



MILWAUKEE

**HISTORIC
PRESERVATION
COMMISSION**

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

2409 N. WAHL AV., North Point North Historic District, Ken Walter and Antoinette Zell, owners

Description of work

Rebuild original front terrace.

Date issued

7/7/2011

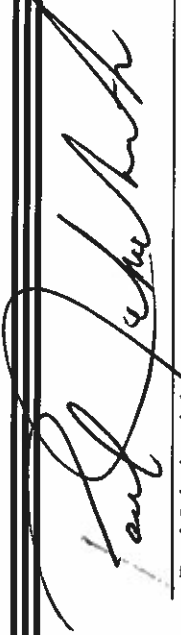
PTS ID 73787 COA, rebuild front terrace

In accordance with the provisions of Section 308-81(9) 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 will be done according to attached photos and drawings. New porch will match the original footprint and elevation of the old porch. Every effort will be made to reclaim and reuse existing brick and stone. Stone that is damaged beyond reuse will be duplicated to match the original pieces in terms of design, texture, size and profile. Stone was original fabricated with an ashlar effect (small parallel lines carved into the stone) and this finish must be incorporated into the new pieces. All new mortar will match the original in terms of joint color, texture, hardness, joint width and joint finish. Please note that mortar that is too hard is prone to premature failure. See the masonry chapter in As Good as New and Good for Business for further explanation. Any new brick must match the original as closely as possible in terms of color texture and size.

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 staff 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.mkdcd.org/build, or call (414) 286-8210.

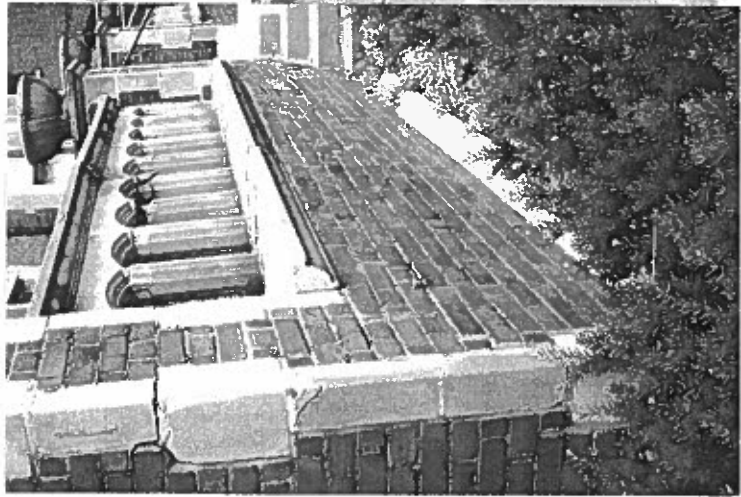


Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Inspector Jim Friedrichs (286-5982)



Front terrace to be rebuilt exactly, in kind

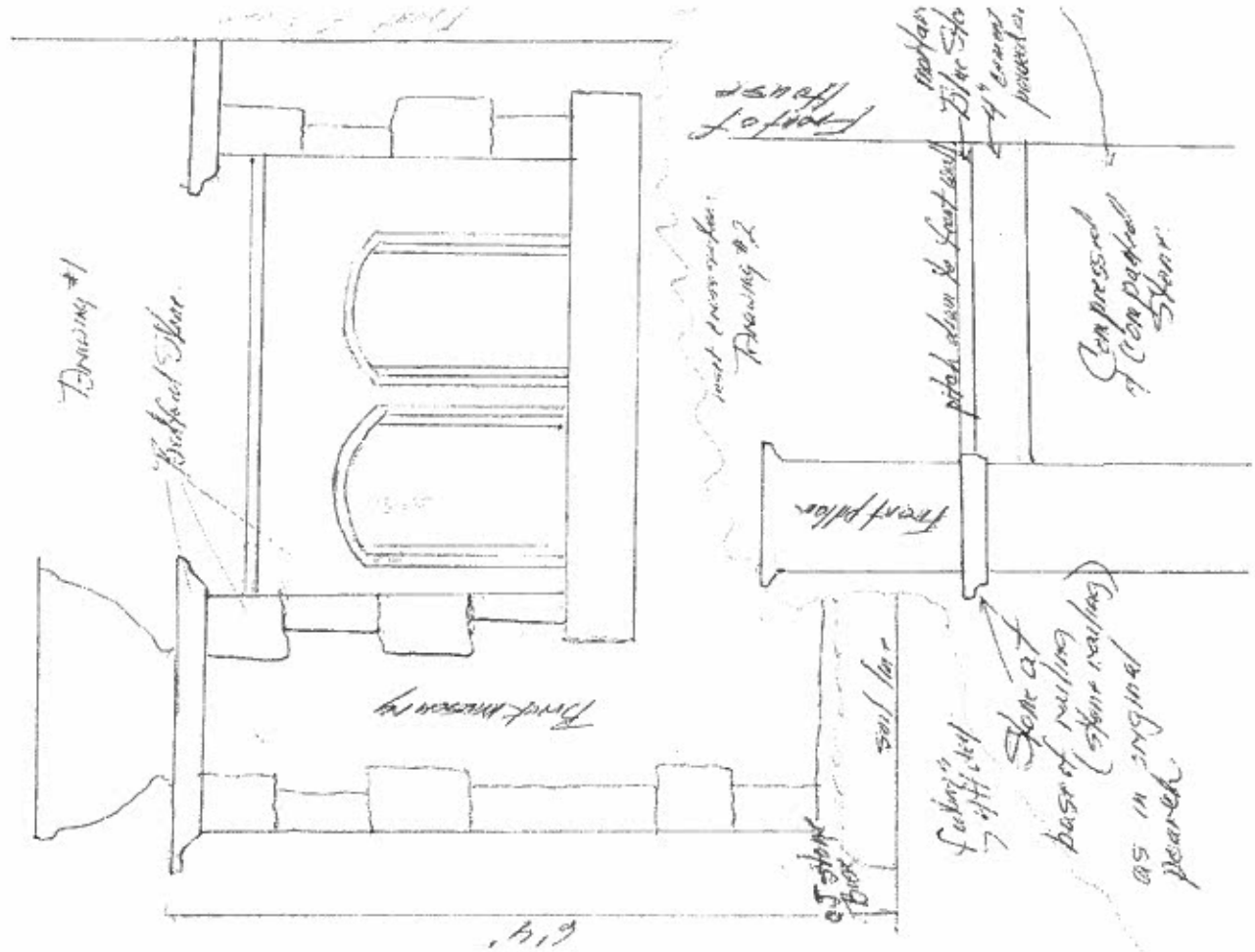


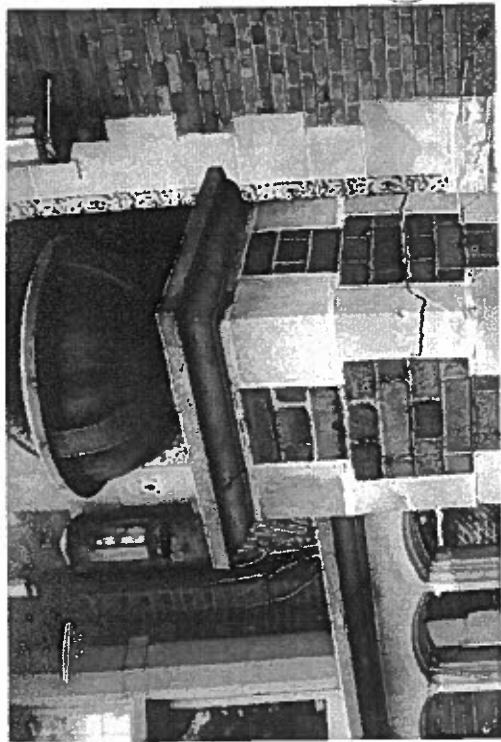
*front wall and steps to
be removed and replaced
with new brick*

Every effort will be made to salvage and reuse existing stone, but where necessary new pieces will match the originals exactly in terms of size, design texture (ashlar finish)



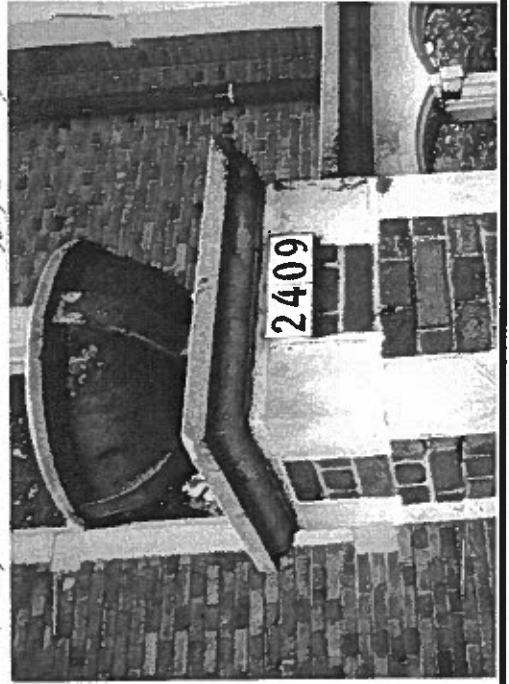
Drawings of existing porch to be rebuilt



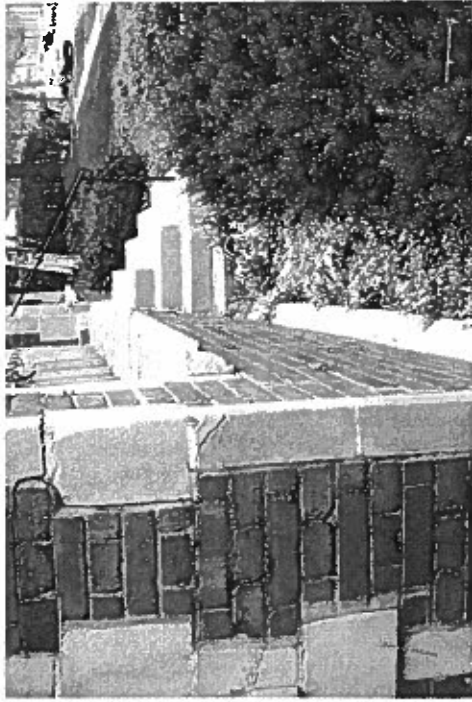


The corner pillars have a horizontal
 cracks from the Form used primary
 it will need to be rebuilt but
 we will endeavor to preserve the
 caps of flower pots to give the
 look of age.

Detail of posts tops which
 will be salvaged and reused,
 and then set on piers of
 matching size.



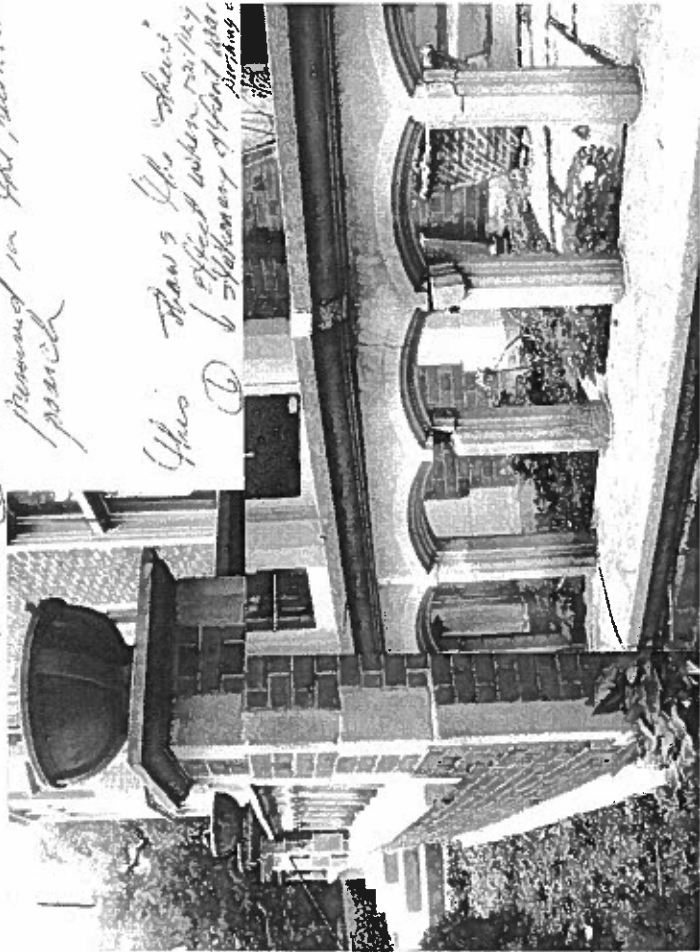
2409
 Prop.



(4)

I don't see how
 you can get
 The original of the
 are what it will be
 proved in the
 porch

This shows the
 effect when
 Dictionary of
 porch



New, rebuilt porch will match the original including the quoins at the corners of the brick piers. Railings will match the existing height.