



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

<b>Property</b>	2518 N. TERRACE AV. North Point North HD
<b>Description of work</b>	At the ground level, to accommodate an interior kitchen renovation, two exterior windows on the North elevation will be relocated. The new windows will be of wood construction with full SDLs. Brick from a previous renovation project was salvaged and will be utilized to infill the areas where windows will be removed. Additionally, at the roof level, a new dormer will be added to the third floor of the home. This is also along the north elevation of the home and it not visible from the street. The dormer will match the existing dormer on the south elevation of the home. All materials and eave details will match the existing conditions. The dormer walls will be clad in slate salvaged from the existing roof where the dormer is to be added. This is in character with the other dormers on the home. The windows on the new dormer will be wood, and trim and soffit details will match those on the existing dormer.
<b>Date issued</b>	2/20/2020 PTS ID 114899 COA new dormer, windows

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:

1. The standalone window on the north elevation should have the brick infill recessed by ½” and the sill retained. The other windows and infill should be flush and the sill shortened and reused and shortened to match the replacement window width..
2. Windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. Simulated divided lights must have wood grids on both sides of glass and a spacer bar.
3. Standard masonry conditions

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.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and 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.**

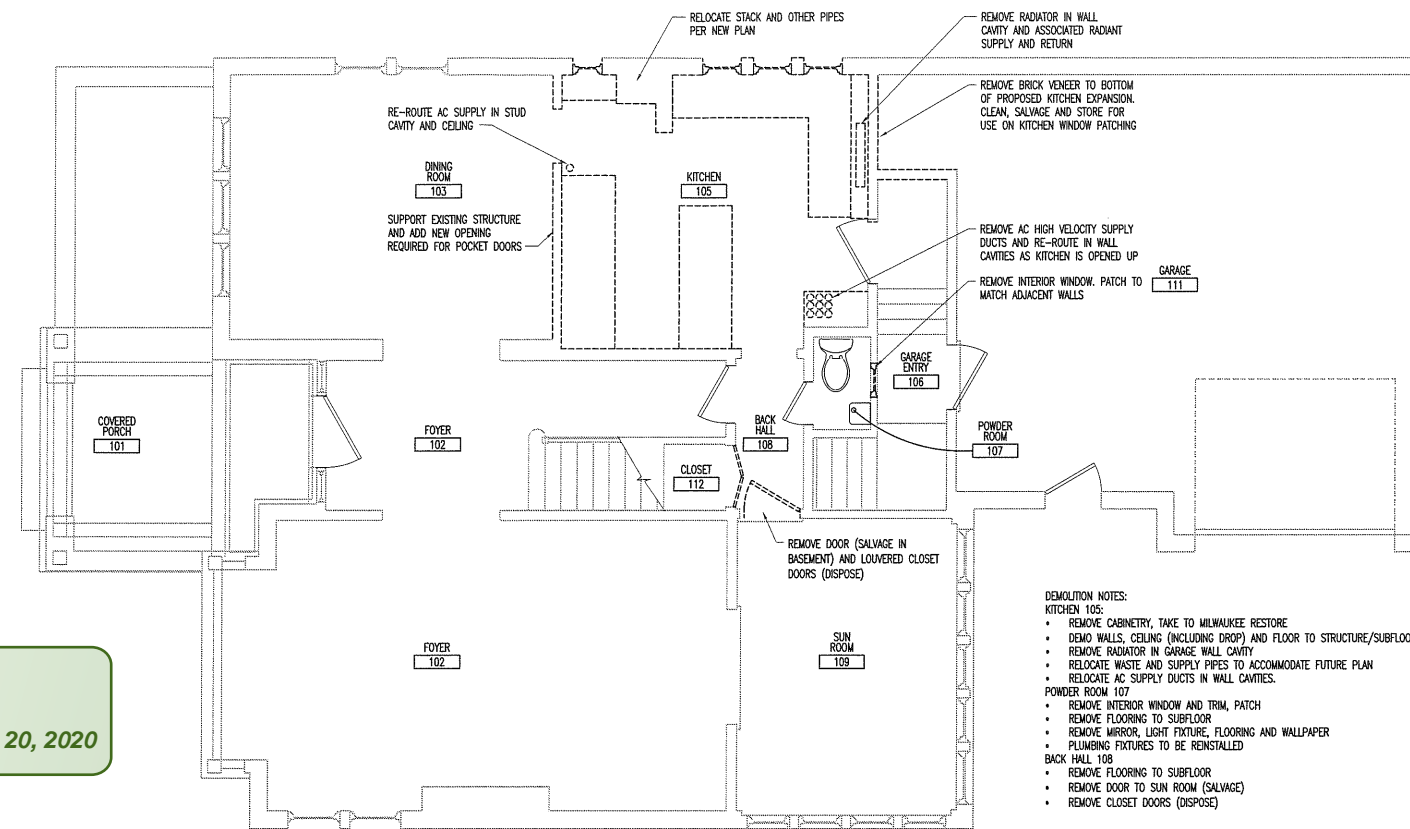
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [Dean.Doerrfeld@milwaukee.gov](mailto:Dean.Doerrfeld@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

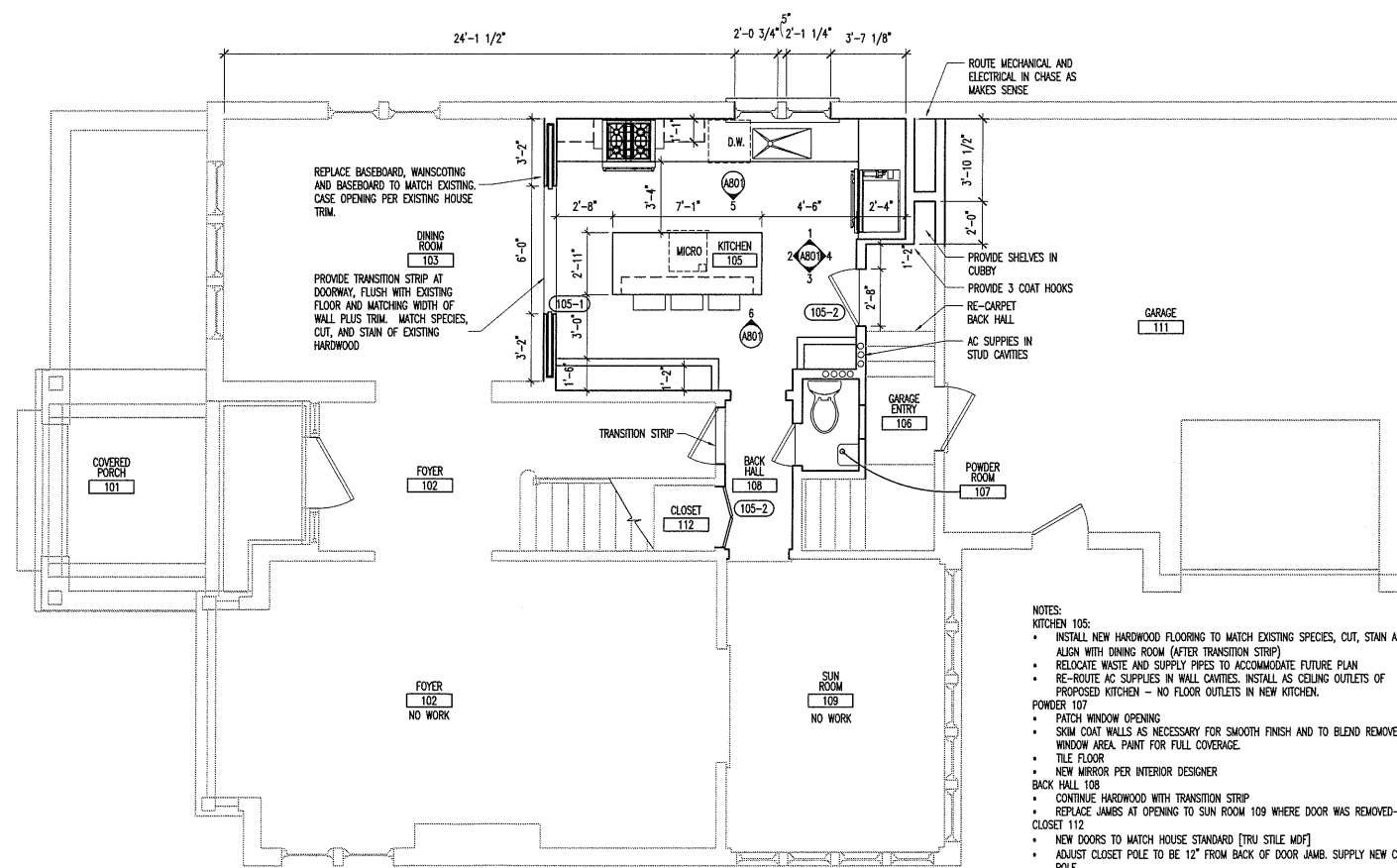
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



**APPROVED**  
By Tim Askin - Milwaukee HPC at 10:27 am, Feb 20, 2020

2518 N. Terrace Ave.  
Milwaukee, WI 53211

EXISTING/DEMOLITION FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

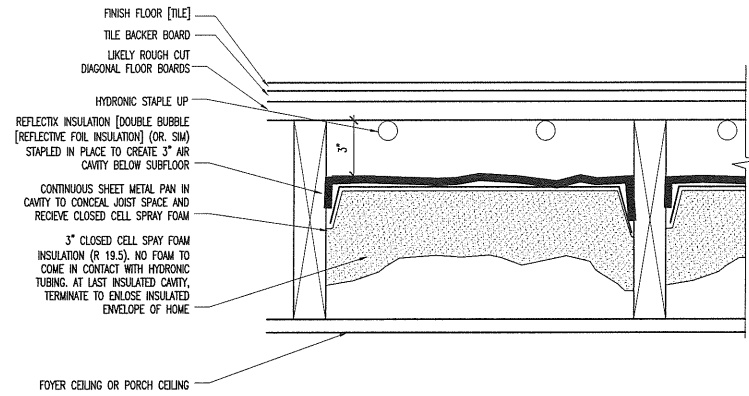
HPC SUBMITAL - NOT FOR CONSTRUCTION

No.	Owner Review Description	Date
00	Owner Review	12/09/19

PROJECT NO: 19.0121  
DRAWN BY: jvr  
FILE: 13.0054\_A101.dwg  
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SHEET TITLE  
Existing/Demo First Floor Plan,  
First Floor Plan

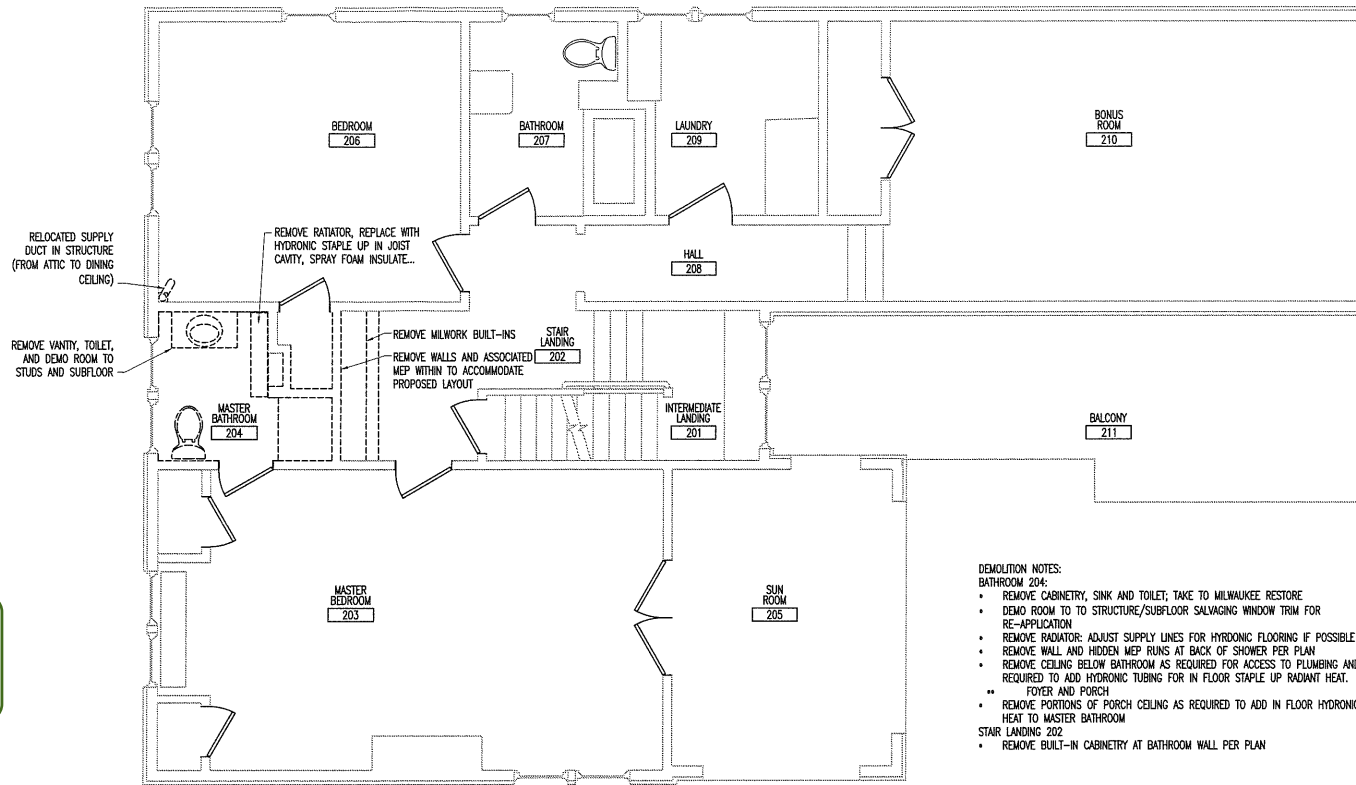
**A101**



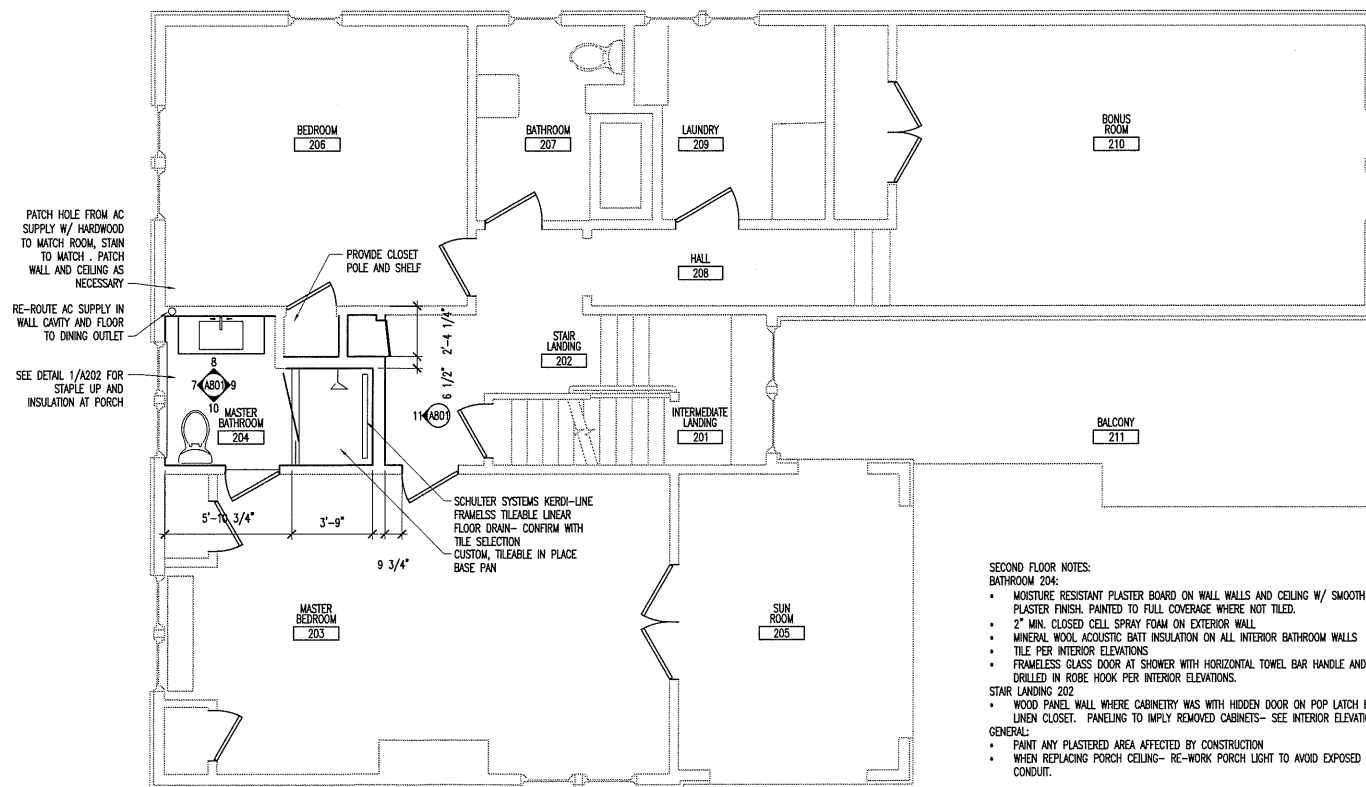
1 Master Bath Staple Up and Insulation  
SCALE: 3/4"=1'-0"

**APPROVED**

By Tim Askin - Milwaukee HPC at 10:27 am, Feb 20, 2020



2 EXISTING/DEMOLITION SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



3 Second Floor Plan  
SCALE: 1/4"=1'-0"

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Milwaukee, WI 53211

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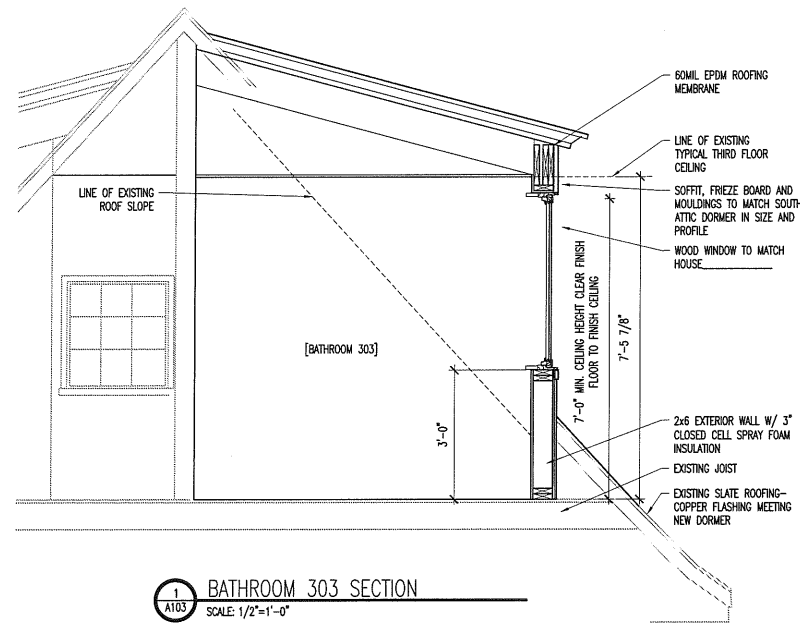
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FILE: 13.0054\_A101.dwg  
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SHEET TITLE  
Existing/Demo Second Floor Plan,  
Second Floor Plan, Details

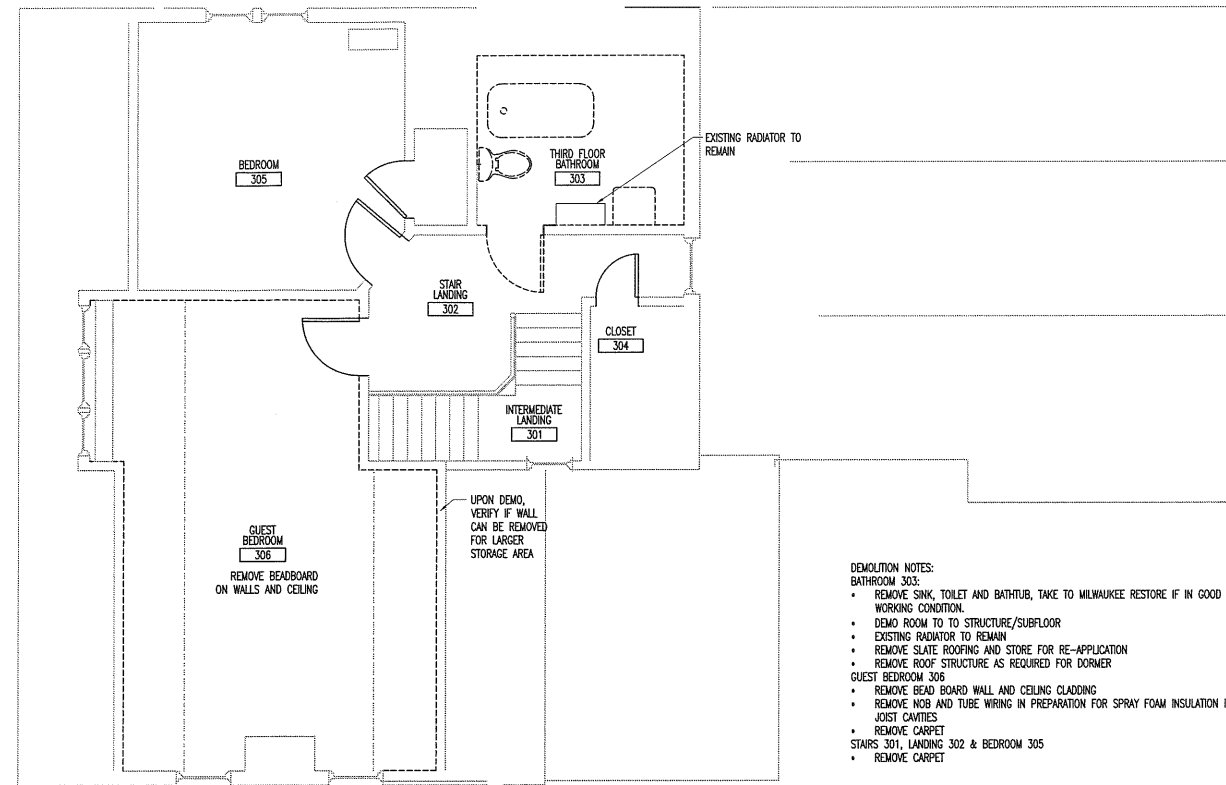
**A102**

**APPROVED**

By Tim Askin - Milwaukee HPC at 10:27 am, Feb 20, 2020

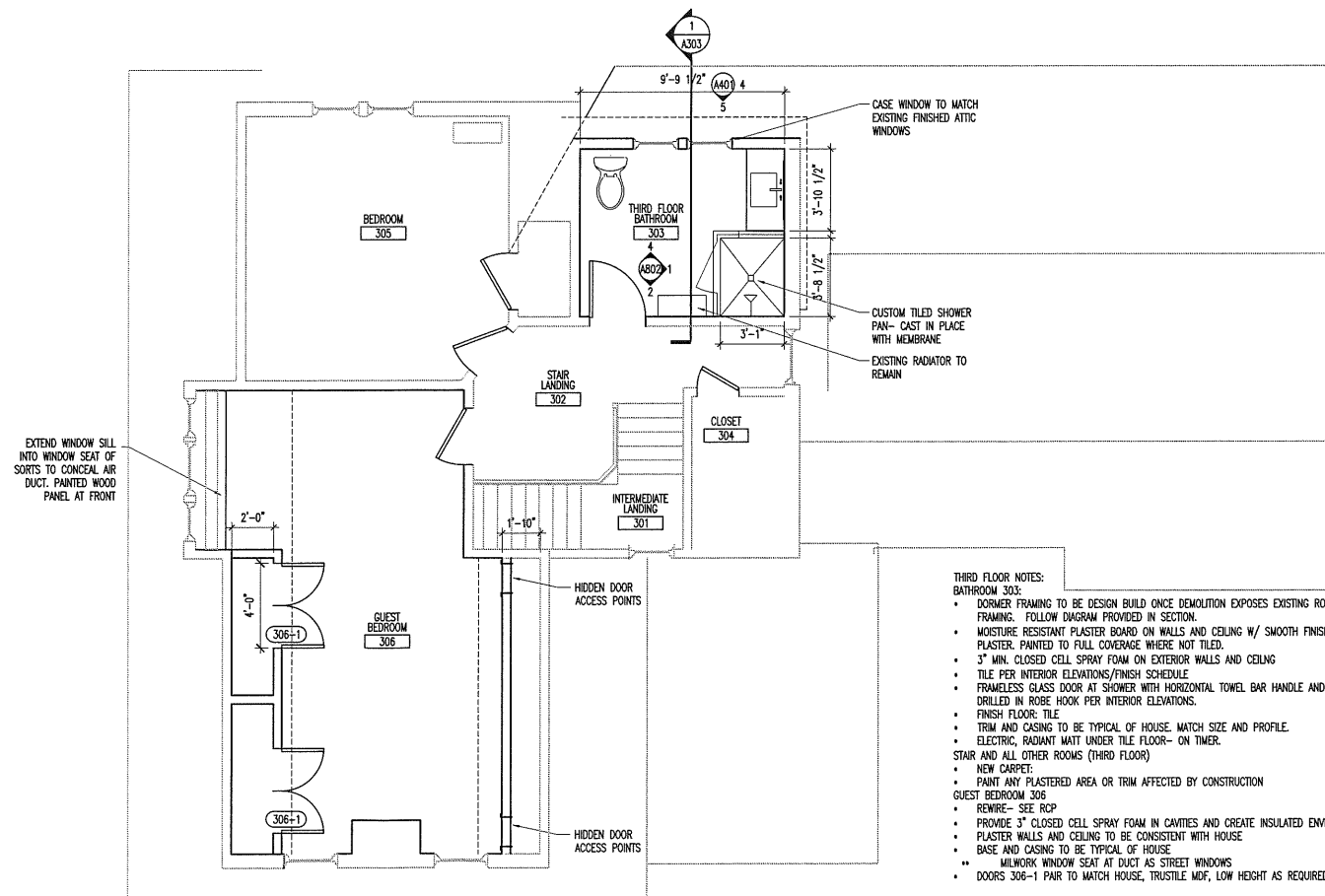


1  
A103  
BATHROOM 303 SECTION  
SCALE: 1/2"=1'-0"



- DEMOLITION NOTES:  
BATHROOM 303:  
• REMOVE SINK, TOILET AND BATHTUB, TAKE TO MILWAUKEE RESTORE IF IN GOOD WORKING CONDITION.  
• DEMO ROOM TO TO STRUCTURE/SUBFLOOR  
• EXISTING RADIATOR TO REMAIN  
• REMOVE SLATE ROOFING AND STORE FOR RE-APPLICATION  
• REMOVE ROOF STRUCTURE AS REQUIRED FOR DORMER  
GUEST BEDROOM 306  
• REMOVE BEAD BOARD WALL AND CEILING CLADDING  
• REMOVE NOB AND TUBE WIRING IN PREPARATION FOR SPRAY FOAM INSULATION IN JOIST CAVITIES  
• REMOVE CARPET  
STAIRS 301, LANDING 302 & BEDROOM 305  
• REMOVE CARPET

1  
A103  
EXISTING/DEMOLITION THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"



- THIRD FLOOR NOTES:  
BATHROOM 303:  
• DORMER FRAMING TO BE DESIGN BUILD ONCE DEMOLITION EXPOSES EXISTING ROOF FRAMING. FOLLOW DIAGRAM PROVIDED IN SECTION.  
• MOISTURE RESISTANT PLASTER BOARD ON WALLS AND CEILING W/ SMOOTH FINISH PLASTER. PAINTED TO FULL COVERAGE WHERE NOT TILED.  
• 3" MIN. CLOSED CELL SPRAY FOAM ON EXTERIOR WALLS AND CEILING  
• TILE PER INTERIOR ELEVATIONS/FINISH SCHEDULE  
• FRAMELESS GLASS DOOR AT SHOWER WITH HORIZONTAL TOWEL BAR HANDLE AND DRILLED IN ROBE HOOK PER INTERIOR ELEVATIONS.  
• FINISH FLOOR: TILE  
• TRIM AND CASING TO BE TYPICAL OF HOUSE. MATCH SIZE AND PROFILE.  
• ELECTRIC, RADIANT MATT UNDER TILE FLOOR- ON TIMER.  
STAIR AND ALL OTHER ROOMS (THIRD FLOOR)  
• NEW CARPET  
• PAINT ANY PLASTERED AREA OR TRIM AFFECTED BY CONSTRUCTION  
GUEST BEDROOM 306  
• REWIRE- SEE RCP  
• PROVIDE 3" CLOSED CELL SPRAY FOAM IN CAVITIES AND CREATE INSULATED ENVELOPE  
• PLASTER WALLS AND CEILING TO BE CONSISTENT WITH HOUSE  
• BASE AND CASING TO BE TYPICAL OF HOUSE  
\*\* MILWORK WINDOW SEAT AT DUCT AS STREET WINDOWS  
• DOORS 306-1 PAIR TO MATCH HOUSE, TRUSTLE MDF, LOW HEIGHT AS REQUIRED

1  
A103  
Third Floor Plan  
SCALE: 1/4"=1'-0"

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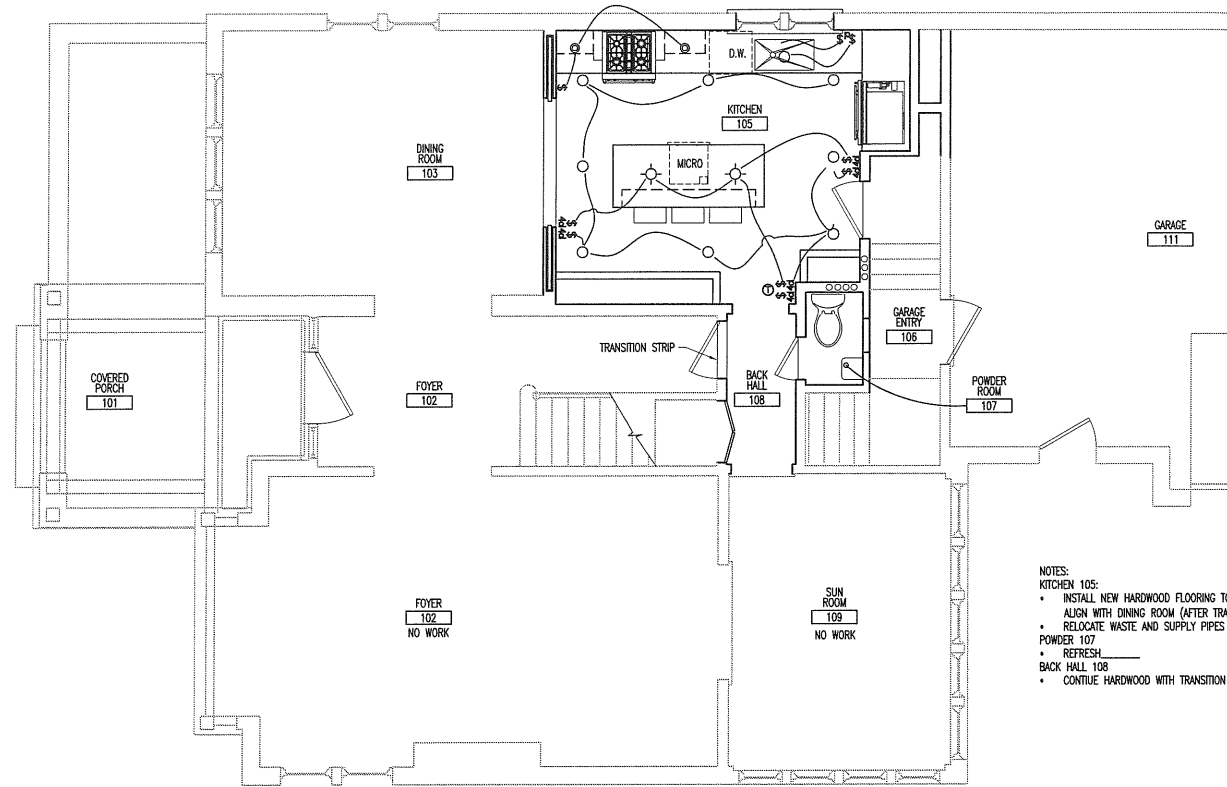
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ISSUE  
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SHEET TITLE  
Existing/Demo Second Floor Plan,  
Second Floor Plan, Details

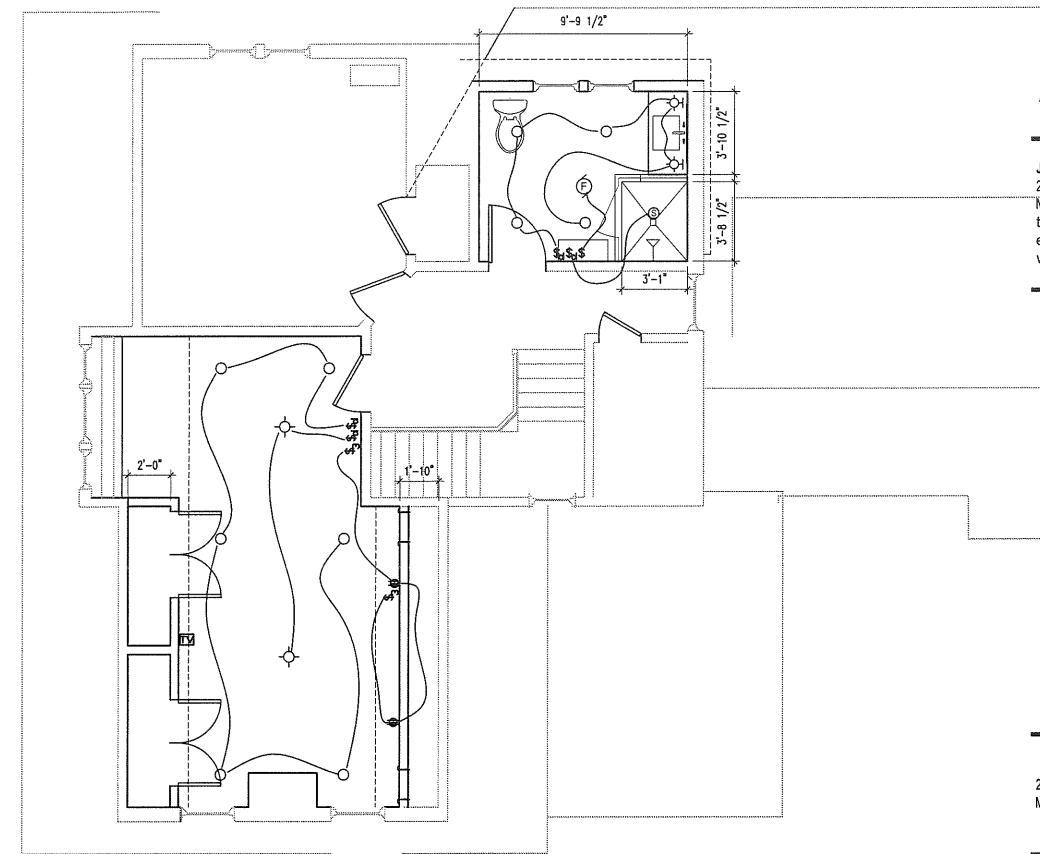
**A103**





NOTES:  
 KITCHEN 105:  
 • INSTALL NEW HARDWOOD FLOORING TO ALIGN WITH DINING ROOM (AFTER TRANSITION STRIP)  
 • RELOCATE WASTE AND SUPPLY PIPES TO Foyer 102  
 • REFRESH BACK HALL 108  
 • CONTINUE HARDWOOD WITH TRANSITION STRIP

1 FIRST FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/4"=1'-0"



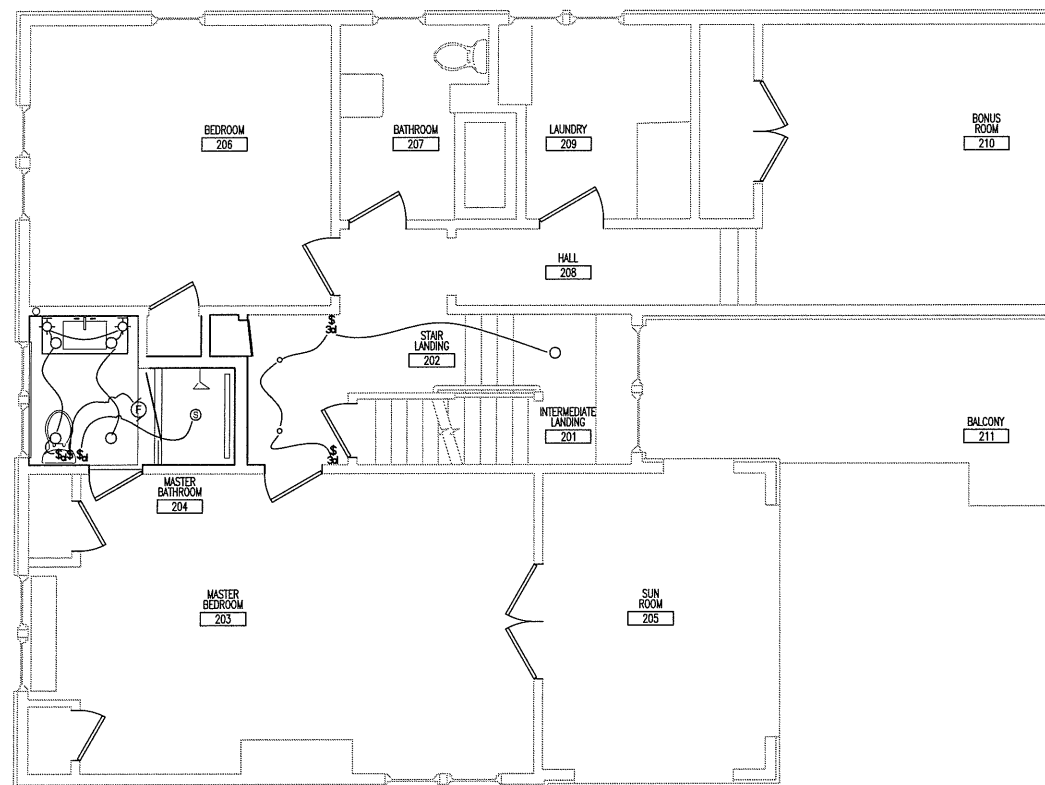
2 THIRD FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/4"=1'-0"

**JOHN VAN ROOY ARCHITECTURE**

JOHN VAN ROOY ARCHITECTURE, LLC  
 2843 N. Prospect Avenue  
 Milwaukee, WI 53211  
 t. 414.801.0173  
 e: john@johnvanrooy.com  
 www.johnvanrooy.com

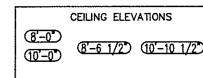
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 Milwaukee, WI 53211

**APPROVED**  
 By Tim Askin - Milwaukee HPC at 10:27 am, Feb 20, 2020



3 SECOND FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/4"=1'-0"

LIGHTING AND RECEPTACLE SYMBOLS	
	DECORATIVE LIGHT FIXTURE
	RECESSED PIN HOLE LED (MR16 SIZE)
	RECESSED, DIMMABLE 4" CAN LIGHT, 3000K (SHALLOW HOUSING AS REQUIRED)
	4" RECESSED SHOWER LIGHT W/ GLASS COVER (2700 tto 3000 K)
	LINEAR TRIMLESS, RECESSED, DIMMABLE 2" LED
	RECESSED ADJUSTABLE LED - MR16 SIZE/ EQUIVALENT
	DECORATIVE SCONCE
	LED TAPE LIGHT FOR WALL WASHING/COVES. DIMMABLE
	EXHAUST FAN, CEILING MOUNTED
	UNDER CABINET LED LIGHT
	CEILING FAN
	RECESSED CEILING SPEAKER- BY OWNER
	WALL MOUNTED SPEAKER- BY OWNER
	RECESSED CEILING SPEAKER- BY OWNER
	LINEAR LED LIGHT, WALL MOUNTED
	STEP LIGHT- ON ATOMIC CLOCK TIMER
	SURFACE MOUNTED LINEAR LED
	ELECTRICAL OUTLET - FLOOR MOUNTED DUPLEX ELECTRICAL OUTLET - STANDARD DUPLEX ELECTRICAL OUTLET - BOTTOM HALF SWITCHED DUPLEX ELECTRICAL OUTLET - BOTTOM HALF SWITCHED DUPLEX - WATERPROOF ELECTRICAL OUTLET - WATERPROOF DEDICATED EQUIPMENT OUTLET - VERIFY W/ MANUF. ELECTRICAL OUTLET - FOUR GANG ELECTRICAL OUTLET - GROUND FAULT CIRCUIT INTERRUPTED DUPLEX ELECTRICAL OUTLET - FLOOR MOUNTED DUPLEX BOTTOM HALF SWITCHED
	SINGLE POLE WALL SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	3-WAY DIMMER SWITCH
	4-WAY SWITCH
	4-WAY DIMMER SWITCH
	5-WAY DIMMER SWITCH
	MOTION DETECTOR SWITCH
	TIMER SWITCH
	TELEVISION JACK, VERIFY LOCATION WITH OWNER.
	TELEPHONE
	DATA
	THERMOSTAT
	RECESSED JUNCTION BOX
	GARAGE DOOR KEYPAD
	RECESSED DOOR BELL CHIME
	DOOR BELL
	GARAGE DOOR OPENER



NOTES:  
 1. FIXTURES TO BE SELECTED BY OWNER/INTERIOR DESIGNER. SEE FINISH SCHEDULE.  
 2. ALL ELECTRICAL WORK IS TO BE CODE COMPLIANT. LIGHTING AND RECEPTACLE PLAN PROVIDED FOR REFERENCE PURPOSES ONLY. FINAL LAYOUT AND ASSURANCE OF CODE COMPLIANCE TO BE THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLER.  
 3. ALL FLOOR OUTLET & WALL SCONCE LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT/INTERIOR DESIGNER.  
 4. ALL BOXES & PENETRATIONS OF BASEMENT SLAB TO BE FULLY WATERPROOF.

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SHEET TITLE  
 Reflected Ceiling Plans

**A201**



Third Floor  
EL. +/-119' 2-1/2"

Second Floor  
EL. +/-109'-9"

First Floor  
EL. 100'-0"

1  
A401 West Elevation  
SCALE: 3/16"=1'-0"



Third Floor  
EL. +/-119' 2-1/2"

Second Floor  
EL. +/-109'-9"

First Floor  
EL. 100'-0"

2  
A401 South Elevation  
SCALE: 3/16"=1'-0"

**APPROVED**

By Tim Askin - Milwaukee HPC at 10:27 am, Feb 20, 2020



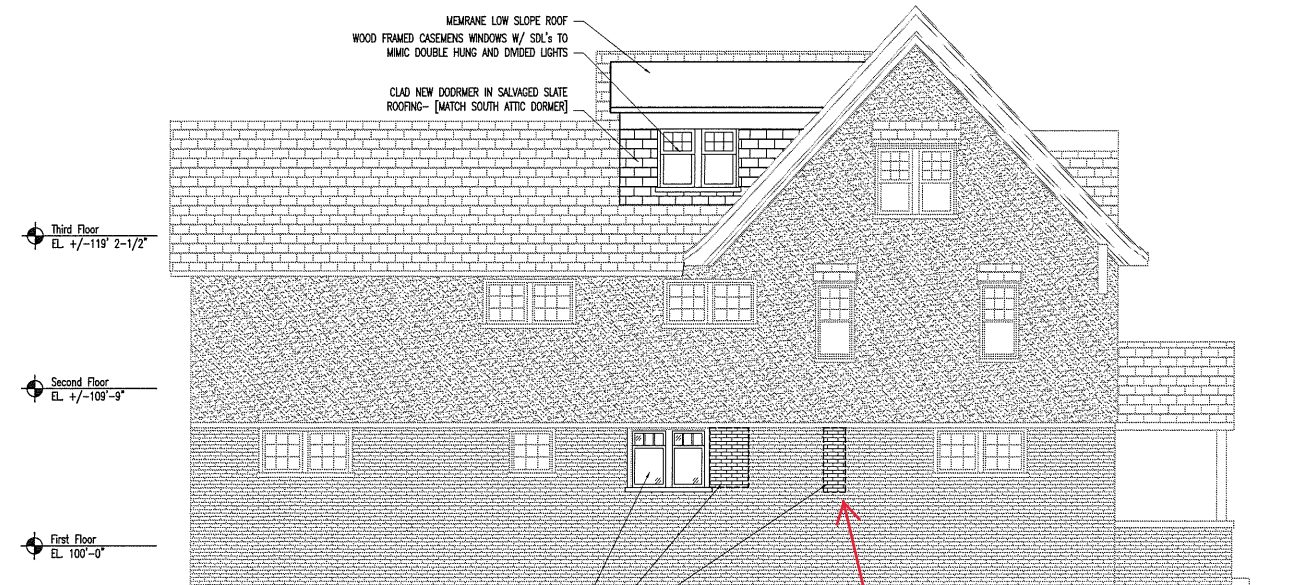
MEMBRANE LOW SLOPE ROOF  
NEW DORMER IN EXISTING SLATE ROOF.  
CLAD IN SLATE TO MATCH ROOF (SIM.  
TO SOUTH SIDE DORMER)

Third Floor  
EL. +/-119' 2-1/2"

Second Floor  
EL. +/-109'-9"

First Floor  
EL. 100'-0"

3  
A401 East Elevation  
SCALE: 3/16"=1'-0"



MEMBRANE LOW SLOPE ROOF  
WOOD FRAMED CASEMENS WINDOWS W/ SILL'S TO  
MIMIC DOUBLE HUNG AND DIVDED LIGHTS  
CLAD NEW DORMER IN SALVAGED SLATE  
ROOFING- [MATCH SOUTH ATTIC DORMER]

Third Floor  
EL. +/-119' 2-1/2"

Second Floor  
EL. +/-109'-9"

First Floor  
EL. 100'-0"

NEW WOOD WINDOWS (CASEMENT W/ SILL TO APPEAR LIKE  
DOUBLE HUNG) W/ CUT STONE SILL- SEE PLAN FOR LOCATION-  
EAST JAMB TO REMAIN FROM EXISTING OPENING. WOOD BRICK  
MOLD AND DETAILS TO MATCH EXISTING  
INFILL ABANDONED OPENINGS WITH SALVAGED BRICK FROM GARAGE  
INTERIOR. PROVIDE MOCK UP OF MORTAR TO MATCH EXISTING

4  
A401 North Elevation  
SCALE: 3/16"=1'-0"

The standalone window on the north elevation should have the brick infill recessed by 1/2" and the sill retained. The other windows and infill should be flush and the sill shortened and reused and shortened to match the replacement window width..

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CONSTRUCTION

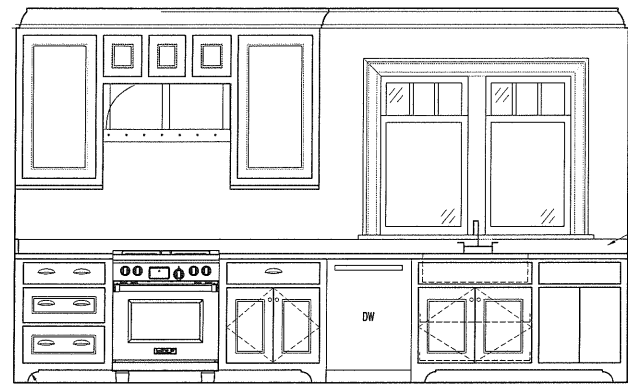
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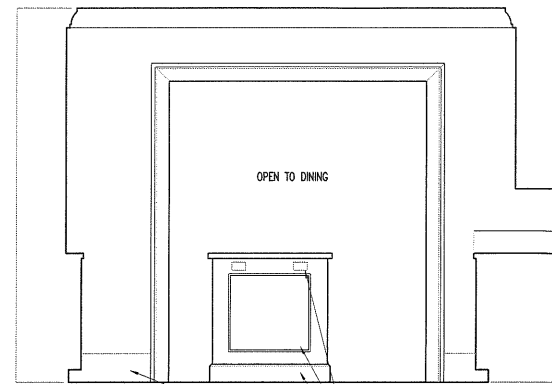
SHEET TITLE  
Exterior Elevations

**A401**

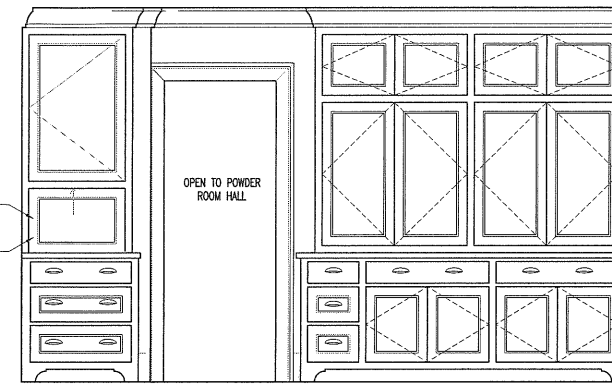




1 Kitchen South Facing Elevation  
 SCALE: 1/2"=1'-0"

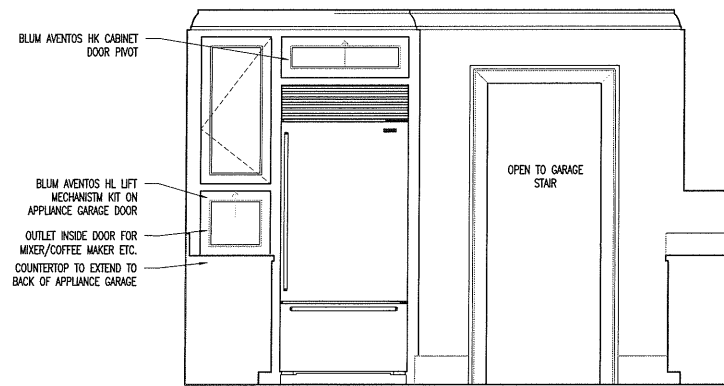


2 Kitchen East Facing Elevation  
 SCALE: 1/2"=1'-0"

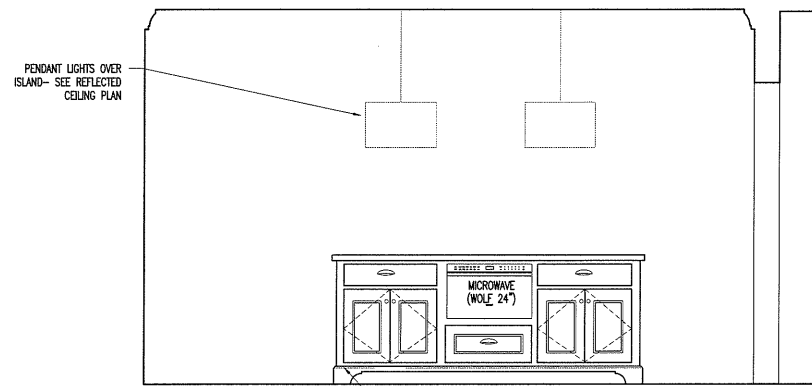


3 Kitchen North Facing Elevation  
 SCALE: 1/2"=1'-0"

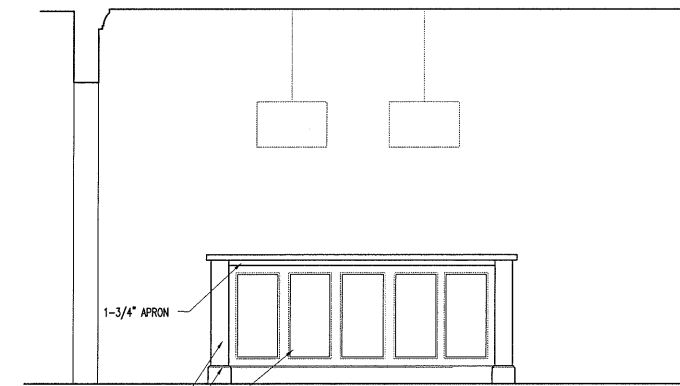
- KITCHEN CABINERY NOTES**
1. ALL CABINETS PAINT GRADE HARDWOOD
  2. INSET DOORS, FACE FRAME AS DRAWN (ALT. FULL OVERLAY)
  3. ALL DRAWERS TO BE EQUIPPED WITH BLUMOTION SOFT SHUT, FULL EXTENSION HEAVY DUTY SLIDES
  4. SEE INTERIOR FINISH SCHEDULE FOR DOOR SPECIES & FINISH
  5. ALL CABINETS TO INCLUDE LED UNDERCOUNTER LIGHTING ON DEDICATED SWITCH
  6. ALL CABINETS TO HAVE PLUG MOULD STRIP OF OUTLETS INSTALLED AT BOTTOM OF UPPER CABINETS- TO FACE COUNTERTOP AND BE HIDDEN FROM VIEW BY APRON.
  7. UNLESS NOTED OTHERWISE ALL CABINETS TO HAVE ADJUSTABLE SHELVING
  8. ALL DOORS EQUIPPED WITH BLUM ADJUSTABLE EUROPEAN STYLE HINGS WITH SOFT SHUTS.
  9. ALL UPPER CABINET TO BE 12-1/2" CLEAR ON THE INTERIOR
  10. DOOR PROFILE AT PANEL TD
  11. SPECIALTY HARDWARE AS NOTED IN DRAWINGS
  12. ALTERNATE BID- SAME LAYOUT- FULL OVERLAY CABINETS



4 Kitchen West Facing Elevation  
 SCALE: 1/2"=1'-0"



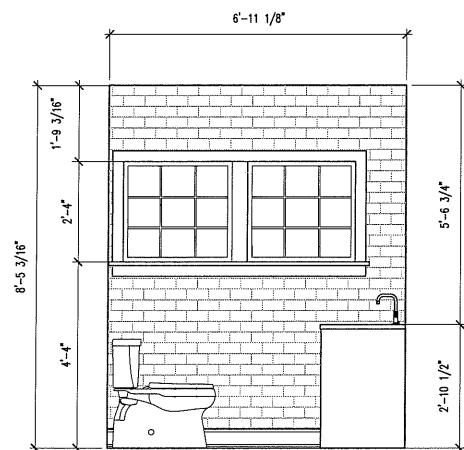
5 Kitchen Island North Facing Elevation  
 SCALE: 1/2"=1'-0"



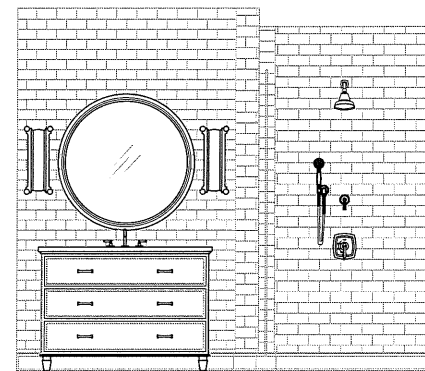
6 Kitchen Island North Facing Elevation  
 SCALE: 1/2"=1'-0"

**APPROVED**

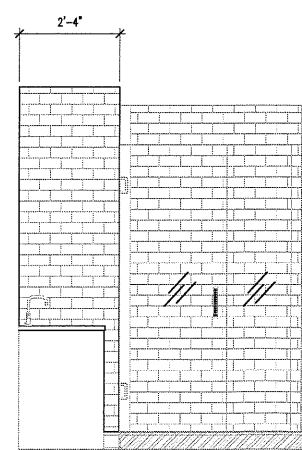
By Tim Askin - Milwaukee HPC at 10:29 am, Feb 20, 2020



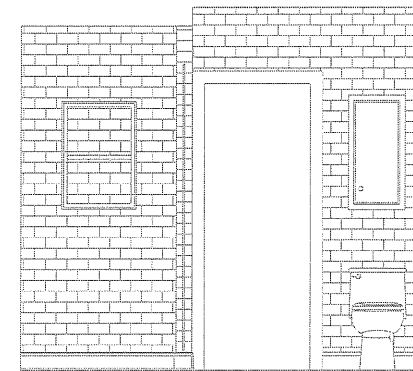
7 Master Bathroom  
 SCALE: 1/2"=1'-0"



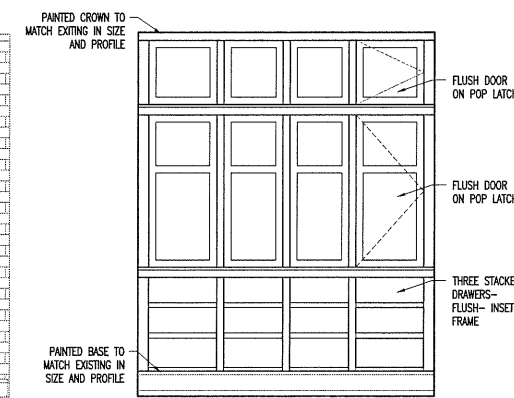
8 Master Bathroom  
 SCALE: 1/2"=1'-0"



9 Master Bathroom  
 SCALE: 1/2"=1'-0"



10 Master Bathroom  
 SCALE: 1/2"=1'-0"



11 Stair Landing 202 Paneling/ Closet  
 SCALE: 1/2"=1'-0"

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SHEET TITLE  
 Interior Elevations

**A801**