



Certificate of Appropriateness

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

Property

2655 N. LAKE DR.

North Point North Historic District

Description of work

Applicant conducted landscaping work consisting of new stairs from the sidewalk and inside the porch, bluestone pathway along the south side of the house, various new plantings along the foundation and along the stairs, several light fixtures in the planting areas, and a series of stepped planters. All completed plantings are approved and concrete work are approved.

Planters are now to be modified per attached diagram, lowering the heights of the stepping of the planters. Lighting along the path to the house and in front of the house is to be removed. Accent lights (denoted by triangles on plan) may remain.

Because new stairs were poured, railings are required on both sets of stairs. Railings shall meet code requirements in addition to historic preservation standards. A sample acceptable style is attached to this document.

Date issued

11/8/2017

PTS ID 114364 COA: front landscaping and stairs

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:

Obtain DPW permit for work in right of way. Permit is required to keep or remove the planting beds and to install railings on berm steps. Call 286-2808.

Amended 7/31/18 to show final installed railing.-TA

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 Kim Lyons

Path lights are Kitchler 15438

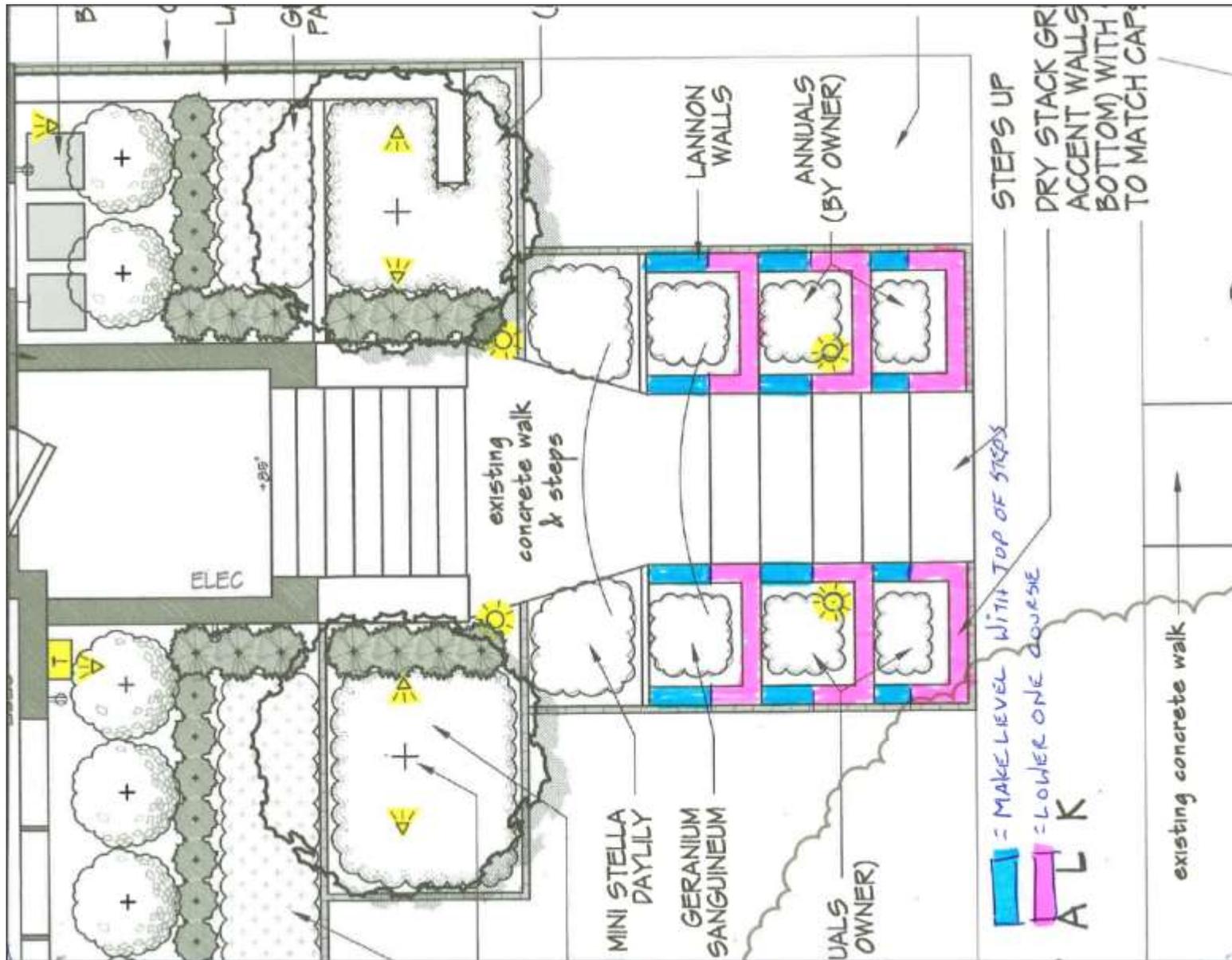


These fixtures are to be selectively removed.

The accent/up lights are FX (brand) BZ (Model)



Retain all of these fixtures



Approved revised plan. Perform all work specified here, except that round-symbol lights on this page are to be removed.



Present conditions 1



Present conditions 2



Present conditions 3



Present conditions 4



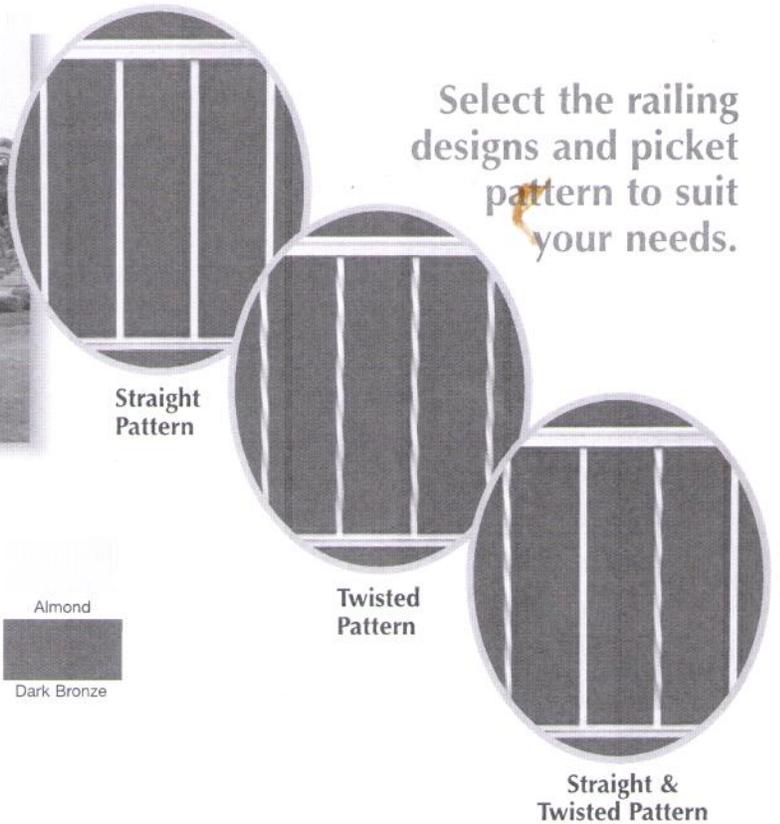
Sample metal railing design. Pickets are optional. Hinges that adjust the slope are not permitted.



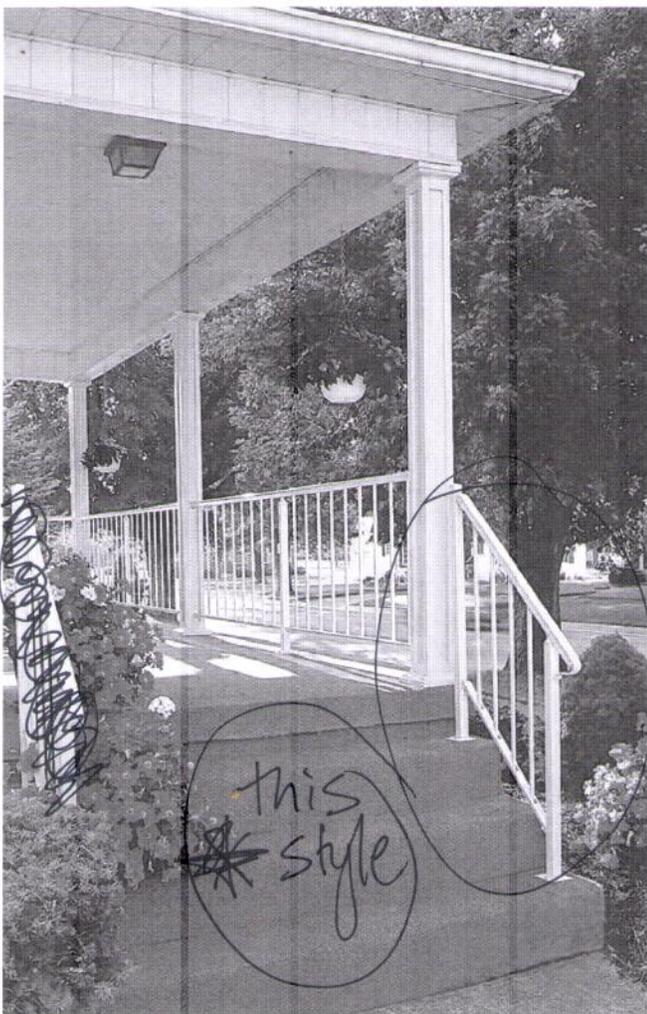
Series 600 Railing with Superior Round Fluted Columns

Finishes

Seven decorative finishes add a distinctive touch to any building. Whether baked-on enamel or anodized, these finishes are guaranteed to endure for years of continued service and maintenance-free beauty.

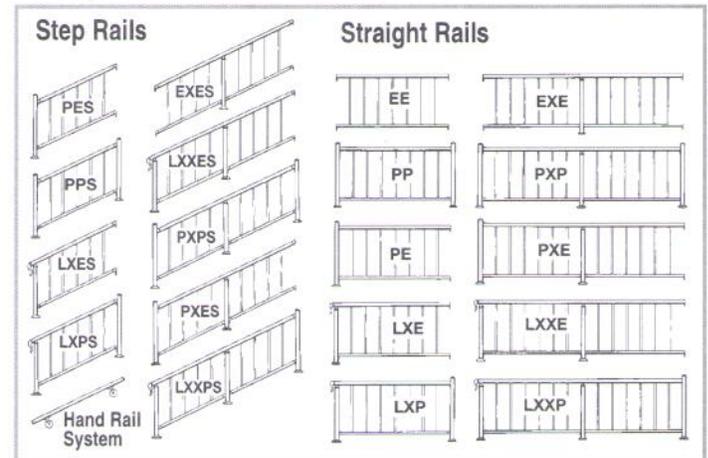


Select the railing designs and picket pattern to suit your needs.



Series 600 Railing with Superior Square Panel Columns.

Design Selections



Specifications

MATERIALS - All rails and posts shall be formed from 6063-T6 extruded aluminum alloys. All railing accessories shall be cast from ANSI 713 alloy. All exposed fasteners used in the system shall be aluminum or stainless steel.

INSTALLATION - The railing system shall consist of 1-1/2" square posts that can be either base mounted or embedded into concrete. The top rail shall be a minimum 1-1/2" wide and the bottom rail a minimum of 1-3/8" wide. Pickets shall be 1/2" square on approximately 6", 4", or 3" centers and shall run between the top and bottom rail. The rail shall be continuous lengths up to 16'. The railing system will adapt to step railing requirements by specifying a rectangular hole in the bottom rail.

SCOPE OF WORK - Superior Series 600 Railing shall be manufactured and supplied by Superior Aluminum Products, Inc., 555 E. Main St., Russia, Ohio 45363.