



Certificate of Appropriateness

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

Property

2628 N. LAKE DR. North Point North Historic District

Description of work

Applicant proposes to do general roof repair including repair of seams to rubber roofs, replace missing shingles, repair holes in plumbing pipe flashing, repair chimney flashing, refasten loose metal flashing. Dormer will have new wood shingles and flashing. Missing shutters on front of house will be replaced according to the original plans for the house. Masonry will be repointed as needed.

Date issued

1/28/2015

PTS ID 100263 COA CC File #

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:

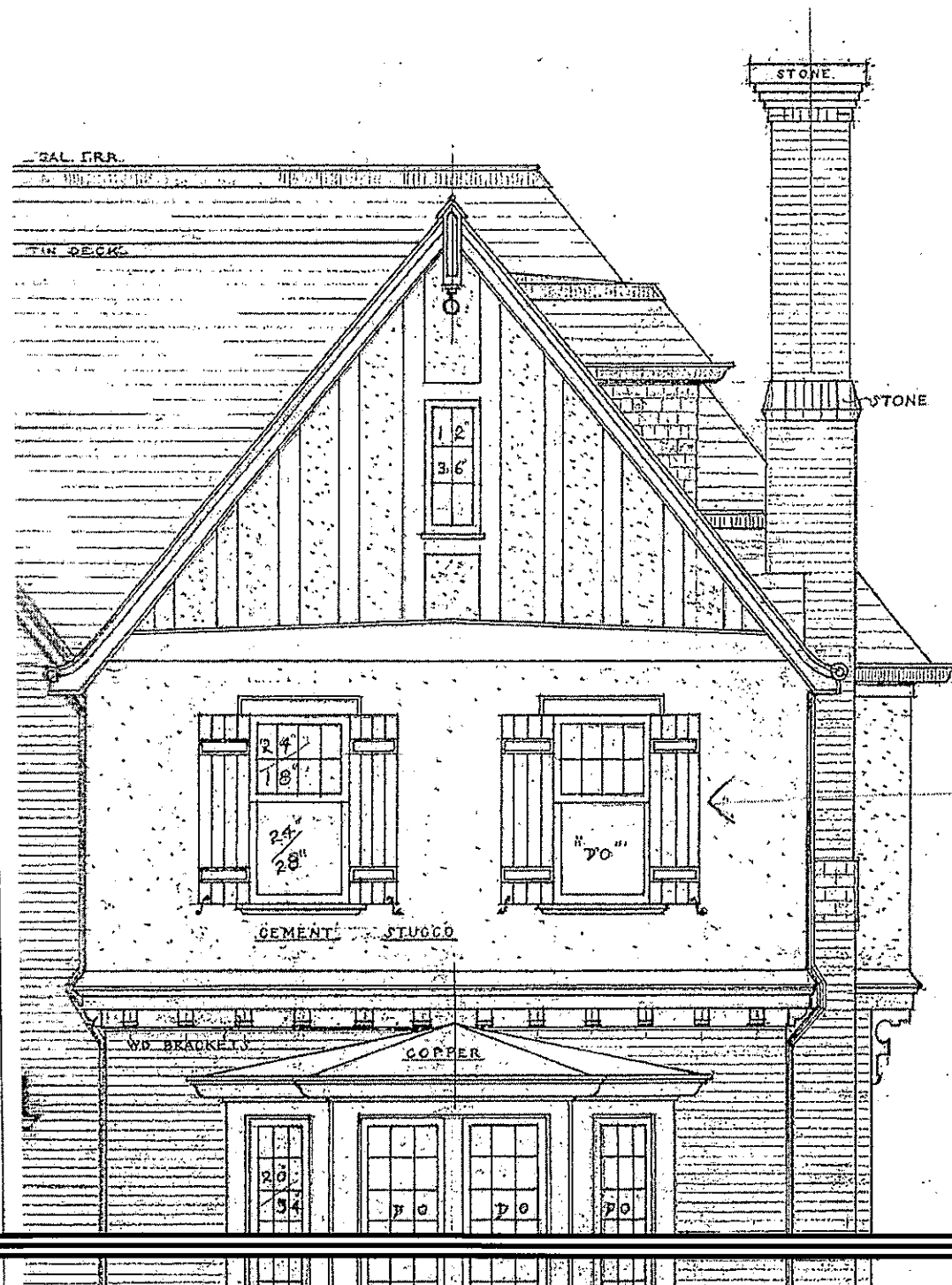
This Coa is approved if the all the conditions in the application are met including repair of the roof, replacement of the dormer shingles with shingles to match the originals, installation of shutters according to the original architectural drawings and repointing masonry as needed with mortar that matches the original in color, texture and hardness. Dormer shingles will be stained to match existing dormers.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-5722 E-mail: chatal@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 Bret Radke (286-2553)



Repair open seams, repair holes in plumbing pipe flashing, repair valley bases, refasten loose metal flashing, and other related issues on flat, dormer and primary roofs.

Replace existing wood shingles on dormer with new to match. Shingles will be stained.

Replace missing shutters on front of house according to original plans. Shutters to be installed to appear as if they were operable.

Repoint brick using mortar that matches the original in strength, hardness, tooling and color