



## Certificate of Appropriateness

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

**Property**

2105 E. LAFAYETTE PL. North Point South

**Description of work**

Repairs to building to match historic conditions, per attached images.

Project 1 Entry Porch: Roof line of porch separated from house this spring by 1.5". Will need to remove steps, and decking for new foundations and structure then replace decking stairs, railing, newel post with all cedar parts. Design to be that same as shown in pictures

Project 2 Side Entry: Replace stairs, railings, and newel post with all cedar parts. Design to be the same as shown in the pictures.

Project 3 Rear Porch: Will need to remove steps, and decking for new foundations and structure then replace decking stairs, railing, newel post with all cedar parts. A few of the columns will need to be replaced due to rot. Design to be that same as shown in pictures.

Project 4 Basement Bulkhead and Skirting: The retaining walls for the stairs had caved in. Need to replace below grade retaining walls, stairs, and rebuild bulkhead structure and doors with all cedar parts. Remove all the rotted skirting and replace with all cedar parts.

**Date issued**

5/28/2021

PTS ID 115144 COA: GENERAL REPAIRS

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 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 [hpc@milwaukee.gov](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

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



STEPS AND DECKING TO BE REMOVED FOR NEW FOUNDATIONS AND STRUCTURE DUE TO EXTREME ROT AND FOUNDATION FAILURE. ROOF LINE OF PORCH SEPARATED FROM HOUSE THIS SPRING BY 1.5". REPLACE STAIRS, RAILING, NEWEL POST, AND DECKING WITH NEW CEDAR PARTS TO MATCH EXISTING.

**A** NORTH ELEVATION

**APPROVED**  
By Tim Askin at 2:13 pm, May 28, 2021



**B** NORTHEAST ELEVATION



NEW RUBBER ROOF ON FLAT DECK DUE TO LEAKS. COPPER CAP TO BE RE-USED.

STEPS AND DECKING TO BE REMOVED FOR NEW FOUNDATIONS AND STRUCTURE DUE TO ROT AND FOUNDATION FAILURE. REPLACE STAIRS, RAILING, NEWEL POST, AND DECKING WITH NEW CEDAR PARTS TO MATCH EXISTING.

**C** SOUTHEAST ELEVATION

EXISTING SKIRTING TO BE REMOVED AND REPLACED WITH NEW CEDAR PARTS DUE TO EXTREME ROT



D SITE PHOTO

**APPROVED**

By Tim Askin at 2:13 pm, May 28, 2021

EXISTING BULKHEAD, FAILED RETAINING WALLS, AND BASEMENT STEPS TO BE REMOVED AND REPLACED WITH NEW BULKHEAD, BELOW-GRADE RETAINING WALLS AND STEPS



E SITE PHOTO



F SITE PHOTO



EXISTING STAIRS, RAILINGS, AND NEWEL POSTS TO BE REMOVED DUE TO ROT AND REPLACED WITH NEW CEDAR PARTS TO MATCH EXISTING

**G** SITE PHOTO

**APPROVED**  
By Tim Askin at 2:13 pm, May 28, 2021



EXISTING SKIRTING TO BE REMOVED DUE TO ROT AND REPLACED WITH NEW CEDAR PARTS

**H** SITE PHOTO

PLAT OF SURVEY

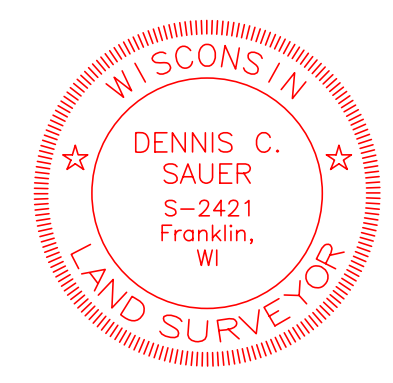
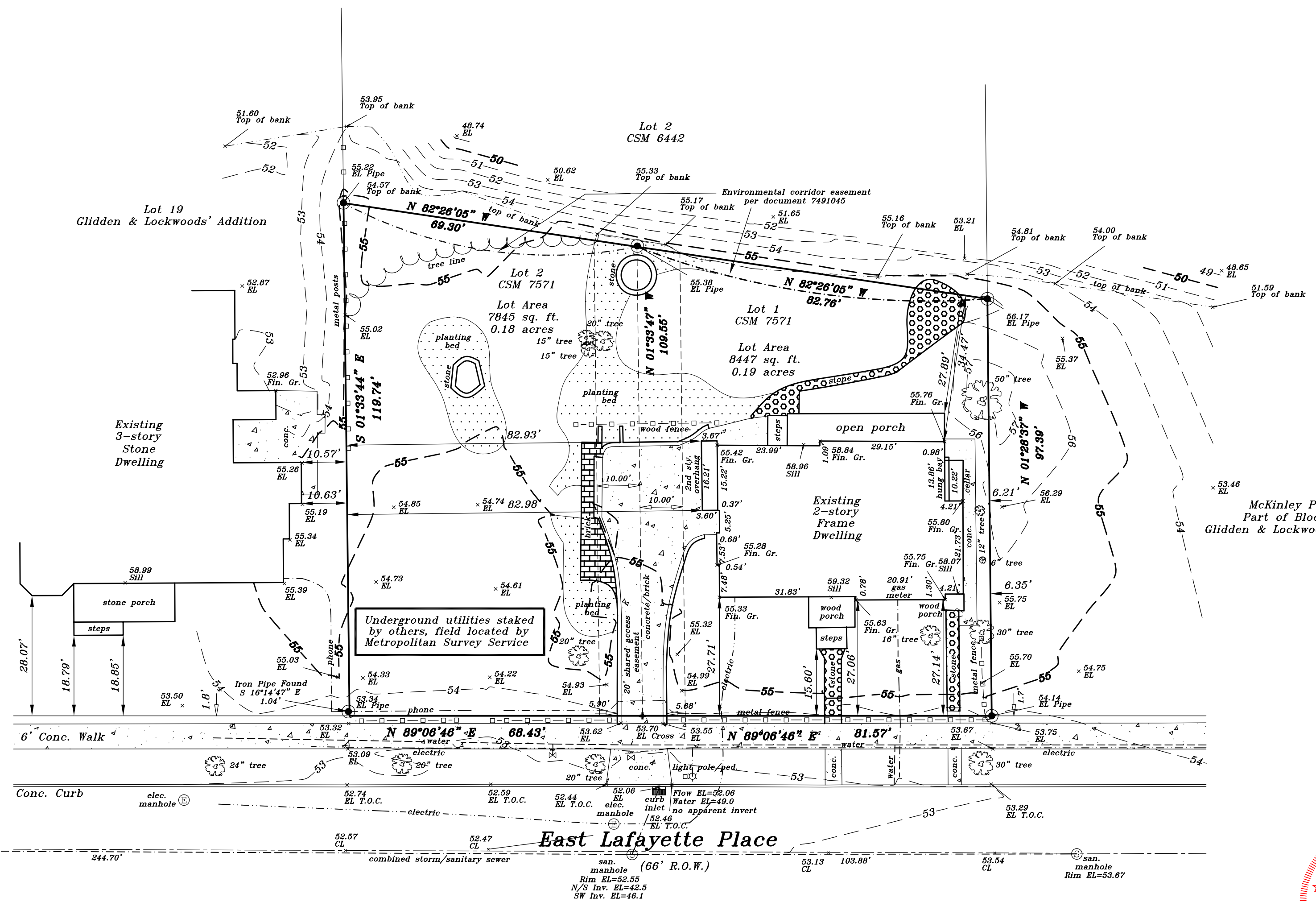
LOCATION: 2105 & 2115 East Lafayette Place, Milwaukee, Wisconsin

LEGAL DESCRIPTION:

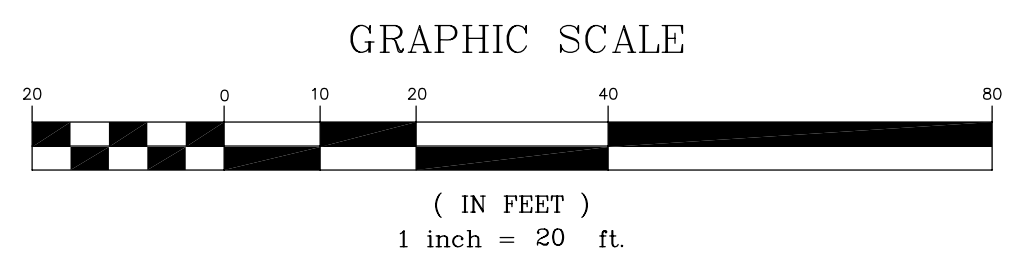
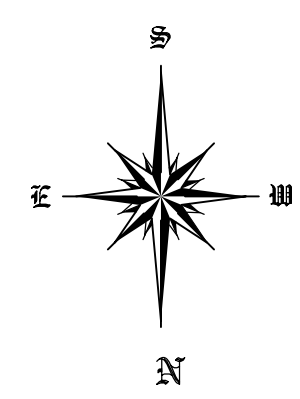
Lot 1 & 2 of CERTIFIED SURVEY MAP NO. 7571, A division of Lot 1 of Certified Survey Map No. 6442, in the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

December 29, 2014

Survey No. 105305



**METROPOLITAN SURVEY SERVICE, INC.**  
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
 9415 West Forest Home Avenue, Suite 202  
 Hales Corners, Wisconsin 53130  
 PH. (414) 529-5380 FAX (414) 529-9787  
 email address: survey@metropolitansurvey.com



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED \_\_\_\_\_  
**Dennis C. Sauer**  
 Registered Land Surveyor S-2421

- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set
- + — Denotes Cross Found