



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property

2251 N. LAKE DR.

Description of work

Reline three fireplace chimneys. Two located on the first floor and one located on the 2nd floor, south side. Replace chimney cap and six courses of bricks of chimney on the north side of home. Tuckpoint entire chimney.

Date issued

PTS ID 60334 COA

In accordance with the provisions of Section 308-81(9) 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:

Install NFPA code compliant flexible stainless steel lining from the smoke chamber to the top of the chimney per manufacturers recommendations and previously submitted paperwork to by the homeowner to HPC. The chimney's top six courses of brick shall be removed and reused if possible. It shall be rebuilt in a corbelled fashion which matches the existing chimney. If brick not original to the house is to be used it must be HPC staff approved on site. When non-original brick is used it shall be used in a manner so it is the least visible. All mortar joints being replaced or tuckpointed shall be of the same color, strength and profile of the existing mortar.

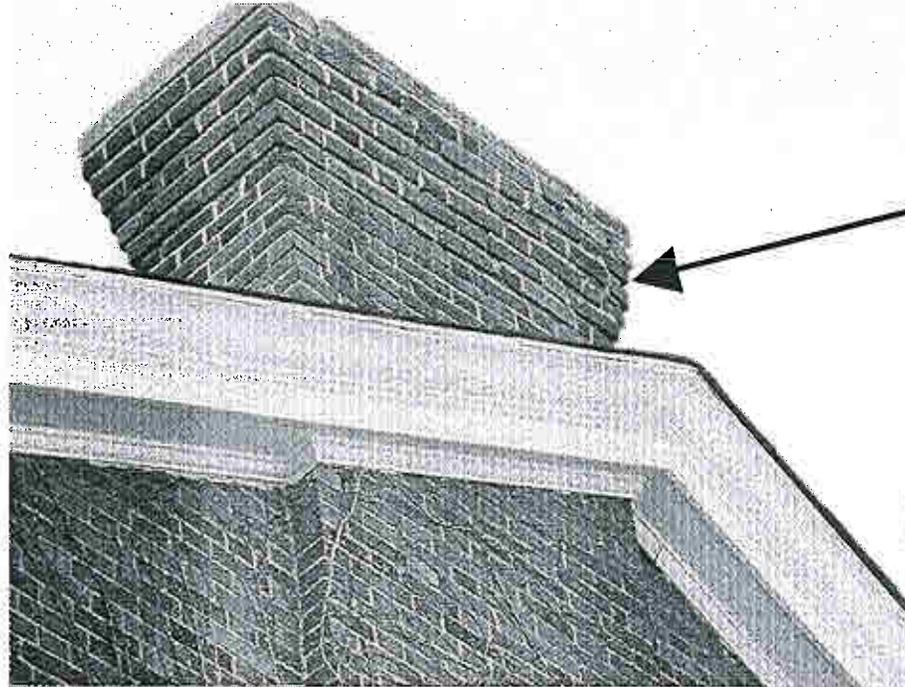
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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.mkedcd.org/build, or call (414) 286-8210 or 8211.

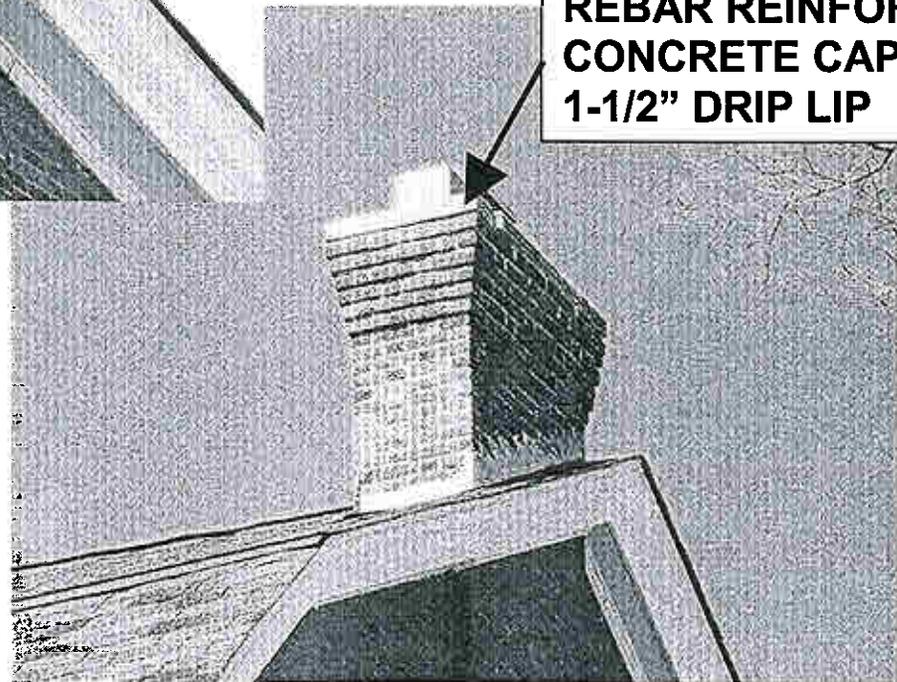
Carlen Hatala

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Jim Friedrichs (286-5982)

Photos F & G - North side chimney requiring new cap and 6 courses of bricks



CHIMNEY SHALL BE REBUILT USING THE SAME CORBELING TECHNIQUES AS ORIGINAL. WHEN MORTAR JOINTS ARE REPLACED OR TUCKPOINTED, THE SAME STRENGTH, COLOR, AND PROFILE SHALL BE USED



REBAR REINFORCED CONCRETE CAP WITH 1-1/2" DRIP LIP

North Point South



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Property

2251 N. LAKE DR. Lise & M. Shyam Sadagopan, owners

Description of work

Remove existing built-in gutters as needed and install new copper built-in gutters to match using soldered seams. Repair/replace main soffit beneath gutters as needed using clear, vertical grain cedar. Repair front porch soffit and replace missing/deteriorated bracket in kind with new, matching wood brackets. Repair roof rafters as needed; install new membrane roof to finish. Install new copper roof on front bay window; repair/replace sidewall wood shingles as needed; install new wood storms on east and south elevations as needed. Tuckpoint/rebuild rear chimney if needed.

Date issued

8/13/2008

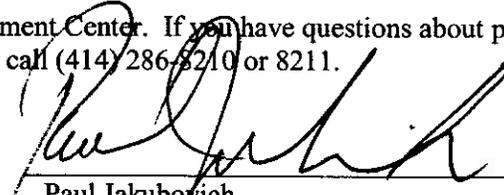
PTS ID 52227 COA new built-in gutters repairs to porch, windows and trim and overhang. New storm windows.

In accordance with the provisions of Section 308-81(9) 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:

All work will be done according to attached drawings and specifications. All new woodwork will match the originals exactly. Any new wood sidewall shingles must be clear and free of knots and sapwood. New storm windows will be wood both inside and out (vinyl-clad, metal clad, solid vinyl storm windows are not permitted). **Note:** Power washing of wood trim and siding is not recommended. Also bare wood should be painted as soon as possible to protect it from the weather. Research has shown that when new, bare wood is exposed to the elements for a period of only a week or two, the life of the paint job subsequently applied to it is likely to be decreased. New mortar for chimney must match the building's original mortar in terms of color, texture, joint width and joint finish. **This work may be eligible for Wisconsin Homeowner income tax credits** because the house is a contributing structure in a national register historic district. Contact Jim Sewell at the State, 608-264-6490, for more information.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@milwaukee.gov.

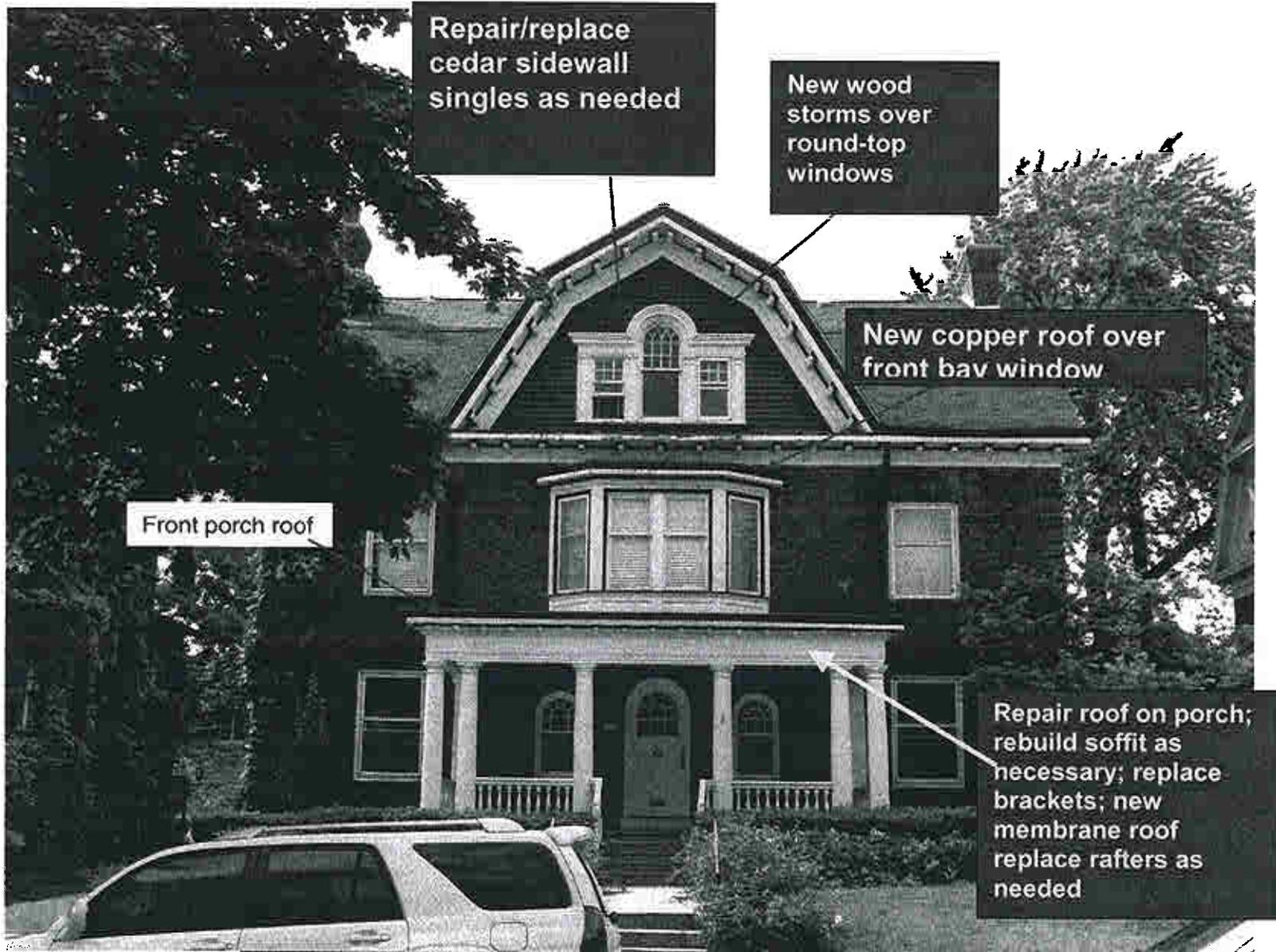
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkedcd.org/build, or call (414) 286-8210 or 8211.



Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Contractor Community Building, Inspector Jim Friedrichs (286-5982)

Photo A – Front of home partially obscured by tree



Front Elevation 2251 N. Lake

New built-in copper gutters as needed; repair/replace wood soffit with matching new, clear wood and paint it when

Downspout



Rear elevation 2251 N. Lake

Chimney on rear of house may be tuckpointed, and new mortar must match the building's original mortar in terms of joint width, finish and texture. If new brick are used, they must match the original brick in terms of color, texture and size.

