office at (414) 286-5712. He is available on Tuesdays and Thursdays.

Sincerely,

Rocky Marcoux
Executive Secretary
Historic Preservation Commission