



# 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)

NORTH POINT SOUTH HISTORIC DISTRICT.

ADDRESS OF PROPERTY:

2214 N. TERRACE AVE. MILWAUKEE, WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): ART & RHONDA DOWNEY

Address: 6150 N. BERKELEY BLVD.

City: WHITEFISH BAY State: WI ZIP: 53217

Email: artd@taylordyno.com

Telephone number (area code & number) Daytime: 262.389.0540 Evening: 414.963.4467

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

Name(s): TODD PARIBOUX - LAKE SIDE DEVELOPMENT COMPANY

Address: 1500 W. MARKET STREET SUITE 200

City: MEQUON State: WI ZIP Code: 53092

Email: toddr@lakesidedevelopment.com

Telephone number (area code & number) Daytime: 262.292.2324 Evening: 414.588.4409

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:**

\_\_\_\_\_ Photographs of affected areas & all sides of the building (annotated photos recommended)

\_\_\_\_\_ 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.

\_\_\_\_\_ 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

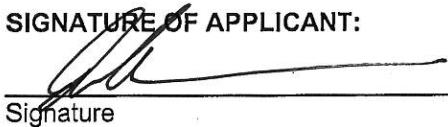
**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

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.

*Please see Attachment.*

6. SIGNATURE OF APPLICANT:

  
Signature

TODD PASIDOLNY  
Please print or type name

8/11/2014  
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon 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.

**Hand Deliver or Mail Form to:**  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

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

**SUBMIT**

## **DESCRIPTION OF PROPOSED IMPROVEMENTS & RESTORATION**

The Charles W. Arling House was built around 1860, and has undergone two major expansions and alterations. The original house featured a 3 story central tower, finely balanced massing, and a delicate ornate porch over a front entry set back from the front of the house. The original design had Italianate detailing on the cornices and gables, ornamental brackets supporting the eaves, and lintels over the windows, and on the front entry porch.

The alterations and additions in 1902 and 1915 removed or covered most of the finer Italianate details, replacing them with a tall, flat, quasi-Georgian 3 story street facade, with an ornate porch across the front of the house.

A quarter round shaped terrace room was added in 1915 with applied Romanesque columns and a grand outdoor staircase leading to the east lawn.

In the period following World War II the house was converted to 2 or more living units. At some point the ornamental front porch canopy and colonnade were removed, and over many years, the house fell into a state of disrepair.

The house has suffered from the numerous attempts to expand, and each time, perhaps modernize and or, give the house a new distinctive architectural quality. The unfortunate result is a house with many different faces, each with a different design quality and detailing.

The goal of this renovation / restoration project is to reclaim the single family use, update the kitchen and bathrooms, and bring architectural unity to the design. The project seeks also, to repair and replace the deteriorated and aging elements (roof, windows, railings, exterior ornamental wood and metal work). Wherever appropriate, and not visible from the street, the proposal calls for replacing the current aluminum windows and outswing casements, with more appropriate, and more durable, lower maintenance windows that don't project from the house when open. The specific window types and materials are described below.

The proposal specifies different windows solutions for the "Street Side" versus the "Lake Side" of the house. To clarify, "Street Side" refers to the north, south and west elevations of the main 3 story front portion of the house. The "Lake Side" refers to the east elevation of the 3 story portion, along with the one and two story portions seen only from the yard, and the 2 neighboring yards.

The following categories and descriptions refer to the exterior elements only

### **ROOF GUTTERS AND DOWNSPOUTS**

We propose replacing the existing rubber roofs over the south angle bay, over the seven sided bay on the east wing, and over the quarter round Lake Room with 60 mil rubber membrane roofing. These spaces along with the shingled roof over the east wing, will receive copper liners for the existing built-in gutters. The thin 1 ½" outer drip edges of all of these roofs will also be trimmed out in copper, as will the flashings where the rubber membranes meet the masonry walls. All the downspouts will be replaced with rectangular copper downspouts.

The project includes repairing or replacing the painted galvanized flashing around the bottom of the parapet wall where it meets the roof over the cornice. This flashing is not visible from the street level or even the 2<sup>nd</sup> floors of adjoining properties. If replacement of this flashing is deemed necessary, the material used will be a heavy gauge prefinished white aluminum matching the aluminum cap on the parapet wall.

## **FOUNDATION, MASONRY VENEER / STRUCTURE**

**Foundation** - The foundation is in fairly good condition with a few cracks above 2 basement windows in the lower wall brick wall on the quarter round Lake Room. About 60 bricks will be removed, the metal lintel will be cleaned and painted with a rust inhibiting paint, and the saved bricks will be reset in a type S mortar.

**Tuck Pointing** - Any tuck pointing necessary after the brick veneer is pressure washed, and any voids discovered, will be ground out as needed, then repaired and finished same as the repairs noted above.

**Brick Infill** – there are (4) four “through-the- wall” air conditioners & cast iron grates over ventilation holes in the building veneer. The AC units and grates will be removed, holes will be filled with reclaimed cream city brick and toothed into the existing bond pattern, then painted to match the existing.

**Front Porch** – The front porch has a quarry tile surface which is in fairly good condition, but it does leak into the basement below. To seal the leaks, the grout will be pressure washed and tuck pointed as needed. The caulk and mortar around the edges of the floor will be cleaned out and tuck pointed and caulked as needed. Caulk will be a neoprene paintable caulk. The 2 current stone “through-wall” drains will be cleaned and 2 new drains will be added on the north porch wall. The steel beams that support the concrete porch floor will be cleaned of all current rust, with reinforcement plates welded to any areas that are badly rusted. The steel will then be primed and painted with rust preventing paint. Finally the porch floor will receive 2 coats of a masonry sealant to stop the leaks into the basement.

**North Side Door Sill** – The sill beneath on of the north entry doors has been badly fractured. This sill will be replaced with a Bedford limestone sill, with a matching step to bring the riser heights within code specifications.

## **WINDOWS & EXTERIOR DOORS**

**Street Side Fenestration** - Window & door restoration and replacement will be treated according to the location on the house. The “Street Side” of the house which includes all 3 stories of the north, south and west elevations of the large, front, main structure of the house. The existing wood double hung windows and front entry door on the Street Side will be retained and restored, and repainted. There are 3 missing wood storm windows on the second floor which will be replaced. The third floor wood storms will be replaced with Marvin wood combination screen and storm units, which can be cleaned and changed from the inside. Given the extreme height of this house and difficulty of accessing the 3<sup>rd</sup> floor windows, this is an essential improvement for the affordable maintenance of this historic property.

**Lake Side Fenestration** – The “Lake Side” of the house includes the windows and doors on the east side of the 3 story section of the house, along with all the windows and door on the one and two story sections of the house. About half of the openings on this side of the house are older aluminum casements, or dilapidated wood casements with an unusual (and nonfunctioning) crank system that was built into the exterior wall. All new windows shall be Marvin aluminum clad wood window as shown in the drawings. On the first floor with the exception of entry door to the Lake Room, the all units will be Marvin Tilt-turn windows with fixed transoms above. All these units shall have Marvin’s clear, low E argon filled, insulated glass, with Simulated Divided Lite w/ dark spacer bars. The door from the Lake Room to the existing deck shall be a Marvin clad wood French Door with bottom recessed panel to allow the bottom of the door glass to align with the adjoining windows. The windows on the north side of the Lake Side of the house shall also be the Marvin Tilt- turn unless they are replacing existing double hung windows. All double hung windows as shown in the drawings for this side of the house shall be Marvin Magnum clad wood double hung units. Finally, the 2 doors on the north face of the first floor shall be restored as needed.

### **ORNAMENTAL METAL WORK**

The existing ornament metal cornice is in reasonable good shape for being a century or more old. There are a few rusted spots where leaks occurred above. The cornice will be pressure washed by the painter. All rust will be removed and treated with a rust inhibiting paint. All holes in the metal will be filled with epoxy filler. Finally the cornice will be primed and painted with:

- Sherwin Williams Kem Kromik Metal Primer
- Sherwin Williams Metal Latex Paint

**ORNAMENTAL WOODWORK** – The areas for wood repair and restoration are as follows:

Window and door, sills and brick mold, appear to be in good condition except for on 3 large double hung windows on the south side of the house. All deteriorated wood trim will be restored as possible. In areas where replacement is needed, new brick mold will be milled to match the original, and back primed before installation.

The woodwork around the windows on the quarter round Lake Room will be pressure washed and restored or replaced as needed with new cedar or comparable wood. Where new windows are installed, wood trim will surround the windows and doors matching detail and configuration of the existing woodwork. The same process shall be repeated on the half round bay at the end of the east wing, and on the box bay on the north side of the kitchen portion of the east wing.

The woodwork on the box bay of the 2<sup>nd</sup> floor main stairway window will be completely replaced, as top of that bay will be extended up to match the roofline over the east wing of the house. The new woodwork will match the existing in detail and configuration.

The deck and railing over the quarter round Lake Room has been removed to repair leaks in the roof over that room. The new deck will be either a composite decking or Ipe decking. The proposed railing shall be stainless posts and cable to afford the least disruption of the lake view.

Details on prepping and painting all exterior woodwork are listed under Exterior Painting below.

## **EXTERIOR PAINTING**

The entire house will be pressure washed including the existing deck, all exterior woodwork, all brick and masonry surfaces, and the ornamental metal cornice. The woodwork will be scraped to remove all loose flaking paint. All deteriorated wood will and holes will be hardened and filled as needed and the primed and painted as follows:

- Sherwin Williams Wood Primer
- Sherwin Williams Super Paint Satin

The masonry veneer will also be pressure washed to remove all loose paint. Following tuck-pointing the masonry surfaces will be primed and finished as follows:

- Sherwin Williams Loxon Masonry Conditioner
- Sherwin Williams Con Flex Elastomeric Coating

Preparation and painting of the ornamental metal cornice is described above.