



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2549 N. Terrace Ave., North Point North Historic District

Remove existing stoop, front stairs, and entry surround and reconstruct full-width porch with brick to match the house and balustrade with new stairs per the attached plans.

Date issued 5/8/2025

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:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.


New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.
A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.
UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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 decay-resistant wood for 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. 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) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

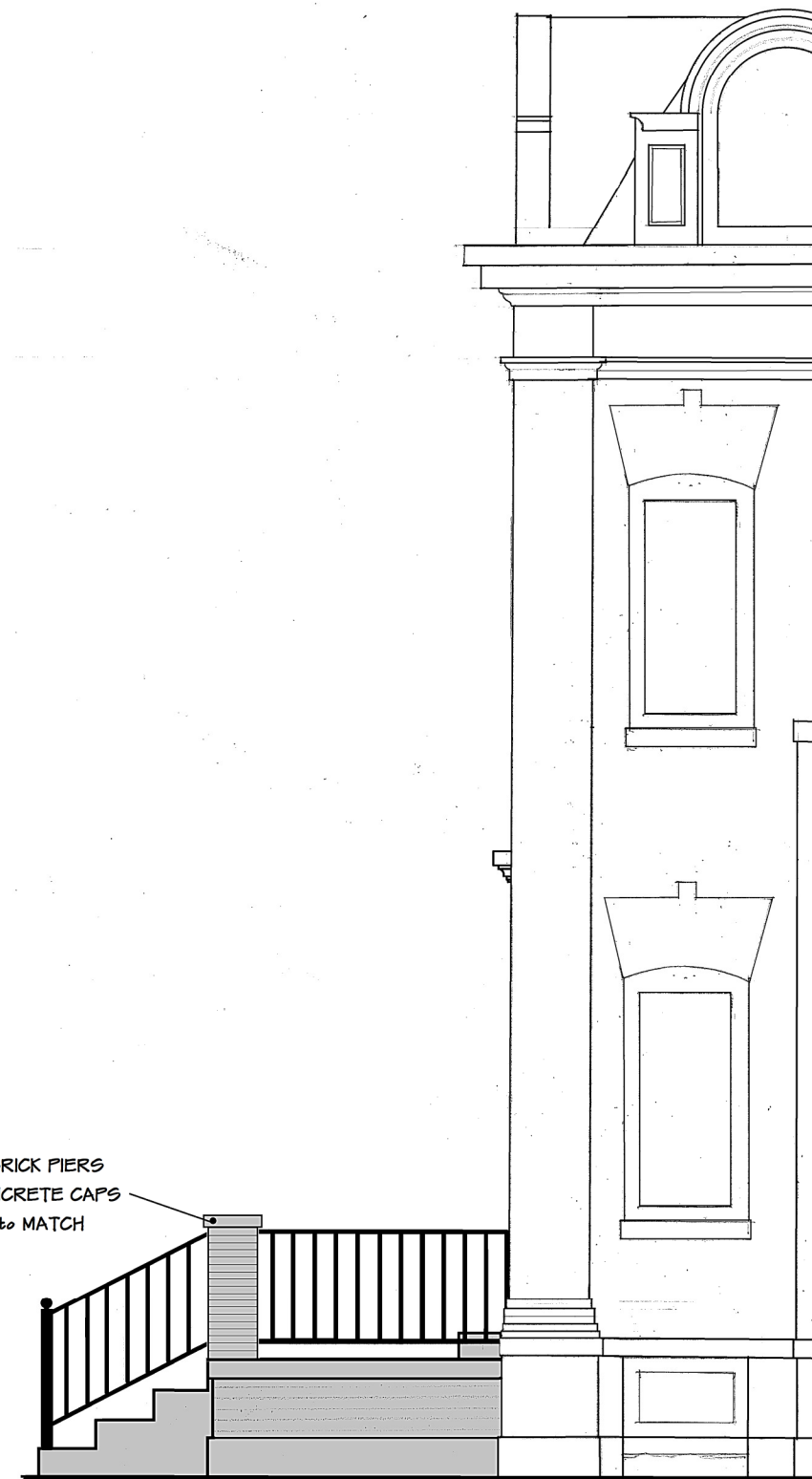


City of Milwaukee Historic Preservation

Copies to: Development Center

See two pages below

ROLOFF RESIDENCE
2549 N TERRACE AVENUE
PROPOSED FRONT PORCH ELEVATIONS scale 1/4" = 1'



NEW STEEL RAILING w/ 4" SQUARE POSTS with BALL FINIALS

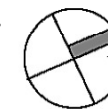
NEW CONCRETE STAIRS

NEW CONCRETE PORCH with BRICK FACADE and CONCRETE SKIRT

12" x 12" BRICK PIERS
w/ 3" CONCRETE CAPS
PAINTED to MATCH
HOUSE

ROLOFF RESIDENCE
2549 N TERRACE AVENUE

FRONT PORCH PLAN
SCALE: 1/4" = 1'



NEW 36" HIGH STEEL
RAILING
- PAINTED BLACK
- 5/8" BALUSTERS 4" o.c.

12" x 12" BRICK PIERS w/3" THICK
CONCRETE CAPS
- PAINTED GREY to MATCH HOUSE

4" SQUARE MIDDLE and END
POSTS w/3" BALL FINIALS

NEW CONCRETE TERRACE and STEPS

NEW CONCRETE
LANDING

EXISTING CONCRETE

