



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** 2611 N. LAKE DR. North Point North HD

**Description of work**

- The plan for restoration of 3 front dormers, repair of 2 gutters and replacement of a column here will be completed in 2 phases.
- Phase I: Dormer Restoration and items 1, 2, + 3 below to be completed in summer/fall 2021
- Phase II: Roofing of Dormers to be completed in Spring 2022.
1. Dormer Restoration: Remove old wooden siding, pilasters, fascia and crown moldings; install a moisture barrier. Replicate pilasters, fascia and crown moldings with new #1 yellow pine. Re-side the dormers with new #1 yellow pine clapboard to match existing reveal and paint all wood. Repair, scrape loose paint from the dormer windows; repair if necessary with putty, epoxy and natural wood materials. Paint wooden window frames.  
Cost: 118,000.00
  2. Repair gutters on north + east side of home. Replace wooden trim to match existing. Repair or replace east gutter horizontal dentil blocks (1 or 2).
  3. Replace 3 dormer window sills with #1 yellow pine.  
Cost: Time + materials \$175.00/hr. (2 men)

Phase II. Dormer roofs - The 3 front house dormers have metal roofing that is showing signs of corrosion and discoloration (that looks like white rust with some red rust). I do not know the composition of the roofs; the contractor suspects they are tin/zinc. There is no water leakage into my home. The roofs are not appealing, but can only be seen partially from a distance. I believe there is a coating on the roofs that is deteriorating. I purchased the home in 1972; I did not paint the roofs; they were light green in color. The roof restoration or replacement is projected for completion in Spring/summer 2022. Per the contractor, there are 4 options:

1. Copper Cost \$29,250.00
2. Tin Cost \$17,500.00
3. Slate with Copper drip edge and valley Cost: \$16,988.16
4. Powerwash with wheel brush, apply structural steel primer and finish with Kynar 500 or Hylar 5000. Cost \$9,986.98
5. Other work Inspection of whole roof to fix loose or broken tile and chimney sealing. Cost: \$1,128.40

SIGNATURE OF APPLICANT: Susan Adriansen

**Date issued** 6/23/2021 PTS ID 114666 COA: dormer and roof 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:

Repair front dormer windows with epoxy and natural wood materials. New putty and new glass (in the same size) are approved if necessary. Re-side front dormers with new clear cedar clapboard to match existing reveal, provide appropriate underlayment, and paint. Repair/replace plaster and wood moldings, trim, and decorative features to replicate existing. Option to replace storm windows on dormers with new storm windows that have a wood frame and have sash heights that match the primary window.

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

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](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

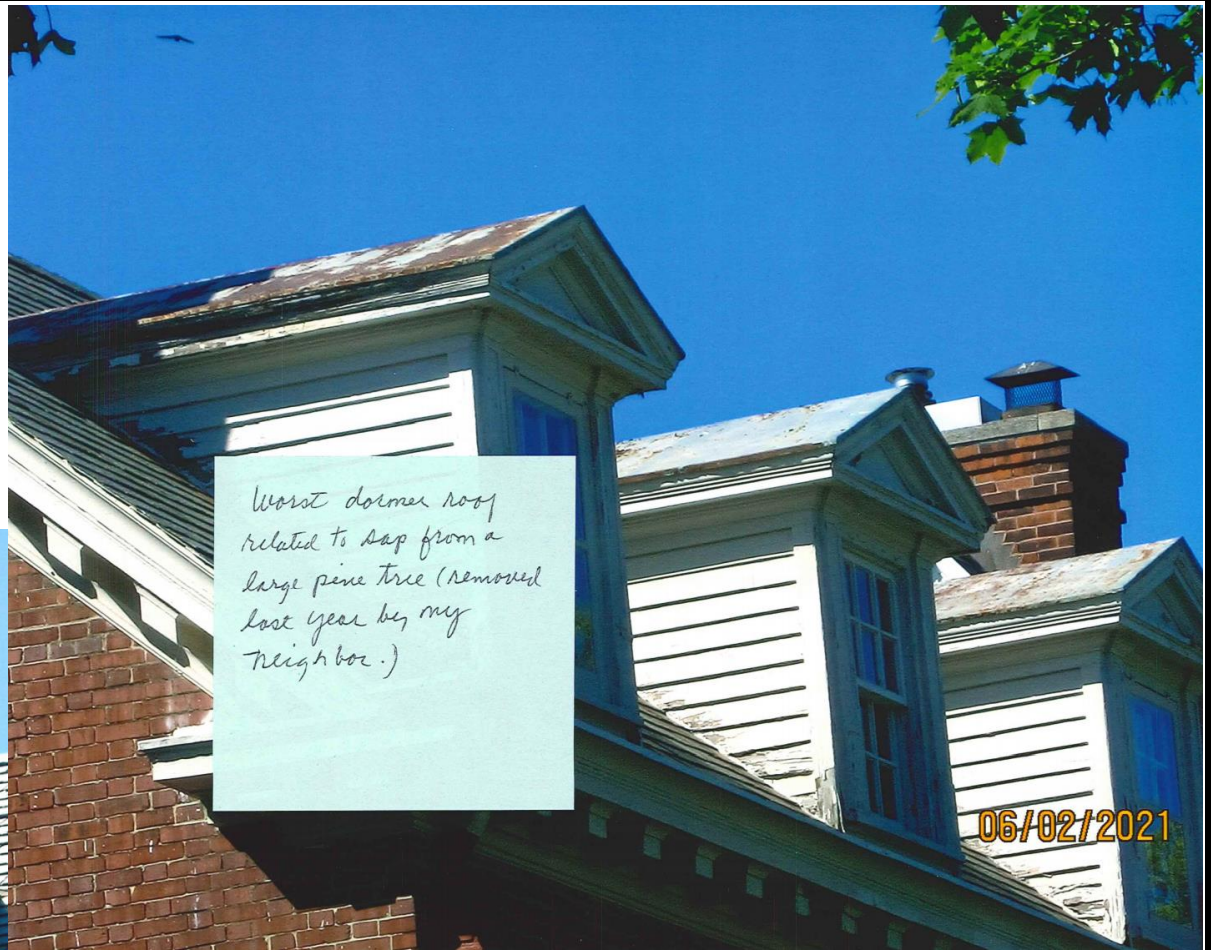
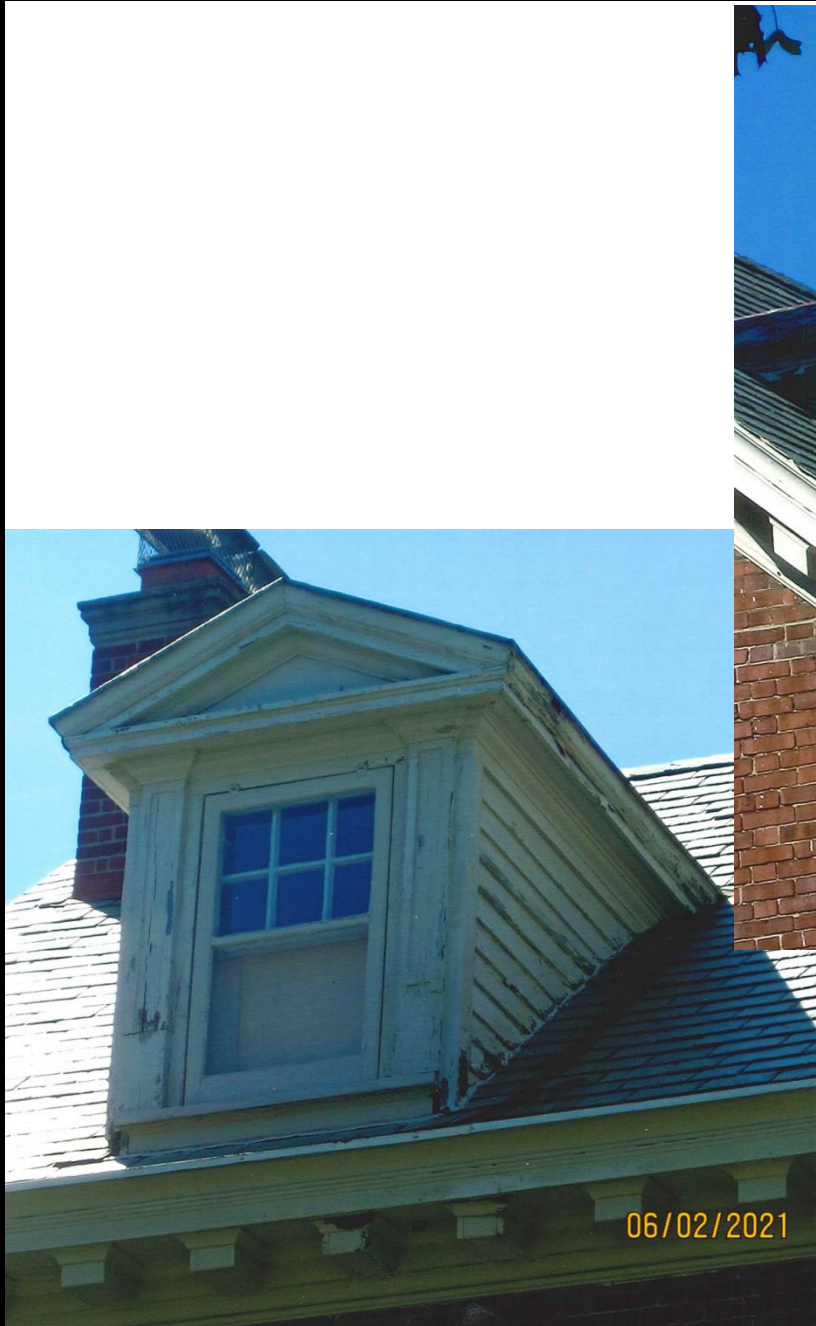
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)





Work area is around the three front dormers.





Typical dormer window conditions. Repairs and replacement to replicate existing details exactly will be completed.