



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

| | |
|----------------------------|--|
| Property | 2457 N. TERRACE AV. |
| Description of work | Applicant submitted revisions to an earlier COA. Applicant intends to amend previously proposed material for porches, stoops, and exterior stairs from concrete to wood construction. Applicant also eliminated a small concrete retaining wall at the southern property line from the plans, revising the grade elevations. Applicant will also construct a new concrete sidewalk and stair leading to the 2457 main entrance to resemble the historical condition. |
| Date issued | 6/3/2019 PTS ID 114756 COA: alter porches and landscaping |

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 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 naturally decay-resistant wood species for exterior finish applications is required for porch areas

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.

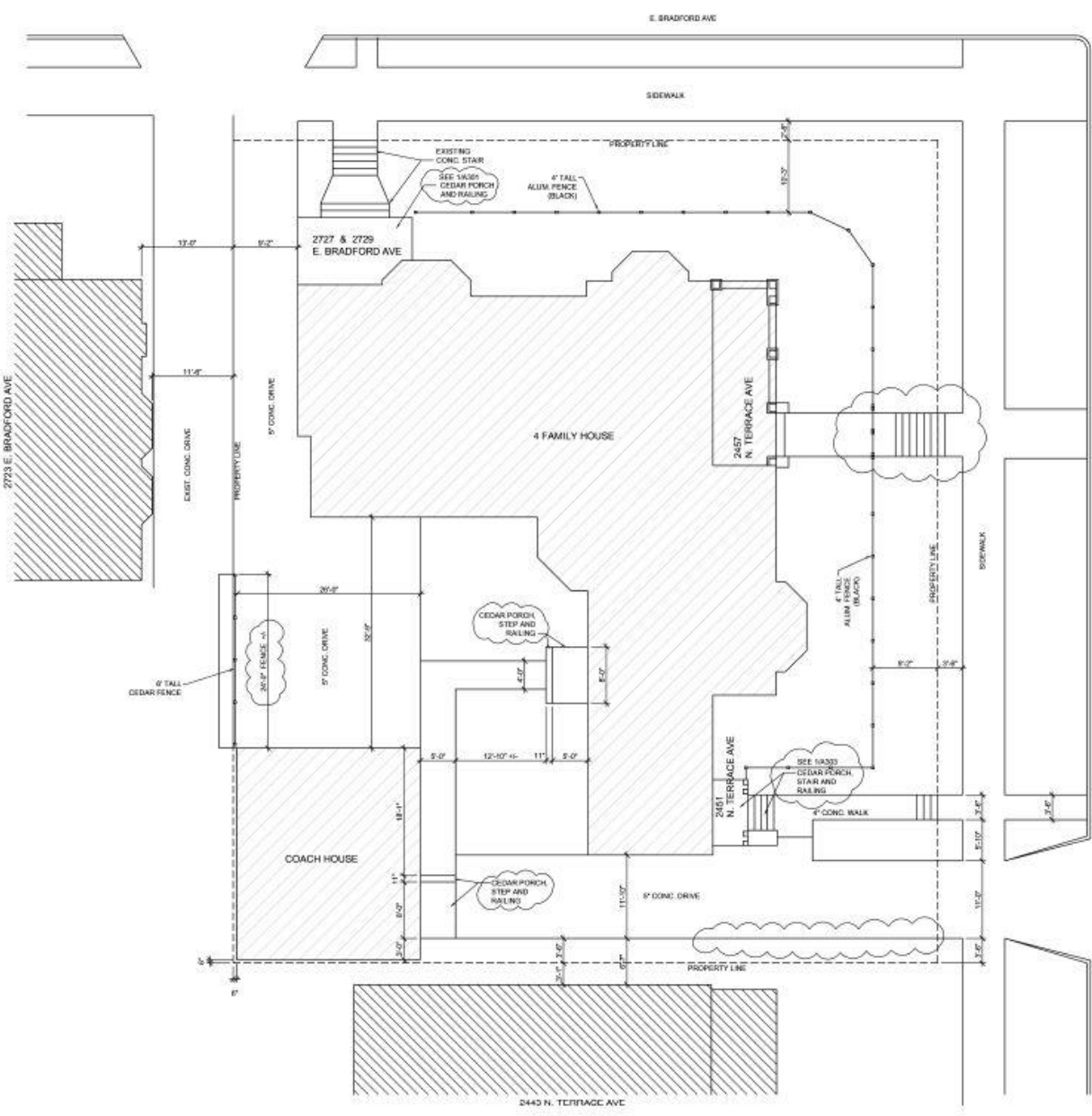
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

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

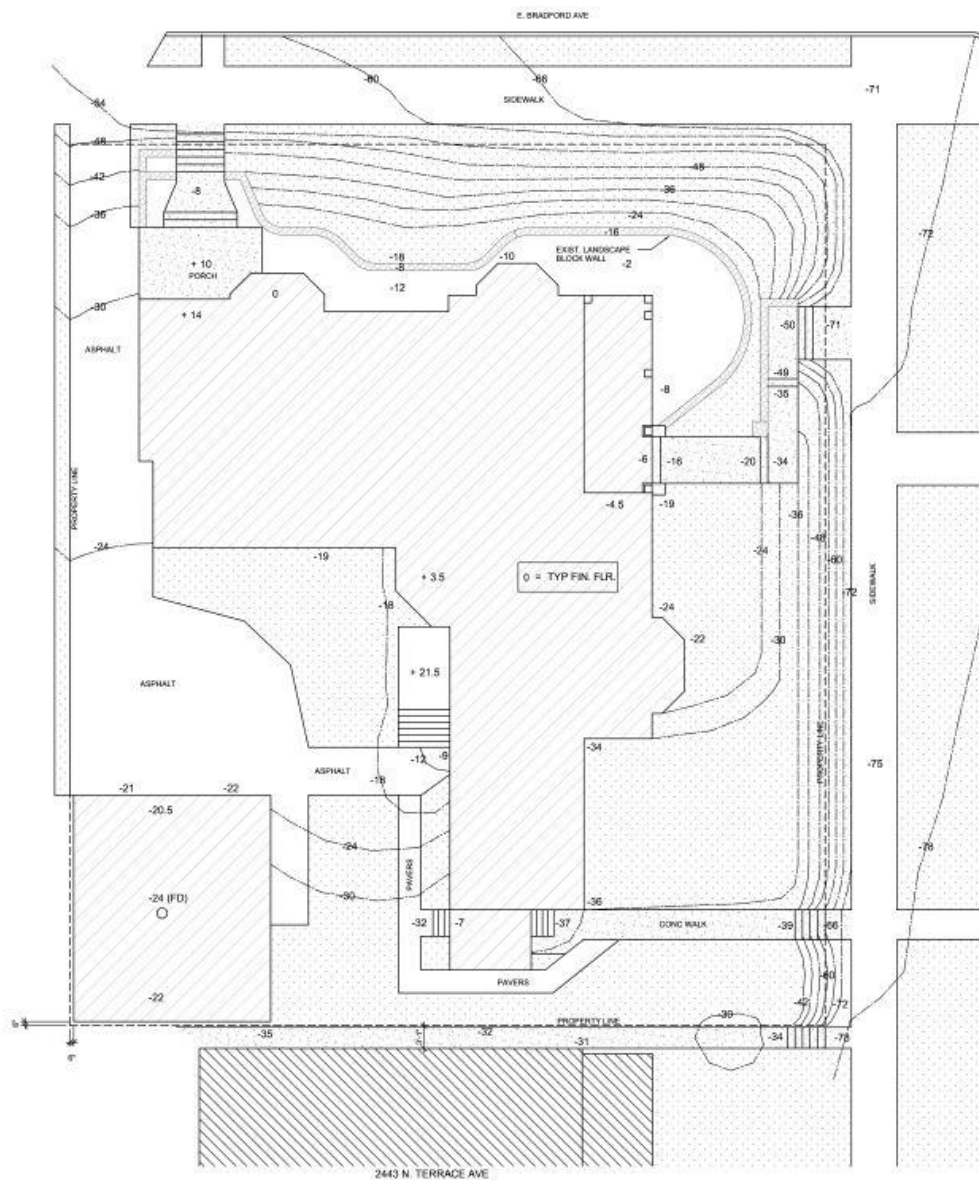




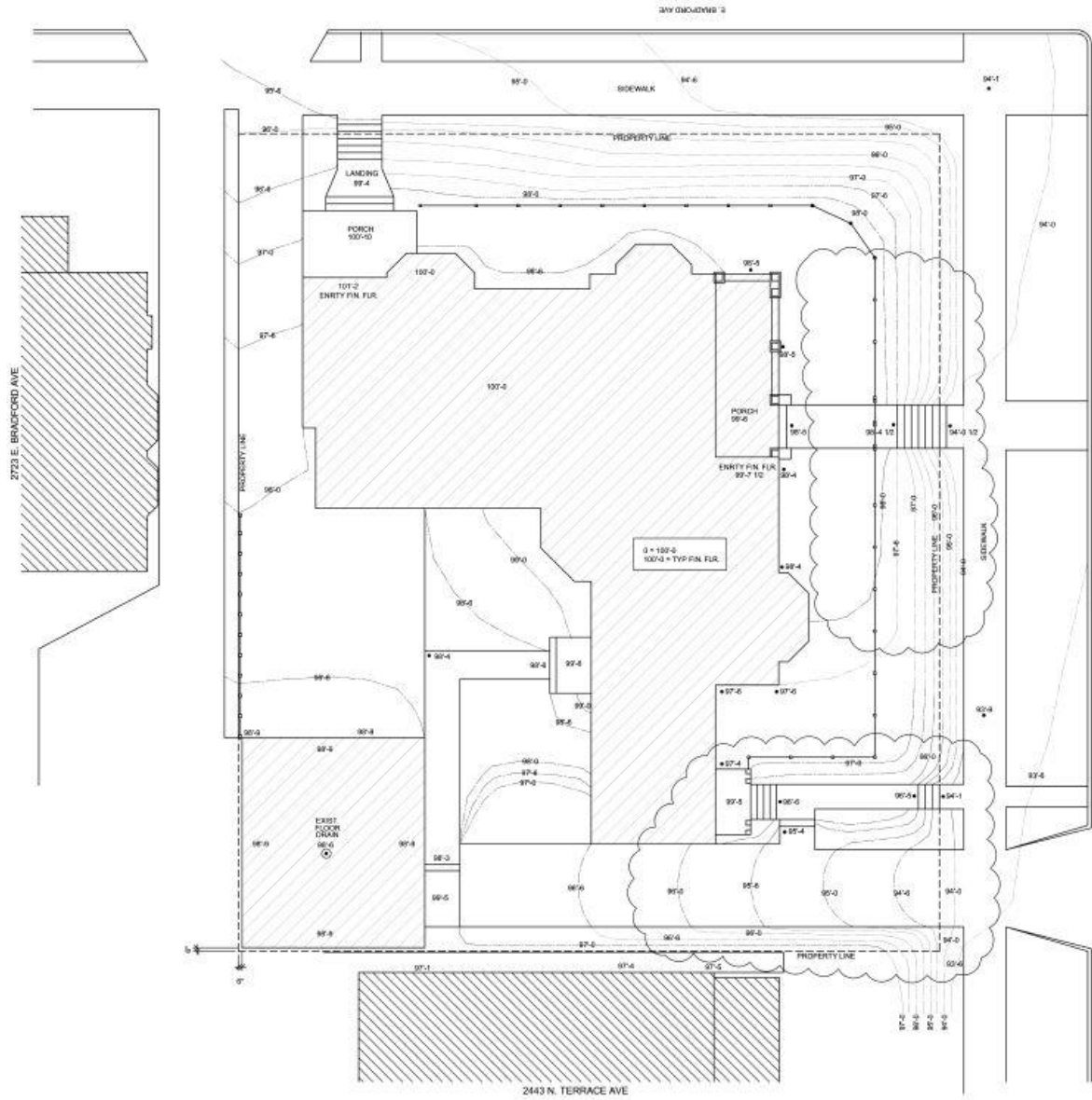
Proposed site plan with amendments clouded

 TRUE NORTH
 PLAN NORTH
PROPOSED SITE PLAN
 1/8" = 1'-0"

Existing site grade plan



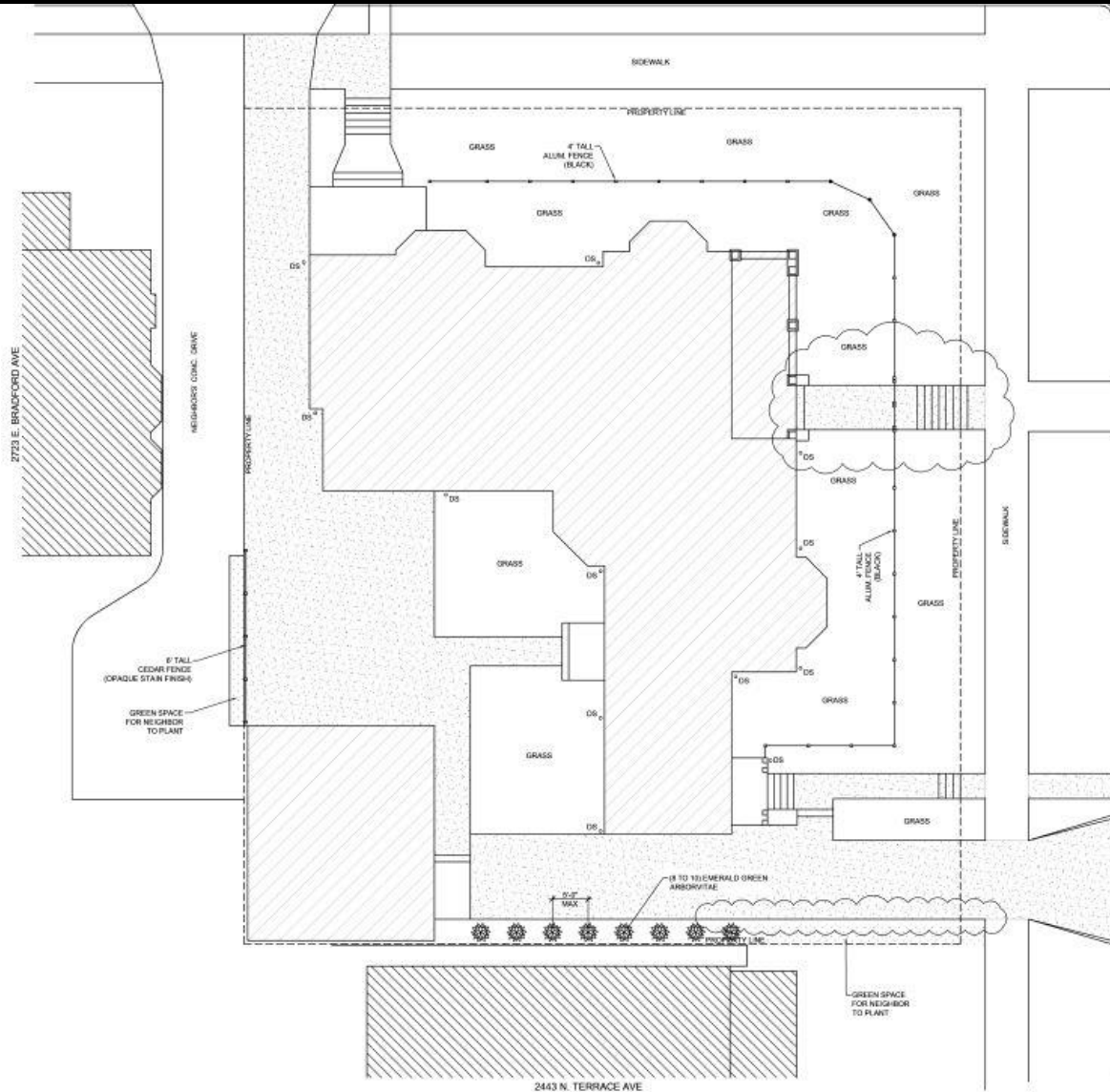
  **EXISTING SITE GRADE PLAN**
1/8" = 1'-0"



Proposed site grade plan indicating revised grade elevations and eliminated concrete retaining wall (clouded) at the southern property line



PROPOSED SITE GRADE PLAN
 1/8" = 1'-0"



Proposed landscape plan indicating new concrete sidewalk and stair leading to main entrance



PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

DS = DOWNSPOUT



EXISTING EAST ELEVATION

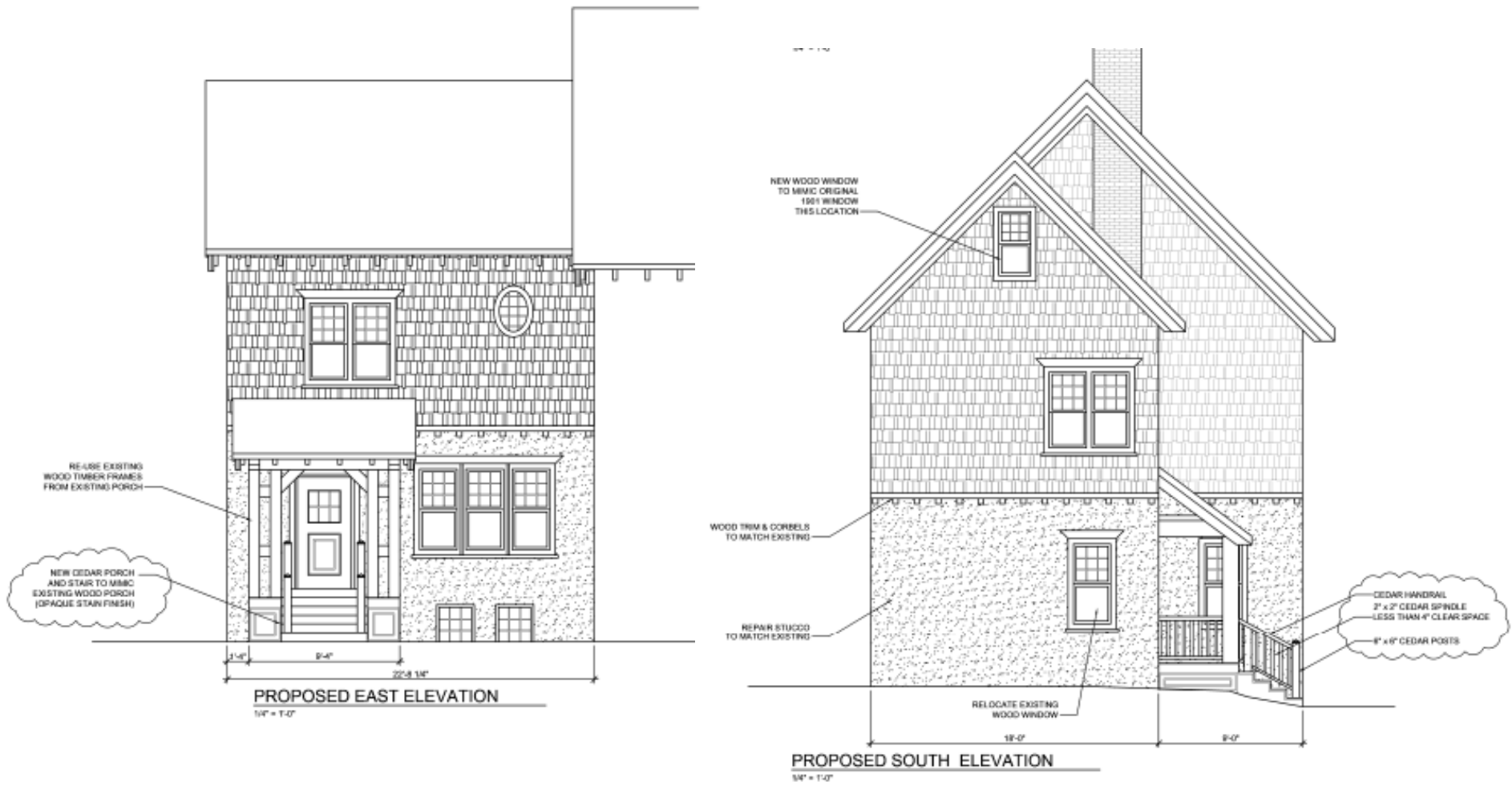
1/8" = 1'-0"

Existing and proposed east elevations indicating the construction of a new cedar porch designed to match existing conditions



PROPOSED EAST ELEVATION

1/8" = 1'-0"



Proposed eastern and southern elevation details indicating new cedar porch construction



EXH
18" x 1"

REMOVE WOOD LAP SIDING (NOT ORIGINAL)

REMOVE WROUGHT IRON HAND RAILS - RUSTED THRU (NOT ORIGINAL)

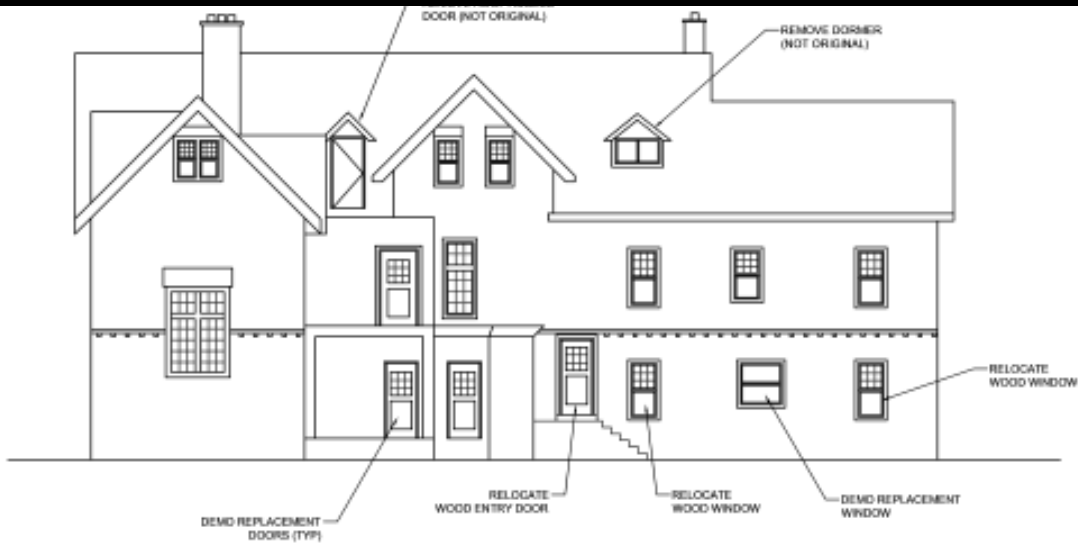


PRC
18" x 1"

RESTORE ORIGINAL STUCCO FINISH

NEW CEDAR PORCH AND HANDRAIL TO MIMIC EXISTING WOOD PORCH (OPAQUE STAIN FINISH)

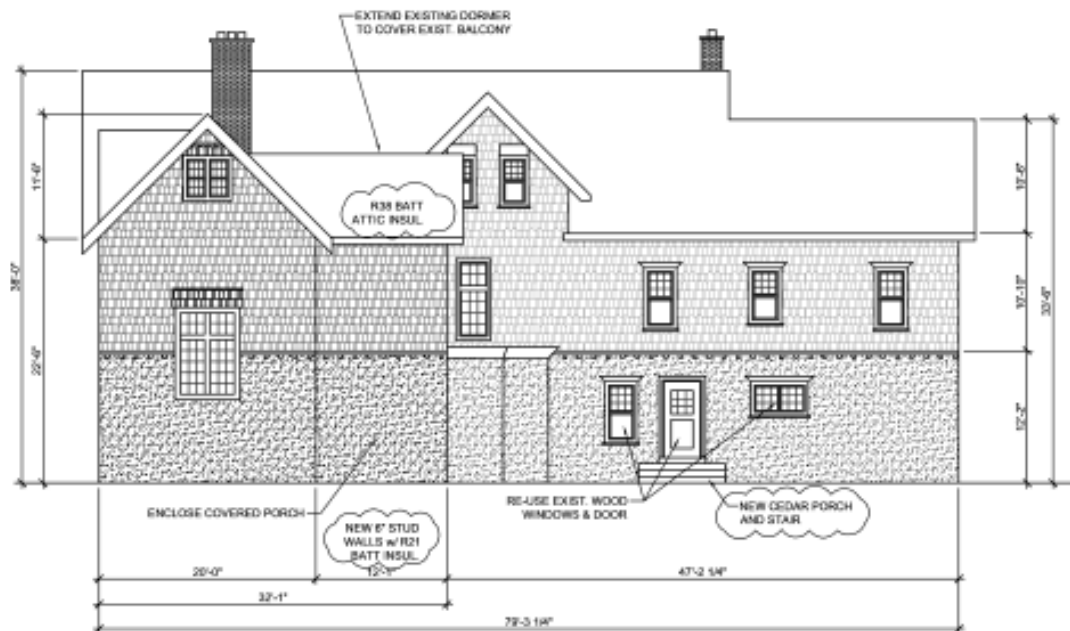
Existing and proposed north elevations indicating the removal of non-original wood siding and the restoration of original stucco finish. Elevations also indicate the replacement of wrought iron handrails with cedar handrails to match existing porch.



EXISTING WEST ELEVATION

1/8" = 1'-0"

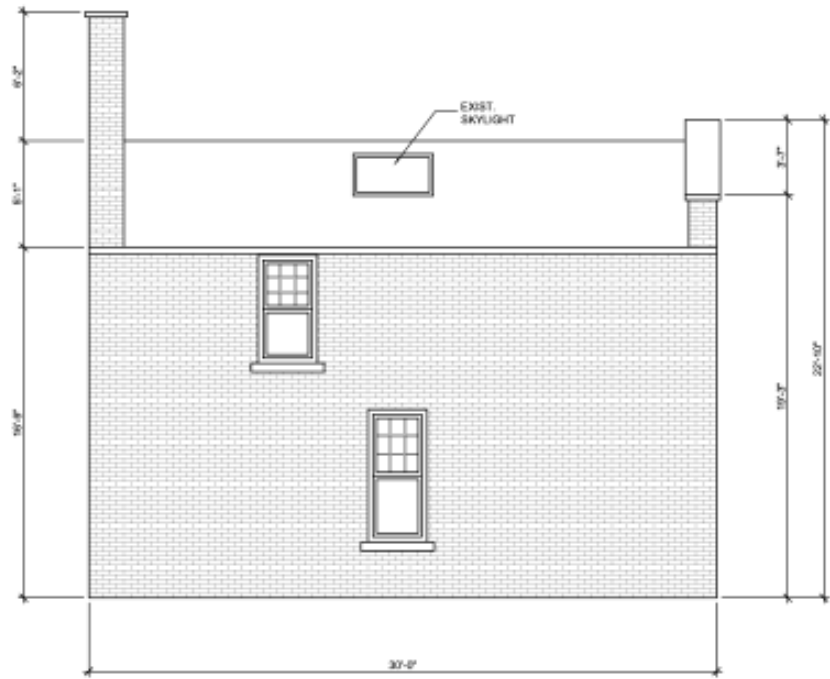
Existing and proposed west elevations indicating the construction of a new cedar porch and stair



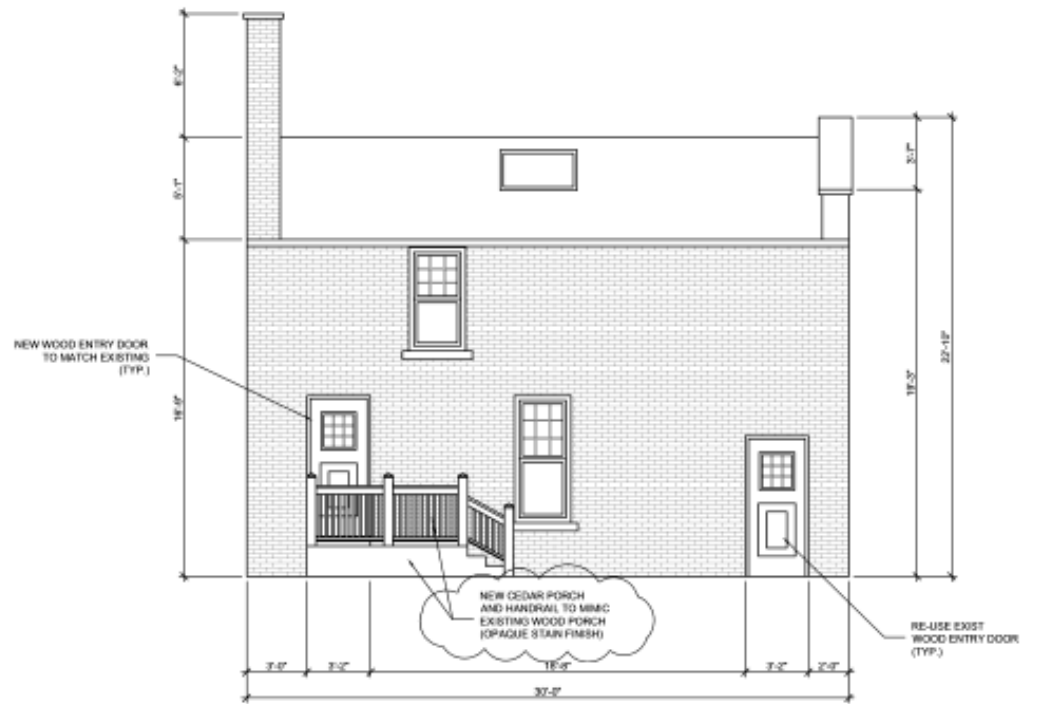
PROPOSED WEST ELEVATION

1/8" = 1'-0"

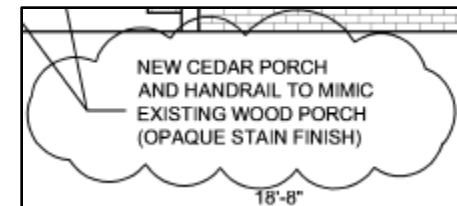
NEW CEDAR PORCH AND STAIR



COACH HOUSE
EXISTING EAST ELEVATION
1/4" = 1'-0"



COACH HOUSE
PROPOSED EAST ELEVATION
1/4" = 1'-0"



Existing and proposed eastern elevations of the coach house indicating the construction of a new cedar porch