



12 pages total

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

2239 N Terrace Avenue North Point South HD

This project intends to fully reconstruct the east facing front deck of the home. The existing structural masonry walls are in poor condition due to water infiltration, and many bricks are cracked and deteriorating. Of note, the south wall brick veneer is buckling significantly. The concrete porch floor is cracked in several locations, and rusting rebar and sections of spalled concrete are visible under the floor.

New porch walls will be reconstructed using new veneer brick over CMU. The new brick for the deck will closely match the brick visible on the house (there are many different colors/sizes of brick on the existing deck due to multiple repairs over the years). Many of the existing stone caps and stone base pieces are in good condition and will be cleaned for reuse, the pieces with significant chipping will be recreated with new stone. Any existing deck brick with a good match to the home will be salvaged during demolition for future projects. The homeowner has found an area where the original mortar color is visible (a red-toned mortar) and will be gradually tuckpointing the entire home with that original color. The deck project will also use that original mortar color.

The existing deck walls range from 27" to 32" high above the deck floor - this inconsistency is due to settling and cracking of the floor and drainage to scuppers. The original plans do not indicate a deck wall height, but the drawings show the deck walls low enough to see the home window sills. To meet this intent, this project proposes reconstructing the deck walls 30" above the deck floor. This will require a building code variance, as it does not meet the required guard height of 36". Applicants request HPC's endorsement of the variance request.

We are proposing expanding the size of the deck by sliding the entire east deck wall (including stair and wing walls) further east by 4'-0" - roughly the width of the bushes visible today. The path to the front porch will be demolished and replaced with new concrete following a similar curved path.

Date issued

1/10/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

Approval is VOID if rail/guard height variance for maximum height of 30" is not granted.

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) 286-5712 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



Existing conditions



Typical damage



2239 N Terrace Ave - Deck Replacement - COA Application Nov 7, 2023

Existing Deck Configuration



2239 N Terrace Ave - Deck Replacement - COA Application Nov 7, 2023

Proposed Deck Expansion



2239 N Terrace Ave - Deck Replacement - COA Application Nov 7, 2023

Proposed brick match for new deck masonry walls

PROJECT

Roepsch Residence
Historic Deck Replacement
 2239 N Terrace Ave
 Milwaukee, WI 53202

OWNER

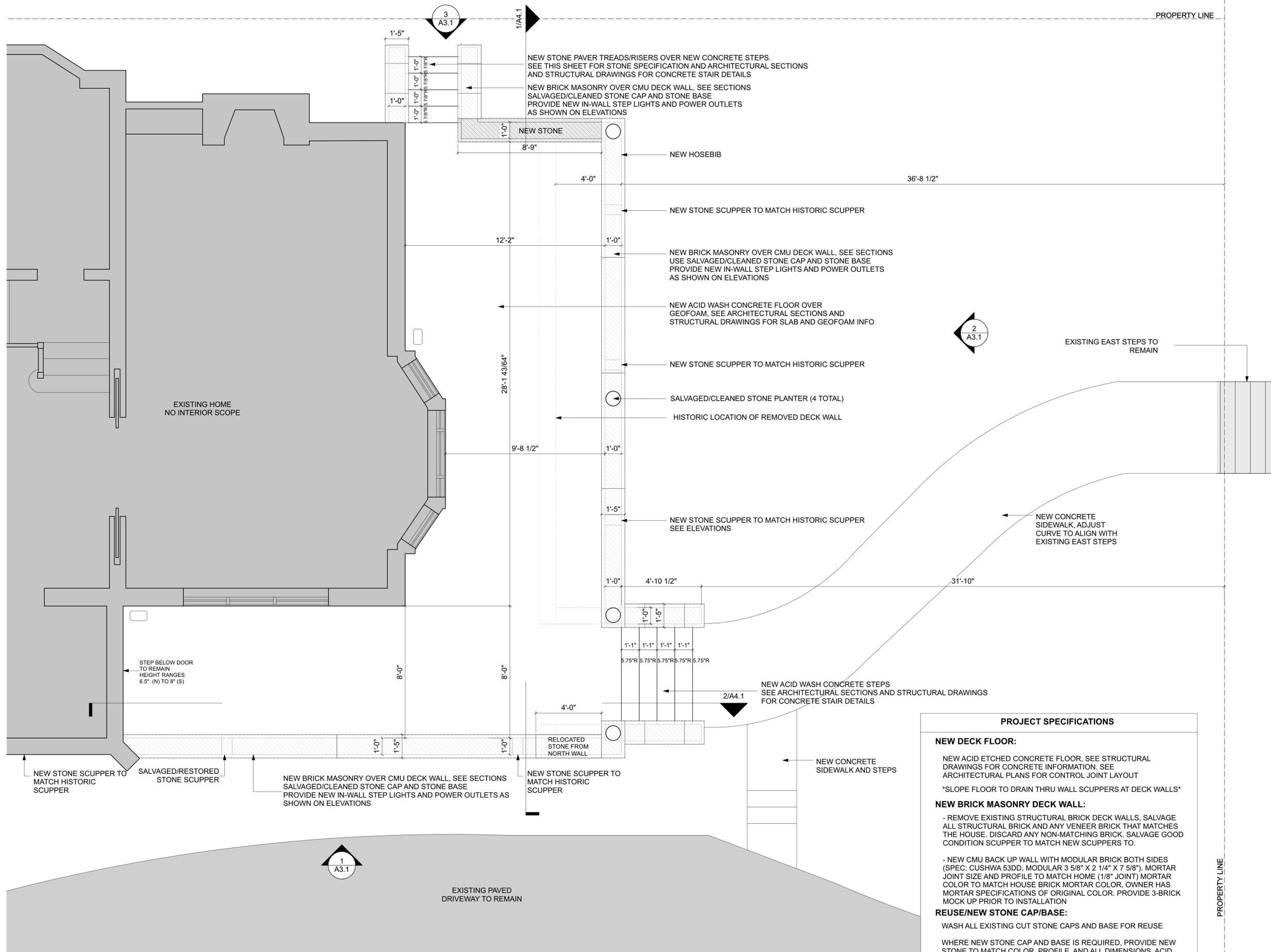
Thomas and Suzanne Roepsch
 2239 N Terrace Ave
 Milwaukee, WI 53202
 414.791.4366

CONSTRUCTION MANAGER

ADK
 2738 South 13th Street
 Milwaukee, WI 53215
 p: 414.915.0516

STRUCTURAL ENGINEER

SPIRE ENGINEERING, INC.
 305 N. Franklin Ave., Suite 101
 Milwaukee, WI 53203
 p: 414.278.9200



PROJECT SPECIFICATIONS	
NEW DECK FLOOR:	NEW ACID ETCHED CONCRETE FLOOR. SEE STRUCTURAL DRAWINGS FOR CONCRETE INFORMATION. SEE ARCHITECTURAL PLANS FOR CONTROL JOINT LAYOUT *SLOPE FLOOR TO DRAIN THRU WALL SCUPPERS AT DECK WALLS*
NEW BRICK MASONRY DECK WALL:	- REMOVE EXISTING STRUCTURAL BRICK DECK WALLS. SALVAGE ALL STRUCTURAL BRICK AND ANY VENEER BRICK THAT MATCHES THE HOUSE. DISCARD ANY NON-MATCHING BRICK. SALVAGE GOOD CONDITION SCUPPER TO MATCH NEW SCUPPERS TO. - NEW CMU BACK UP WALL WITH MODULAR BRICK BOTH SIDES (SPEC: CUSHWA 53DD, MODULAR 3 5/8" X 2 1/4" X 7 5/8"). MORTAR JOINT SIZE AND PROFILE TO MATCH HOME (1/8" JOINT) MORTAR COLOR TO MATCH HOUSE BRICK MORTAR COLOR. OWNER HAS MORTAR SPECIFICATIONS OF ORIGINAL COLOR. PROVIDE 3-BRICK MOCK UP PRIOR TO INSTALLATION
REUSE/NEW STONE CAP/BASE:	WASH ALL EXISTING CUT STONE CAPS AND BASE FOR REUSE WHERE NEW STONE CAP AND BASE IS REQUIRED, PROVIDE NEW STONE TO MATCH COLOR, PROFILE, AND ALL DIMENSIONS. ACID WASH AS NEEDED TO SIMULATE AGING. PROVIDE ALL NEW STONE SCUPPERS TO MATCH HISTORIC SCUPPERS IN SIZE, SHAPE, AND PROFILE

REVISIONS	

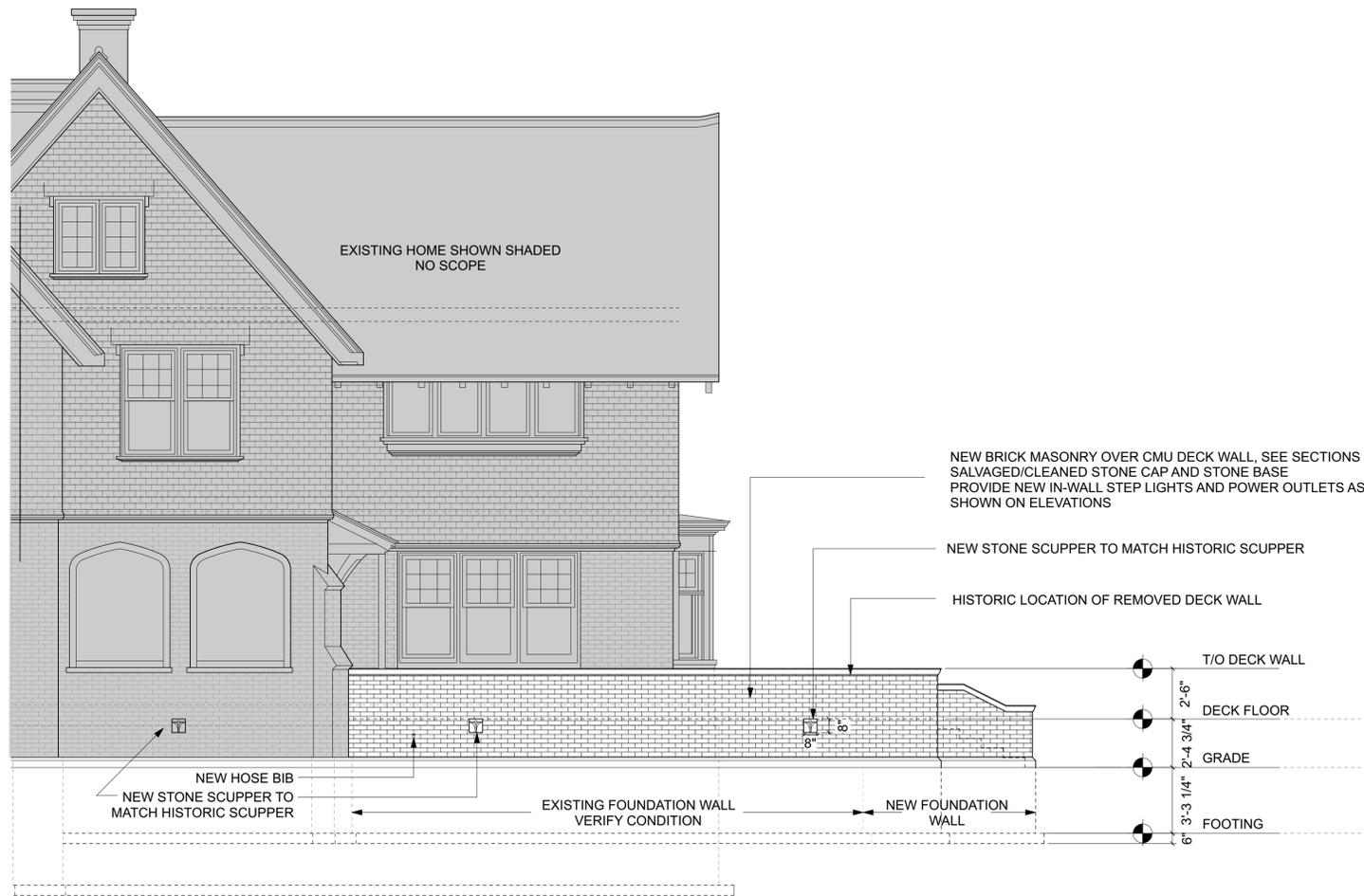
DATE
 November 7, 2023
 PROJECT NUMBER
 261823.00

SHEET TITLE
First Floor Proposed Deck Plan

SHEET NUMBER
A1.1

1 FIRST FLOOR DECK PROPOSED PLAN
 Scale: 3/8" = 1'-0"
 PLAN TRUE NORTH NORTH

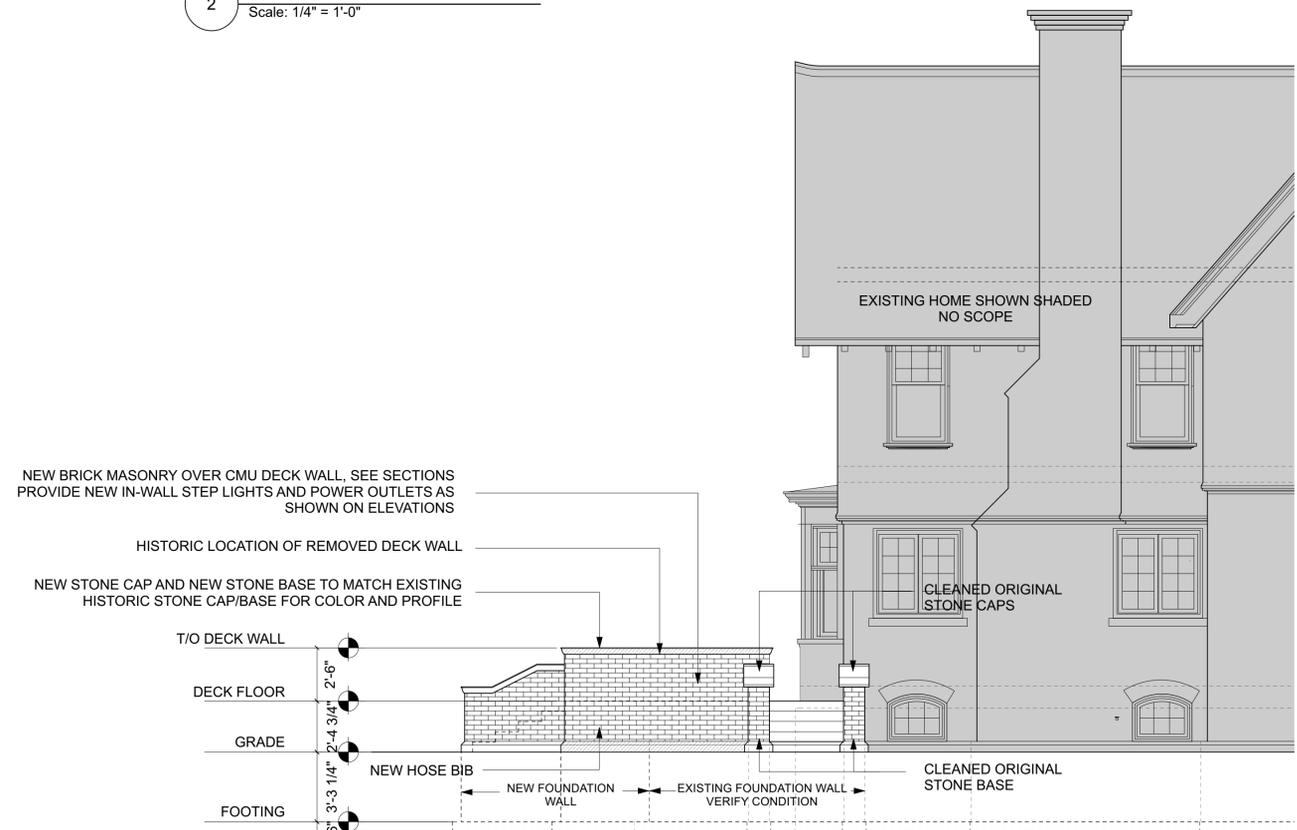




1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

PROJECT

**Roepsch
Residence
Historic Deck
Replacement**
2239 N Terrace Ave
Milwaukee, WI 53202

OWNER

Thomas and Suzanne Roepsch
2239 N Terrace Ave
Milwaukee, WI 53202
414.791.4366

CONSTRUCTION MANAGER

ADK
2738 South 13th Street
Milwaukee, WI 53215
p: 414.915.0516

STRUCTURAL ENGINEER

SPIRE ENGINEERING, INC.
305 N. Franklin Ave., Suite 101
Milwaukee, WI 53203
p: 414.278.9200

REVISIONS

NO.	DATE	DESCRIPTION

DATE

November 7, 2023

PROJECT NUMBER

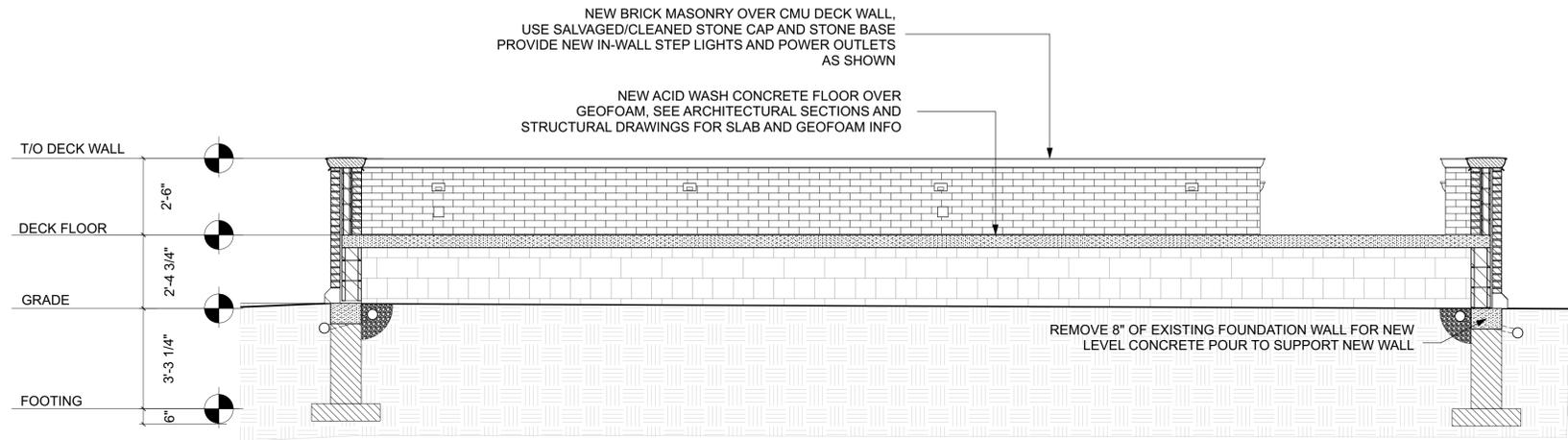
261823.00

SHEET TITLE

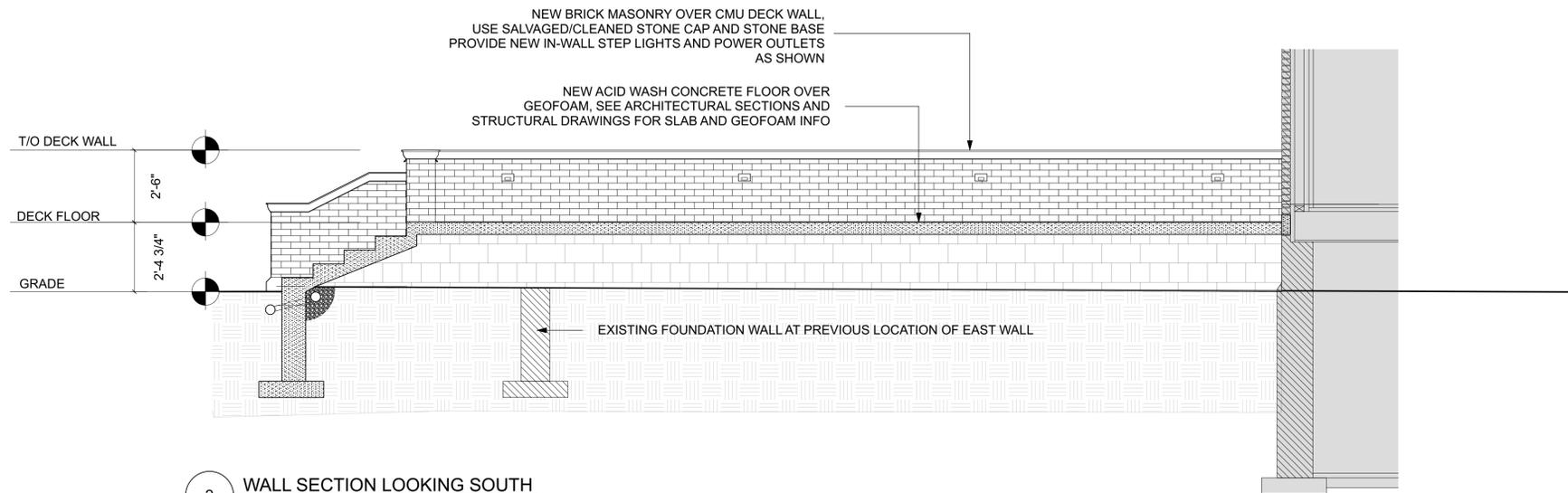
**Proposed
Elevations**

SHEET NUMBER

A3.1



1 WALL SECTION LOOKING EAST
 Scale: 3/8" = 1'-0"



2 WALL SECTION LOOKING SOUTH
 Scale: 3/8" = 1'-0"

REVISIONS

DATE
 November 7, 2023

PROJECT NUMBER
 261823.00

SHEET TITLE

DECK SECTIONS

SHEET NUMBER
A4.1