

Milwaukee

MI

Ralph T. Friedman House

WI210179

2640 N. Lake Dr.

North Point North Historic District

May 4, 2021

Russell & Dorothy Case
2640 N. Lake Dr.
Milwaukee, WI 53211

Re: Historic Preservation Certification Application
Project Number WI210179-WI210180
Reviewed: **Conditionally Approved**

Dear Russell & Dorothy Case,

On April 22, 2021, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 2640 N. Lake Dr. in Milwaukee. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the “Secretary of the Interior's Standards for Rehabilitation” **if the conditions on the following page are met**. Enclosed is a copy of the signed Part 2 application.

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: www.wisconsinhistory.org/preserve-your-building

When all work is completed, the project must be closed out in order to claim/retain tax credit.

1. Take photographs showing the whole house from all sides, as well as detailed photos of the specific work that was completed. These photos should be printed in color and of a high resolution.
2. Keep the pink form included with this letter (*Part 3: Request for Certification of Completed Work*). Fill it out with the *actual* costs of the eligible project work, and submit it with the photos of completed work. This Part 3 form, with a signature from our office, will be required by the Wisconsin Department of Revenue to claim the tax credits.

If you have questions about this approval or the conditions, please contact Paul Porter at 608-264-6491 or Paul.Porter@wisconsinhistory.org.

Please take our 3 minute customer service survey. Your feedback is important.
<http://bit.ly/SHPOsurvey>.

Sincerely,

Paul Porter
Tax Credit Reviewer-Eastern District

ASSIGNED PROJECT CONDITIONS

Homeowner Copy

PROPERTY NAME: Ralph T. Friedman House

PROJECT NUMBER: WI210179-WI210180

2640 N. Lake Dr.

Milwaukee

In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.

- 1) Existing paint must be removed from the house in a manner that does not cause damage, either physical or cosmetic, to the wood. Standard methods of removing existing exterior paint, such as scraping and sanding, are approved. Removal of paint using chemical cleaners or medium pressure water is also approved if you first test the paint removal method to ensure that no damage will ensue to the house's materials. Pressure should not exceed 1000 psi when pressure washing. Sandblasting, shaving, or other abrasive blasting techniques, either wet or dry, is prohibited.
- 2) Asphalt shingles are recognized as an acceptable substitute to wood shingles however the proposed shingle should not create a new aesthetic. Standard 3 tab shingles or architectural shingles with a slight shadow line are acceptable. Architectural shingles with un-even bottom edges or heavy, fake shadow lines are not acceptable. Dark grey, black, dark brown and reddish brown (earth tones) are the most appropriate colors. Red, green and blue shingles are not appropriate unless there is documentation that this was the historic color.
- 3) If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over roll ridge vents (low profile) that run the ENTIRE length of the ridge, covering 100% of any ridge they are installed on, or 2) "mushroom" or "slant-back" vents installed on the rear portions of the roof, not visible from public rights-of-way. If you elect to install other types of vents or vents in different locations, you must submit manufacturer's information for review and approval prior to installation.
- 4) When installing new flashing or counterflashing at a brick surface (e.g. chimney, wall), the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.
- 5) The built-in guttering system integrated into the cornice must be retained and rebuilt to match the original design. All rotten wood that has to be replaced should be milled to replicate the original dimension, design and detail of the fascia and trim. The wood should be primed on all sides before installation to prevent rot in the event that the guttering system suffers a breach in the future. An ice and water shield should be placed in the trough underneath the metal gutter tray to assist in preventing another leak into the cornice should the metal seams fail in the gutter. Downspouts should have properly sized collector heads placed through the cornice and be attached properly to prevent leaks. At the bottom

of the downspouts, either six-foot extensions or splash pans should be placed to direct water away from the foundation of the building.

Paul Porter for Daina Penkiunas, State Historic Preservation Officer

DATE

ASSIGNED PROJECT CONDITIONS

Contractor Copy

PROPERTY NAME: Ralph T. Friedman House

PROJECT NUMBER: WI210179-WI210180

2640 N. Lake Dr.

Milwaukee

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Paul Porter for Daina Penkiunas, State Historic Preservation Officer

DATE

REVIEW FORM

PROPERTY NAME: Ralph T. Friedman House

2640 N. Lake Dr.
Milwaukee 53211

PROJECT NUMBER: WI210179

REVIEW DATE: 8/31/21 4:39 PM

ELIGIBLE WORK ITEMS: Chimney, Roof

INELIGIBLE WORK ITEMS:

GENERAL COMMENTARY:

August 31, 2021

Russell & Dorothy Case
2640 N. Lake Dr.
Milwaukee, WI 53211

Re: Historic Preservation Certification Application
Request for Certification of Completed Work
Project Number WI210179

Dear Russell & Dorothy Case,

On xxx, the Division of Historic Preservation received your Request for Certification of Completed Work for your house at 2640 N. Lake Dr. in Milwaukee. After reviewing the completion photographs, we have approved your request for certification. Enclosed is a copy of the signed form that you may use to claim the tax credit.

Congratulations on the successful completion of your project. Please help us by spreading the word about the tax credit program to your neighbors. Thank you.

If you have any questions about this review please contact Paul Porter at 608-264-6491 or Paul.Porter@wisconsinhistory.org.

Please take our 3 minute customer service survey. Your feedback is important to us – <http://bit.ly/SHPOsurvey>.

Sincerely,

Paul Porter
Tax Credit Reviewer-Eastern District

August 31, 2021

Russell & Dorothy Case
2640 N. Lake Dr.
Milwaukee, WI 53211

Re: Historic Preservation Certification Application
Project Number WI210179

Dear Russell & Dorothy Case,

On XXX, we received from you a request to amend your tax credit project, number 2824. The purpose of the amendment was to XXXXXXXXXXXX.

Your request for amendment meets the Secretary of the Interior's Standards for Rehabilitation. The additional work is hereby approved and has been added to the list of eligible work.

If you have any questions about this review please contact Paul Porter at 608-264-6491 or Paul.Porter@wisconsinhistory.org.

Sincerely,

Paul Porter
Tax Credit Reviewer-Eastern District