



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	2565 – 2567 N. TERRACE AV. North Point North HD
Description of work	<p>Exterior rehabilitation including:</p> <ol style="list-style-type: none"> 1. The creation of four corner pilasters on the first level to match existing flutes of first floor pilasters and to match the caps of existing second level pilasters; 2. The reproduction of corner moldings at existing vertical corners, reproduced to match existing and installed where needed; 3. Plaques mounted above corbels, reproduced in pine and matched to existing forms. 4. Water table restored to match existing where needed; 5. Eave horizontal bottom surface restored where needed to matching existing; 6. A new pre-hung stained oak 4-panel front door with Emtek hardware; 7. Replace porch ceiling light with more stylistically sympathetic model by Kichler; 8. Replace modern mail slot with mailboxes made by Ecco; 9. Replace front decking with t&g boards running perpendicular to the house; 10. Finial replacement, round design more stylistically sympathetic/period appropriate; 11. Scraping, caulking, and painting the exterior, glazing windows where needed; 12. Replacement of two section of front concrete walkway and 90% of driveway and rear turnaround with new concrete after garage is built; 13. Excavate foundation for waterproofing, per attached project description 14. and the landscaping of gardens and sodding of the front lawn.
Date issued	6/7/2019 PTS ID 114758 COA: general rehab

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:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: 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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

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

Corner pilasters (x 4) on first floor to match existing flutes on first floor pilasters with plinth and cap to match existing two story pilasters and second story pilasters.

Convex and concave corner moldings at existing vertical corners to be reproduced to match existing and installed where needed.



Plaques mounted above corbels to both be reproduced in pine to match existing in form and dimension and installed where needed along with connecting molding.

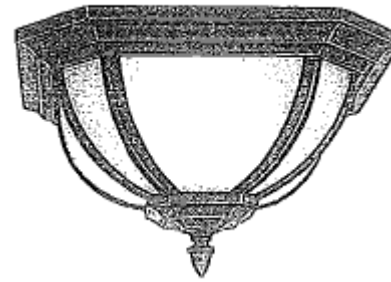
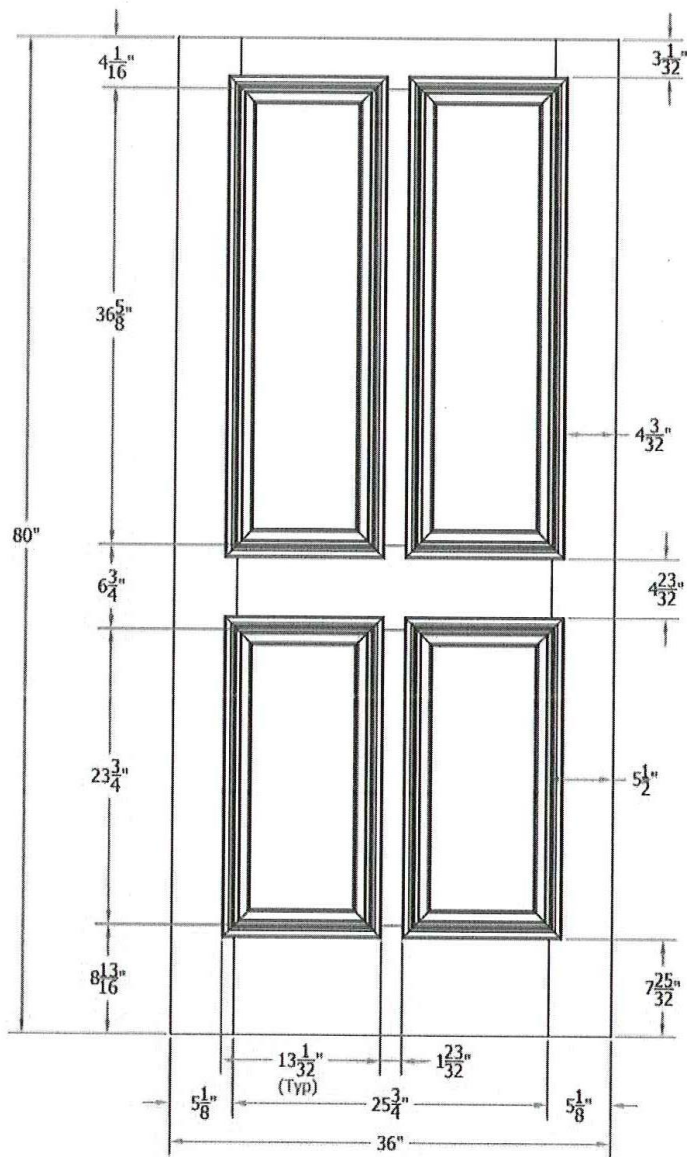
Water table restored where it is damaged to match existing.

Eave horizontal bottom surface to be restored to match undamaged eaves.

Eave trims replaced where damaged to have same profile as existing.







New pre-hung stained oak 4-panel front door with Emtex hardware band handle. (see renderings).

Porch ceiling light (presently modern) to be replaced with a new reproduction appropriate for a vintage house, made by Kichler, model number 9484-RZ

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Revisions

TITLE 3044 3/0 x 6/8
Customer Layout

Oak

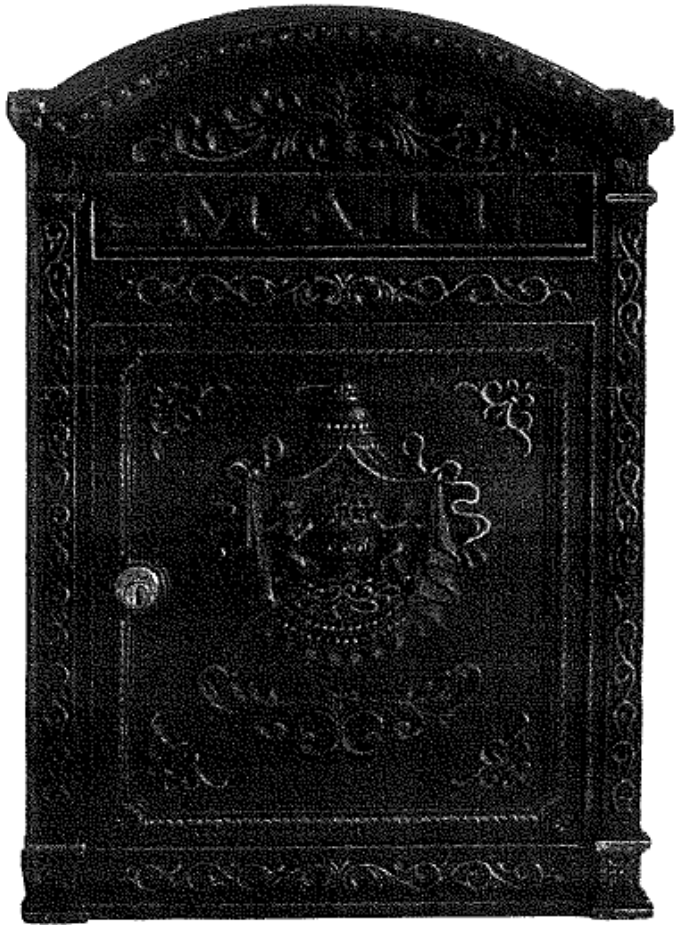
DRAWING NO. D-3044-300-608-0300

Mail boxes to replace modern mail slot made by Ecco, one for each townhouse.

Doorbell buttons made by Zenith with a stepped face measuring 1 3/8" by 3" (x 2) rectangular o.r.b. to match light and mailboxes in finish.

Address tiles, re-use existing.

Speakeasy type peep hole on back door made by Vintage Lighting



BRONZE color.

Front deck boards to be replaced with t&g boards that run perpendicular to the house. The front step boards to run parallel to the house.

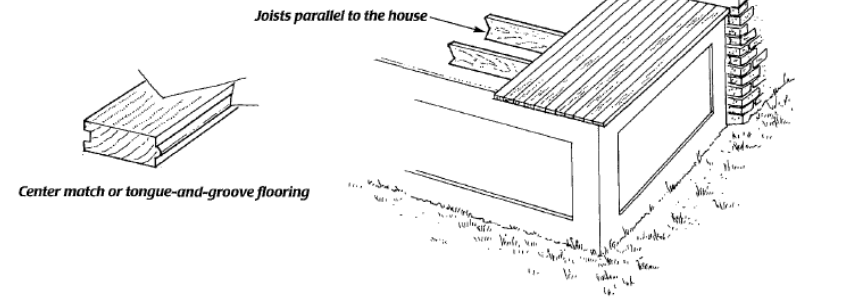
Squared off ball finials on deck newels to be replaced with round ball finials mounted on reproduced newel caps that are more period appropriate and match existing profiles on the house.

Scrape, caulk & paint exterior. Glaze windows and storms as needed.



Existing finials to be replaced.

The members to which the flooring is attached, should always be run parallel to the house so that the floor boards can be installed perpendicular to the house. The porch floor should also be very slightly pitched away from the house. This method of construction for a porch floor will shed water and make the porch last longer.



Landscaping: Replace random foundation plantings with short perennial ground covers and short perennial flowers. Re-border foundation gardens using existing old brick, but in a smaller more compact layout. Sod the front lawn.

Concrete work: Replace two sections of front walk with matching shapes and detail. Replace 90% of the driveway and rear turnaround with new concrete after the garage is built.

To excavate the exterior perimeter of the foundation down to below the frost line. In addition, I will excavate the basement floor at the foundation. Waterproofing will be added to the exterior of the foundation along with a drainage system. The exterior drainage system will be connected to the interior drain tile drainage system and a sump pump will be added. Possibly the tile sleeves that receive the down spouts and extend below grade may be defective. In the event they are the replacement parts will match the existing.

The entire concrete driveway will be removed (with the possible exception of the first two concrete slabs west of the city sidewalk). The neighbors to the north will also coordinate in the shared driveway removal as they are going to replace some or much of their concrete driveway and rear concrete turnaround, and will coordinate on additional permitting if required.

All replacement paving will be concrete.

The finished grade of the 2565 – 2567 N Terrace Av top soil will be restored to level with a ~ 3% pitch to allow for settling. Landscaping which will consist of ground covers and perennial flowers will follow at the end of the exterior restoration of the main structure.