



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 Description of work

2542 N Terrace Avenue

Front yard: Garden redesign to create a more tidy and uniform appearance while adding color and evergreen interest to the landscape. Additionally, 4 uplights will be added to accentuate the masonry detail on the home.

Back yard: Addition of a wood deck will include built in planters, built in bench, and room for furniture and grill. The decking, steps, skirting, handrails and framing will all be constructed with treated wood, while the spindles of the railings will be aluminum. There will be step lights incorporated into the steps for safety. Additionally there will be a paver patio with gas fire feature added to the back yard. Perimeter fencing and fencing around the A/C units will control views, and trellis will be added to soften the garage. Plantings will help to soften the hardscapes.

Date issued

5/11/2022

PTS ID N/A

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:

Front yard brick border is not approved.

Porch railings

Graspable railings must be mounted flush with the top railing, not below it and visible between balusters. Additionally, balusters must be mounted so that they rest on the bottom rail and the top rail rests atop the balusters. Attaching the balusters to the sides of the top and bottom rails is not acceptable.

Wood—except fences

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 the 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. 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.

Fences

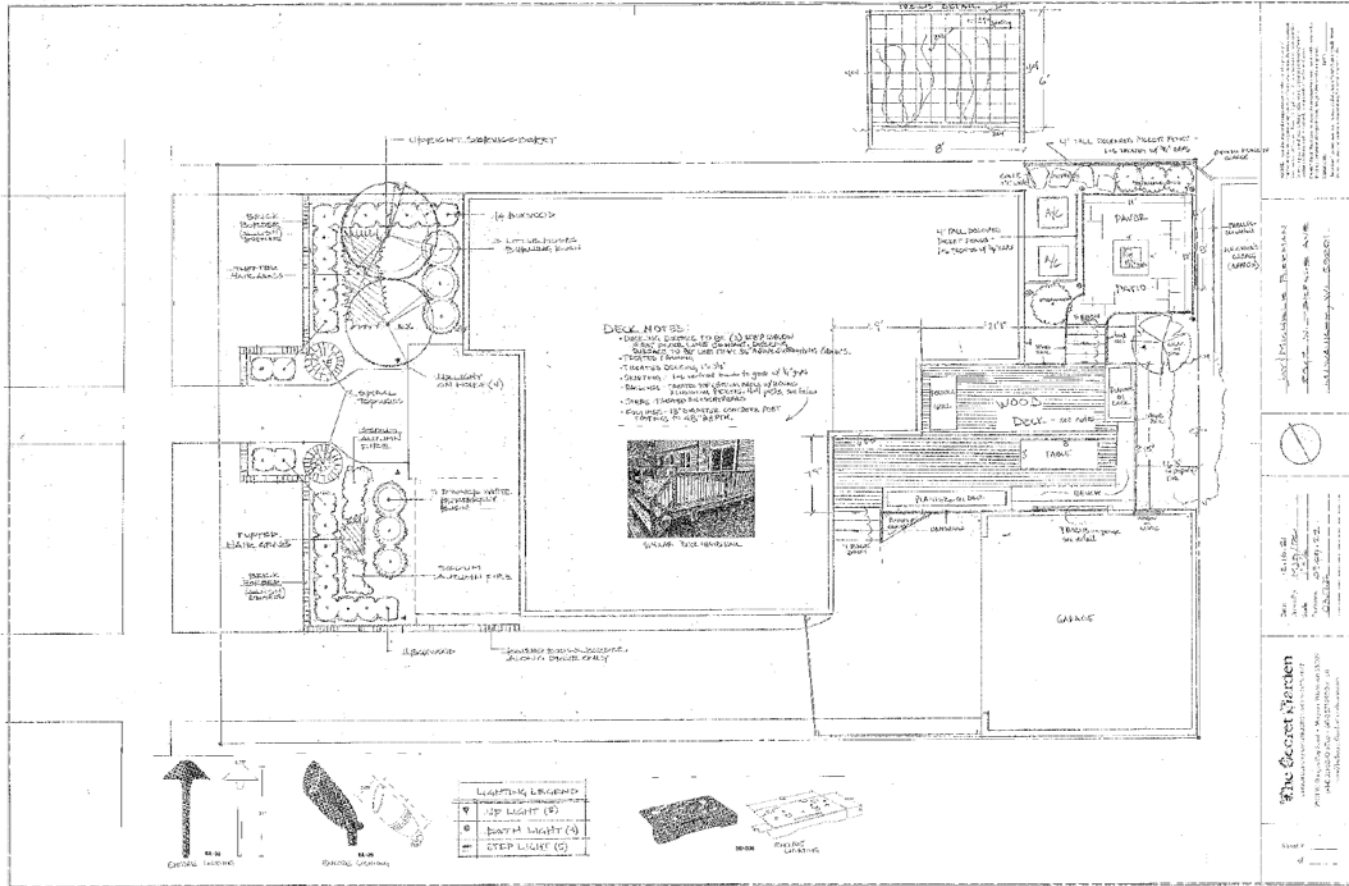
All wood must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building’s front setback must be clear grain. Wood fences must be painted or stained with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased.

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/permits, or call (414) 286-8210.

A handwritten signature in cursive script that reads "Jacqueline Drayer".

City of Milwaukee Historic Preservation
Copies to: Development Center, Ald. N. Kovac



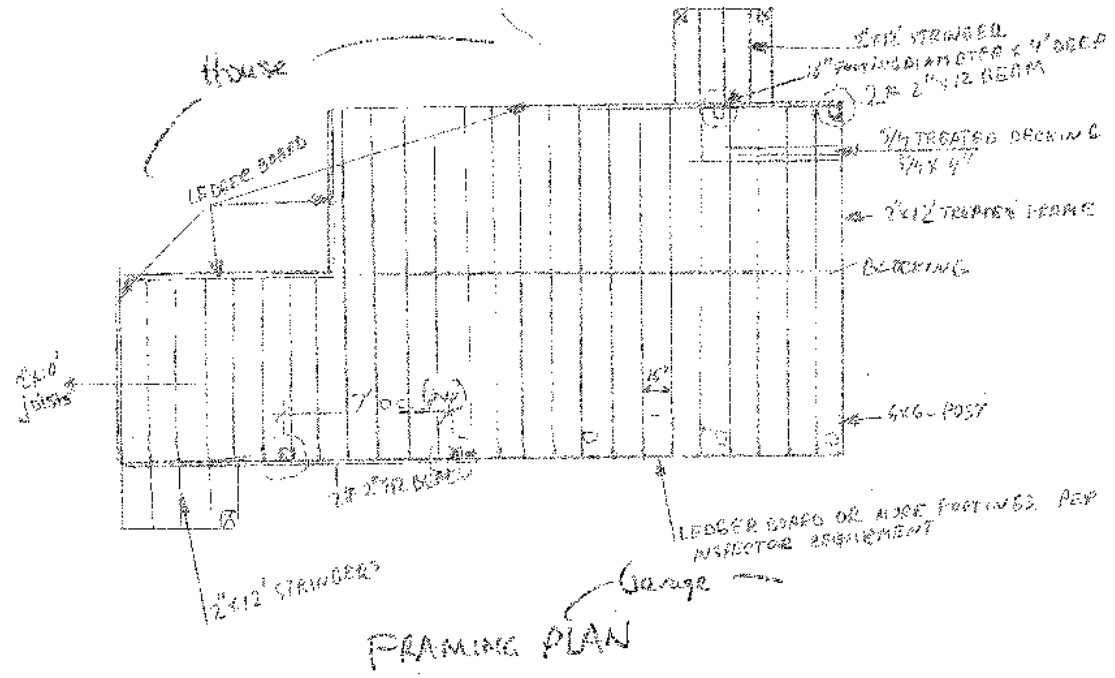
Landscape plan: approved EXCEPT for brick border in front yard



UNACCEPTABLE GRASPABLE RAIL



UNACCEPTABLE WOOD RAIL



Approved framing plan