



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	2134 N. TERRACE AV.	North Point North Historic District
Description of work	Construct addition at the rear, southeast corner of the house. Remove existing vinyl replacement windows in the original part of the house and install wood windows to match architects original drawings.	
Date issued	5/12/2012	PTS ID 69182 COA, rear addition


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 work to be done according to attached drawings and photos. A brick sample panel will be reviewed and approved by HPC staff prior to general installation of the material. Brick and mortar will be cream city and will match the brick work on the house. Please note that mortar that is too hard is subject to premature failure. Type O mortar generally approximates the mortar used with cream city brick. Please see the masonry chapter in the city's book As Good As New for further explanation on mortar hardness and its importance to a lasting job. Mortar joints will be tooled to match the existing joints on the house. A separate COA will be required for a proposed fence facing E. Back Bay.

All windows and doors will be made of wood both inside and out. All trim will be made of wood and will be painted upon completion. Please note that research has shown that when new, bare wood is 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.

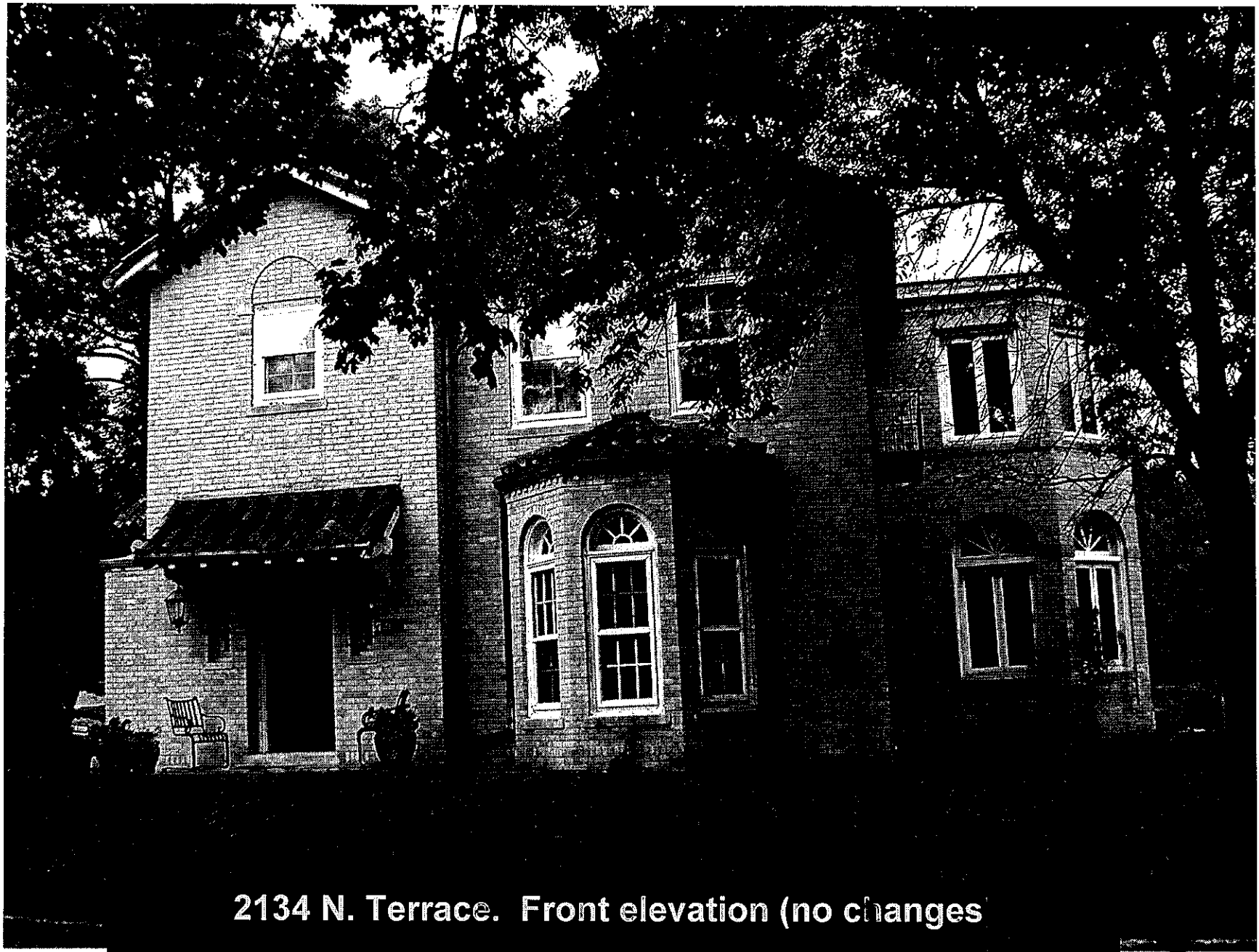
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation department as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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.mkedcd.org/build, or call (414) 286-8210.



Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Architect Greg Uhen, Inspector Bill Richter (286-2518), Inspector Heidi Weed



2134 N. Terrace. Front elevation (no changes)

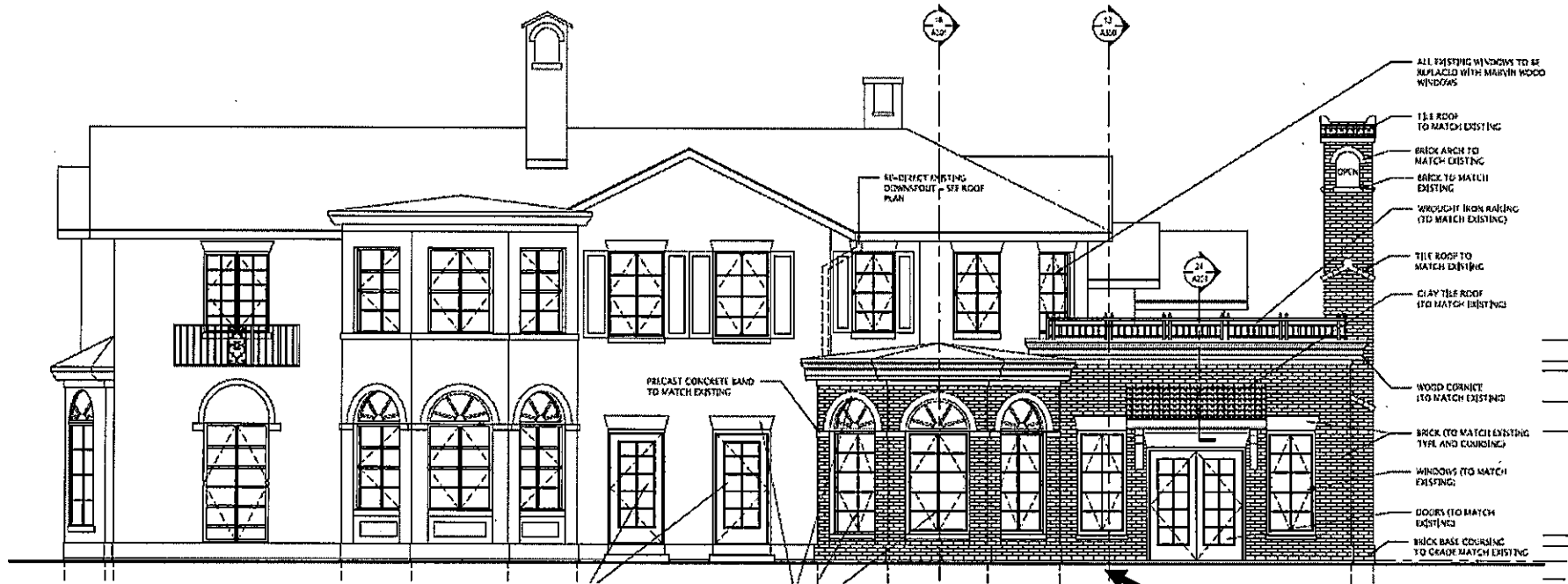
Addition here



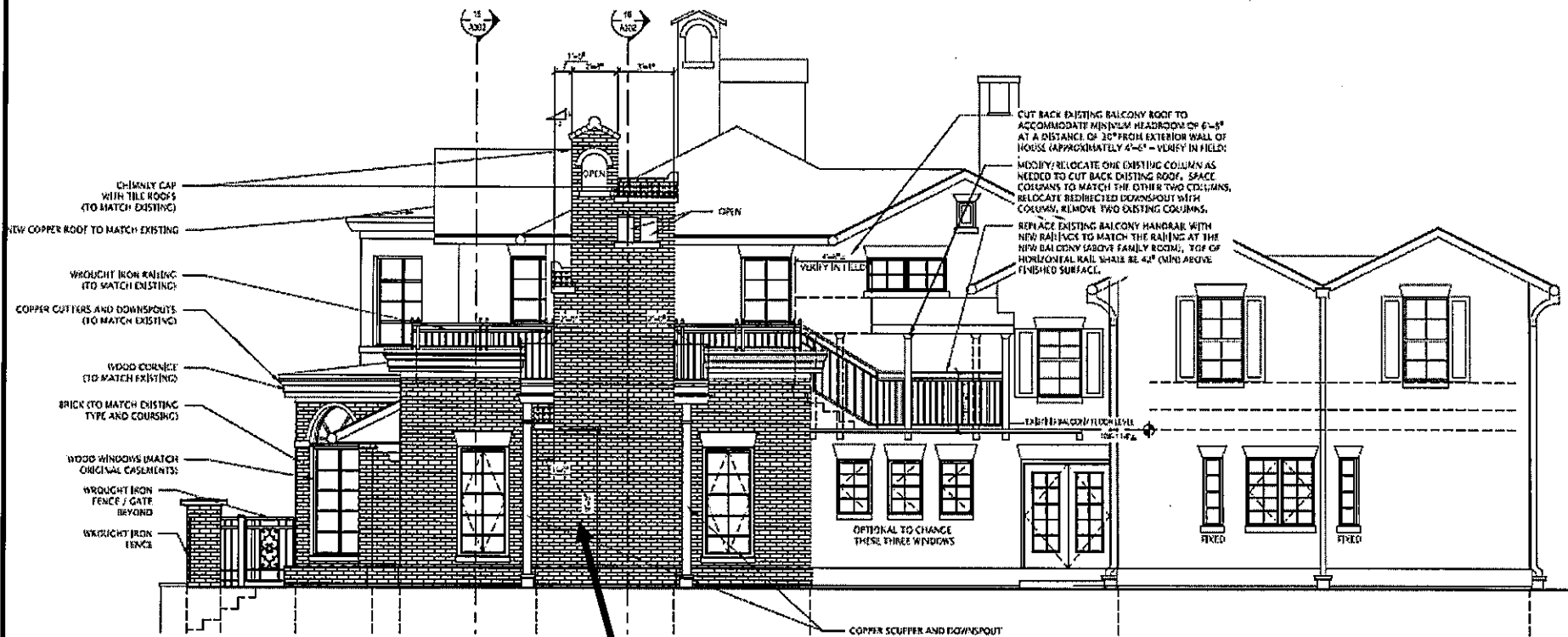
Previous condition

Current condition

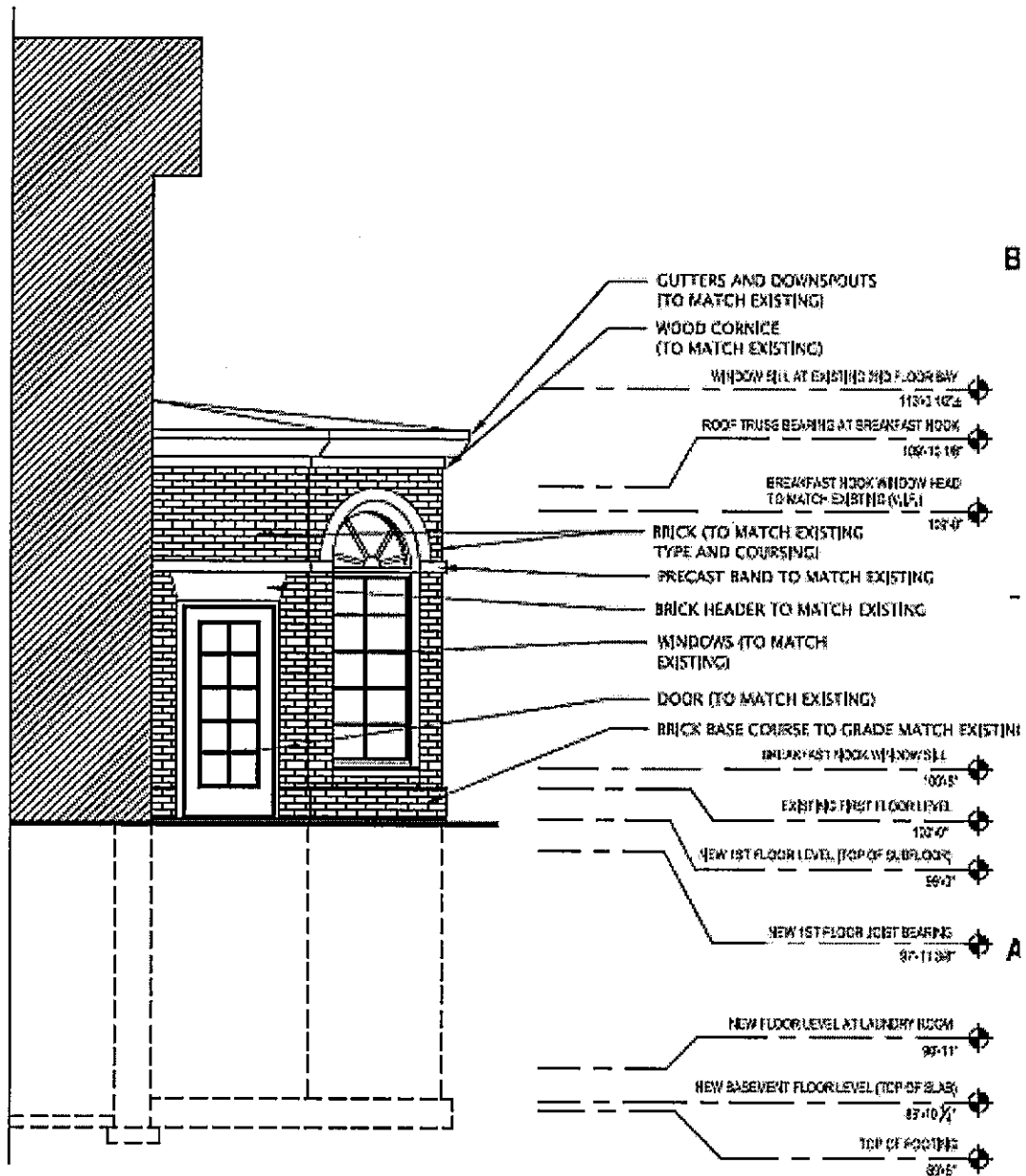
South elevation



South elevation showing new addition



Looking west at addition (east elevation)

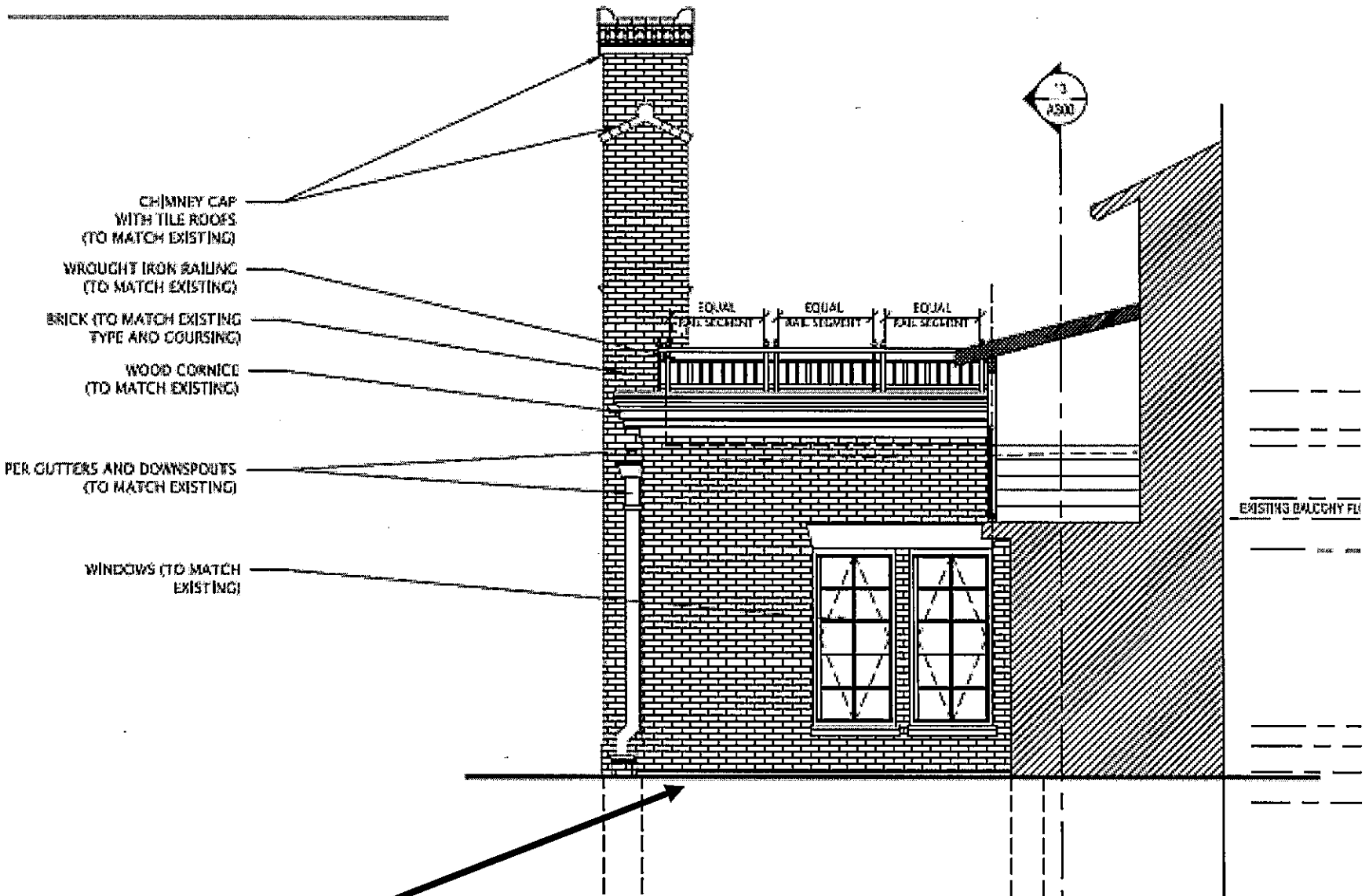


B

A

Looking east at addition

WEST ELEVATION

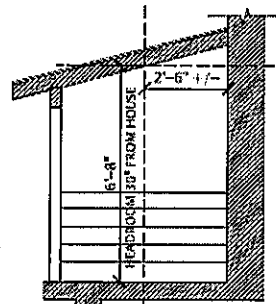


North Elevation of addition (Looking South)

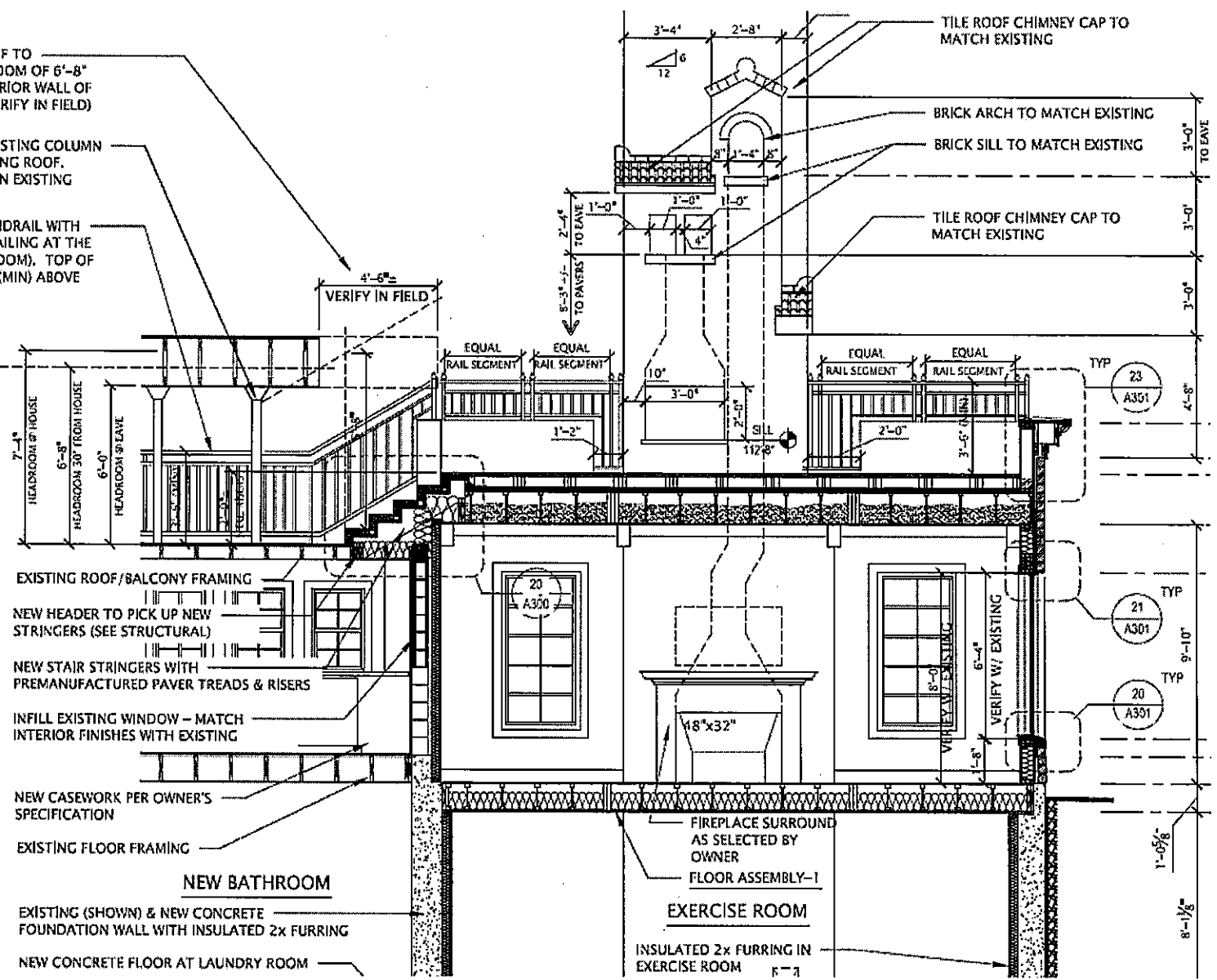
CUT BACK EXISTING BALCONY ROOF TO ACCOMMODATE MINIMUM HEADROOM OF 6'-8" AT A DISTANCE OF 30" FROM EXTERIOR WALL OF HOUSE (APPROXIMATELY 4'-6" - VERIFY IN FIELD)

MODIFY/RELOCATE THE ONE EXISTING COLUMN AS NEEDED TO CUT BACK EXISTING ROOF. LOCATE RELOCATED COLUMN ON EXISTING OUTRIGGER.

REPLACE EXISTING BALCONY HANDRAIL WITH NEW RAILINGS TO MATCH THE RAILING AT THE NEW BALCONY (ABOVE FAMILY ROOM). TOP OF HORIZONTAL RAIL SHALL BE 42" (MIN) ABOVE FINISHED SURFACE.



CROSS-SECTION @ EXISTING BALCONY



- EXISTING ROOF/BALCONY FRAMING
- NEW HEADER TO PICK UP NEW STRINGERS (SEE STRUCTURAL)
- NEW STAIR STRINGERS WITH PREMANUFACTURED PAVER TREADS & RISERS
- INFILL EXISTING WINDOW - MATCH INTERIOR FINISHES WITH EXISTING
- NEW CASEWORK PER OWNER'S SPECIFICATION
- EXISTING FLOOR FRAMING
- NEW BATHROOM**
- EXISTING (SHOWN) & NEW CONCRETE FOUNDATION WALL WITH INSULATED 2x FURRING
- NEW CONCRETE FLOOR AT LAUNDRY ROOM

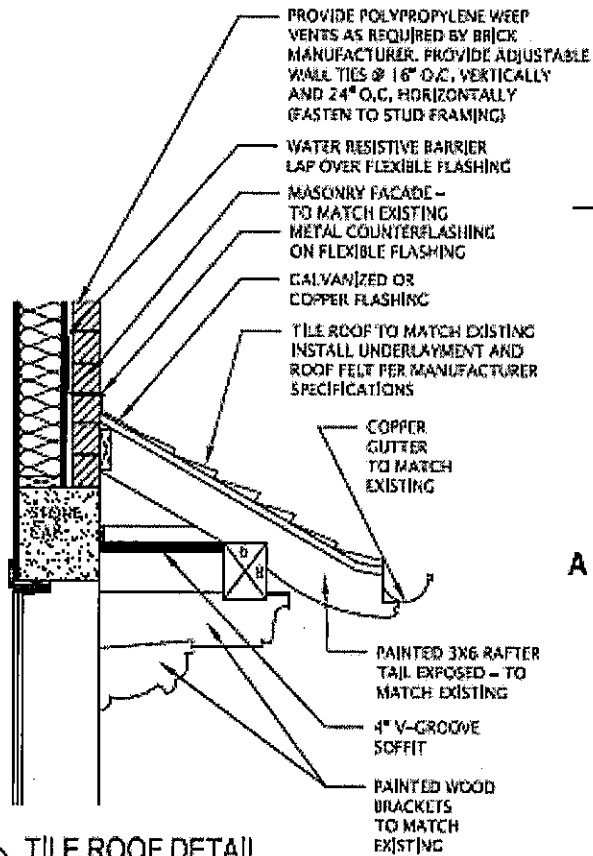
- FIREPLACE SURROUND AS SELECTED BY OWNER
- FLOOR ASSEMBLY-1
- EXERCISE ROOM**
- INSULATED 2x FURRING IN EXERCISE ROOM

- TYP (23) A351
- TYP (21) A301
- TYP (20) A331
- 1'-0 5/8"
- 8'-1 1/8"

NOTE:

EXISTING DOORS & WINDOWS ON HOUSE SHALL BE REPLACED AS SHOWN ON PLANS. WOOD DOORS & WINDOWS TO MATCH THE DESIGN OF THE EXISTING. NEW ADDITION SHALL BE WOOD TO MATCH DESIGN OF THE EXISTING DOORS & WINDOWS (DESIGN BASED ON MARVIN WOOD CASEMENT WINDOWS)

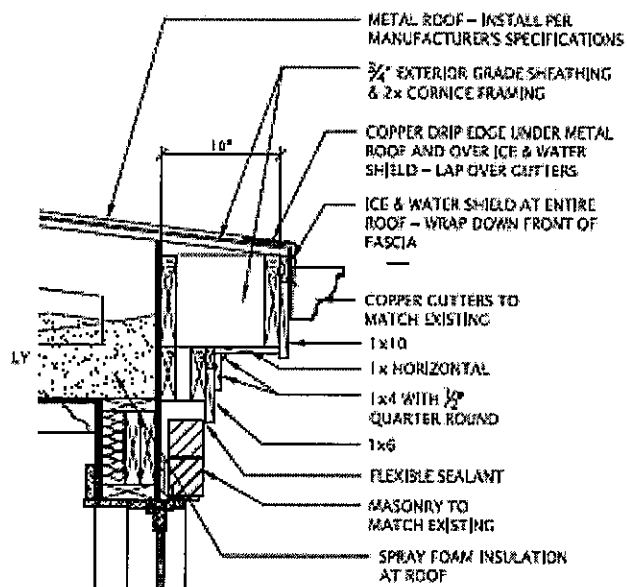
B



A

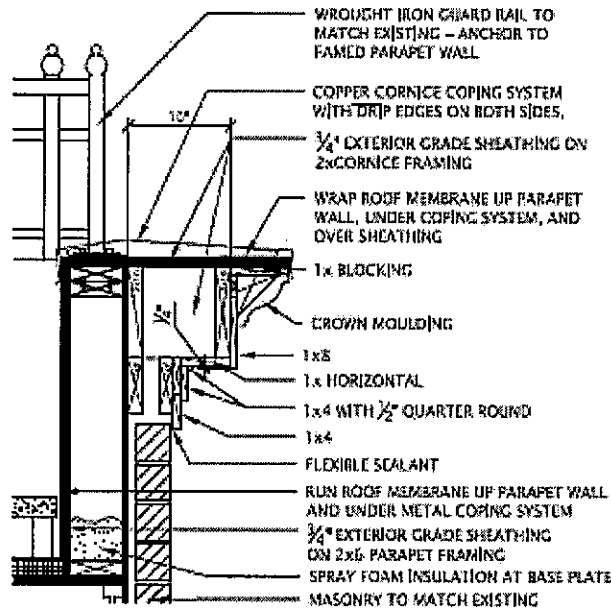
Eave detail. Roof will be clay tile to match the existing, original roof.

24 TILE ROOF DETAIL
1/4" = 1'-0"



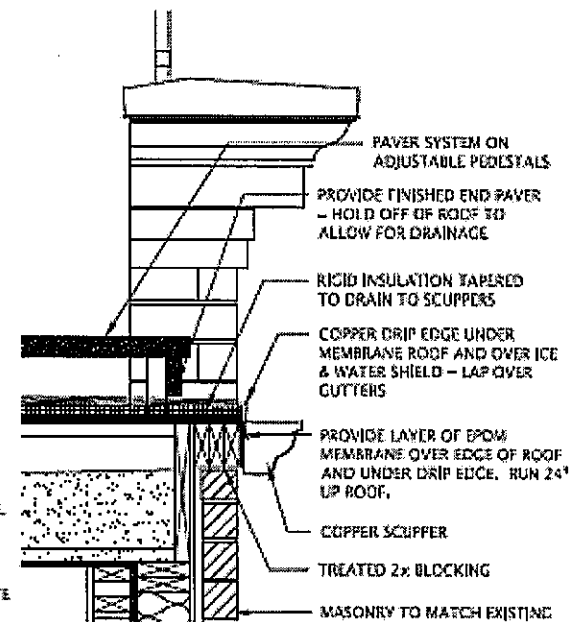
22 EAVE DETAIL
1" = 1/2"

4



23 PARAPET DETAIL
1" = 1/2"

5



24 DETAIL AT SCUPPER
1" = 1/2"

6

Additional construction details

