



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Clarence Falk House

ADDRESS OF PROPERTY:

2239 N Terrace Ave, Milwaukee WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): Thomas and Suzanne Roepsch

Address: 2239 N Terrace Ave

City: Milwaukee

State: WI

ZIP: WI

Email: thomasroepsch@froepschcpa.com

Telephone number (area code & number) Daytime: 414 791 4366

Evening: _____

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Therese Hanson - The Kubala Washatko Architects

Address: W61 N617 N Mequon Ave

City: Cedarburg

State: WI

ZIP Code: 53012

Email: thanson@tkwa.com

Telephone number (area code & number) Daytime: 651 261 4225

Evening: _____

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Incl. Photographs of affected areas & all sides of the building (annotated photos recommended)

Incl. Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Incl. Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

This project intends to fully reconstruct the east facing front deck of the A.C Eschweiler-designed Clarence Falk home. The existing structural masonry walls are in poor condition due to water infiltration, and many bricks are cracked and deteriorating. Of note, the south wall brick veneer is buckling significantly. The concrete porch floor is cracked in several locations, and rusting rebar and sections of spalled concrete are visible under the floor.

New porch walls will be reconstructed using new veneer brick over CMU. The new brick for the deck will closely match the brick visible on the house (there are many different colors/sizes of brick on the existing deck due to multiple repairs over the years). Many of the existing stone caps and stone base pieces are in good condition and will be cleaned for reuse, the pieces with significant chipping will be recreated with new stone. Any existing deck brick with a good match to the home will be salvaged during demolition for future projects. The homeowner has located an area within the basement of the home where the original mortar color is still present (a red-toned mortar) and will be gradually tuckpointing the entire home with that original color. The deck project will also use that original mortar color.

The existing deck walls range from 27" to 32" high above the deck floor - this inconsistency is due to settling and cracking of the floor and drainage to scuppers. The original plans do not indicate a deck wall height, but the drawings show the deck walls low enough to see the home window sills. To meet this intent, this project proposes reconstructing the deck walls 30" above the deck floor. This will require a variance process with the City of Milwaukee as it does not meet the required guard height of 36".

We are proposing expanding the size of the deck by sliding the entire east deck wall (including stair and wing walls) further east by 4'-0" - roughly the width of the bushes visible today. This expansion provides the homeowners with needed outdoor gathering space given no backyard or sideyard exist on their lot. We feel that this expansion is in keeping with historic guidelines as it creates little to no impact on the primary facade, and minimal impact on the secondary facades, please reference attached conceptual renderings.

6. SIGNATURE OF APPLICANT:



Signature

Therese Hanson - TKWA

Please print or type name

Nov 7, 2023

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT