



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

2655 N. LAKE DR.

North Point North Historic District

Description of work

Applicant conducted landscaping work consisting of new stairs from the sidewalk and inside the porch, bluestone pathway along the south side of the house, various new plantings along the foundation and along the stairs, several light fixtures in the planting areas, and a series of stepped planters. All completed plantings are approved and concrete work are approved.

Planters are now to be modified per attached diagram, lowering the heights of the stepping of the planters. Lighting along the path to the house and in front of the house is to be removed. Accent lights (denoted by triangles on plan) may remain.

Because new stairs were poured, railings are required on both sets of stairs. Railings shall meet code requirements in addition to historic preservation standards. A sample acceptable style is attached to this document.

Date issued

11/8/2017

PTS ID 114364 COA: front landscaping and stairs

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:

Obtain DPW permit for work in right of way. Permit is required to keep or remove the planting beds and to install railings on berm steps. Call 286-2808.

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 Kim Lyons

Path lights are Kitchler 15438



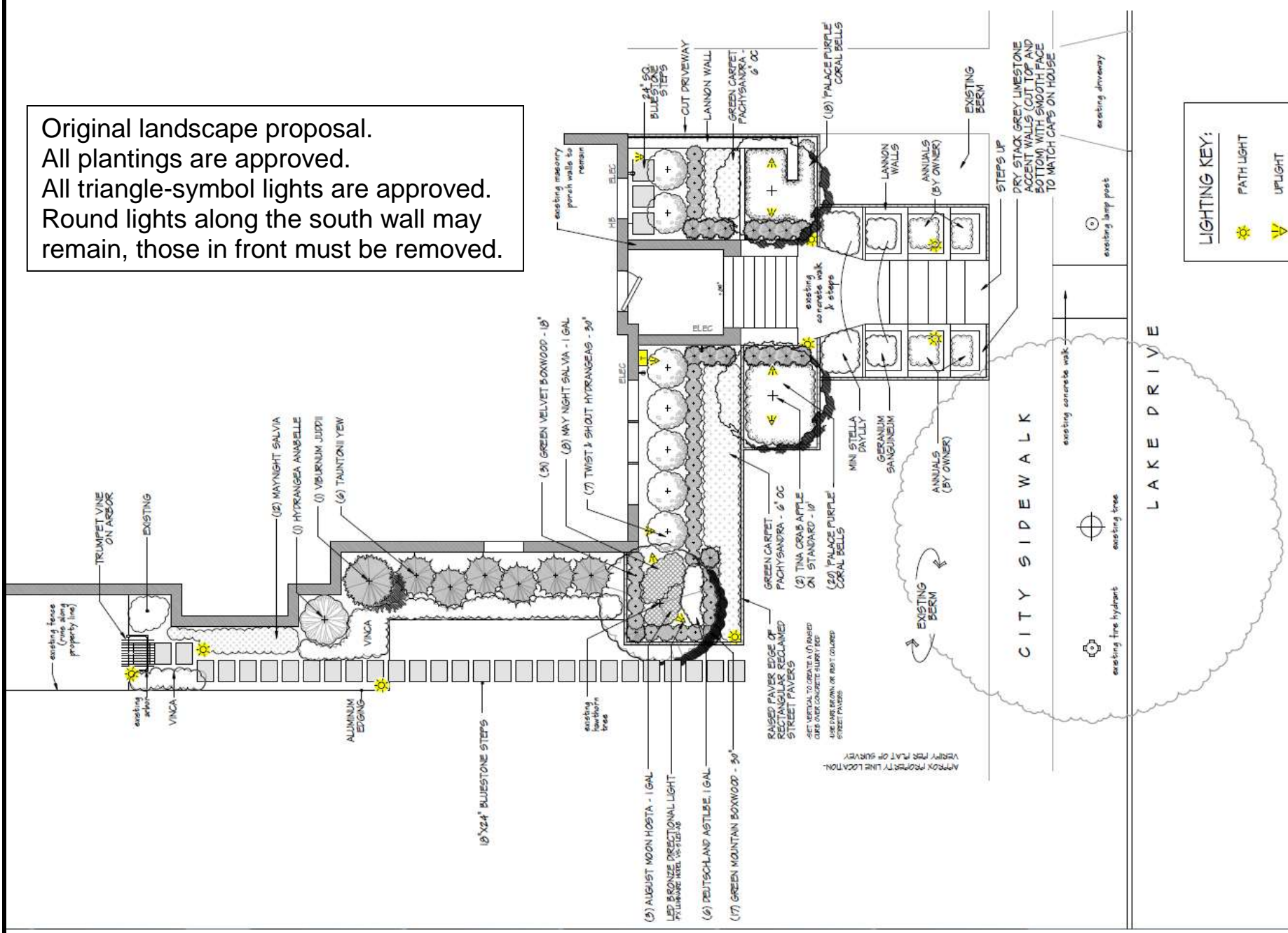
These fixtures are to be selectively removed.

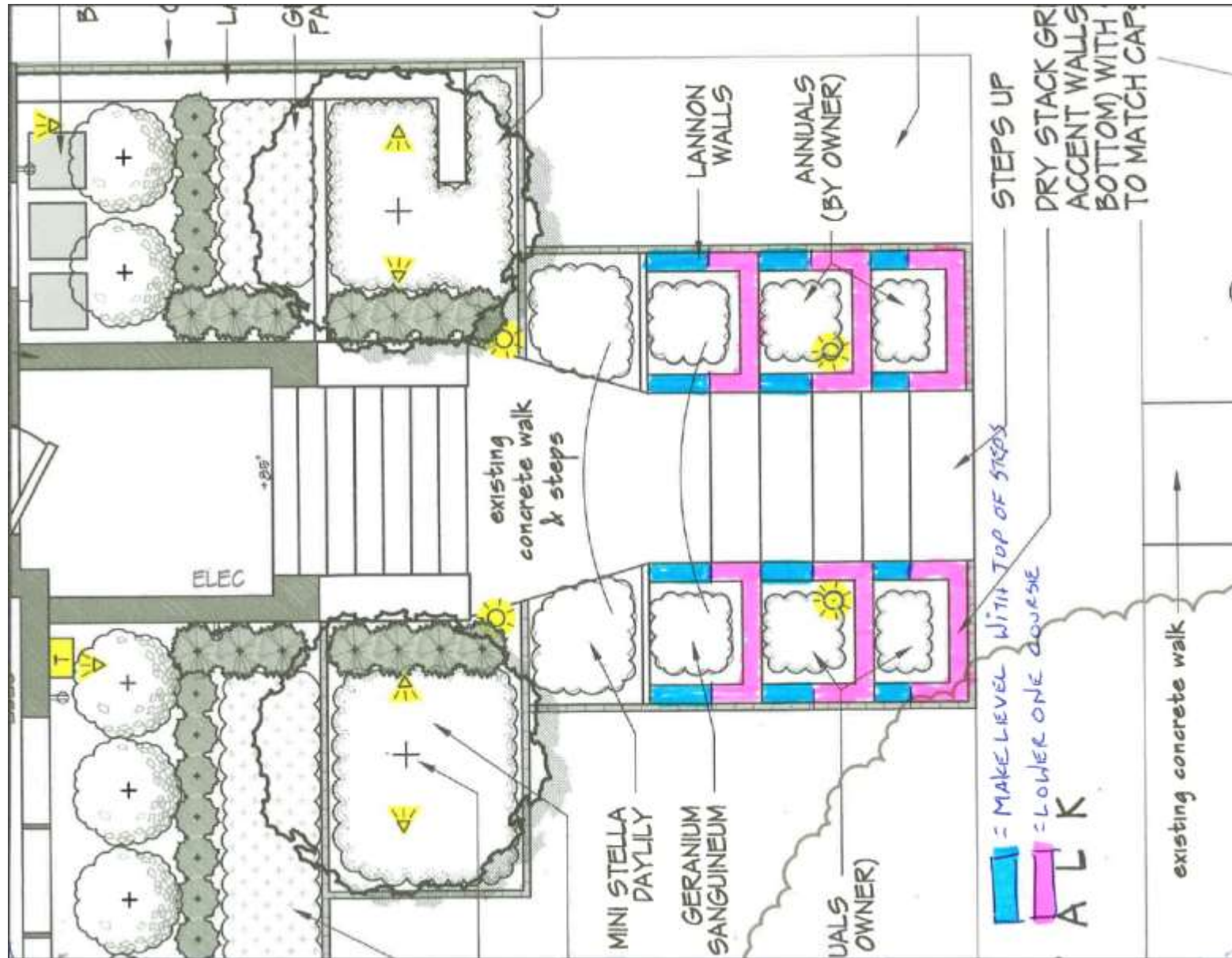
The accent/up lights are FX (brand) BZ (Model)



Retain all of these fixtures

Original landscape proposal.
 All plantings are approved.
 All triangle-symbol lights are approved.
 Round lights along the south wall may remain, those in front must be removed.





Approved revised plan. Perform all work specified here, except that round-symbol lights on this page are to be removed.



Present conditions 1



Present conditions 2



Present conditions 3



Present conditions 4



Sample metal railing design. Pickets are optional. Hinges that adjust the slope are not permitted.