



Certificate of Appropriateness

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

Property

2214 N. TERRACE AV. North Point South Historic District

Description of work

The COA issued September 20, 2016 approved work on all but the east elevation, pending the Historic Tax Credit review by the State Historic Preservation Office.

That review has been completed.

The attached drawings show the revised east elevation based on that review.

Date issued

11-30-2016

PTS ID 113430 COA Whole House Renovations

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:

Masonry will be cleaned, repointed and re-painted. Cleaning must follow the guidelines in preservation brief 1 from the National Park service. No high pressure water blasting or use of abrasives is allowed (shells, sand, soda, etc.). The new paint will be a traditional paint and not an elastomeric coating. Windows on the front (west), north and south elevations will be preserved and restored. New wood combination storms and screens will be installed at the attic story.

The metal cornice will be cleaned and repaired as needed.

Wood trim and paneling on the east elevation will be replaced to match original.

All columns will be replaced at the east elevation. They must match the originals in style and material and have fluting, Ionic capitals and bases.

Windows on this elevation will be metal clad wood windows.

See additional details in the attached drawings.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: Carlen.hatala@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.

A handwritten signature in black ink that reads "Carlen Hatala". The signature is written in a cursive style with a diagonal slash separating the first and last names.

City of Milwaukee Historic Preservation Staff

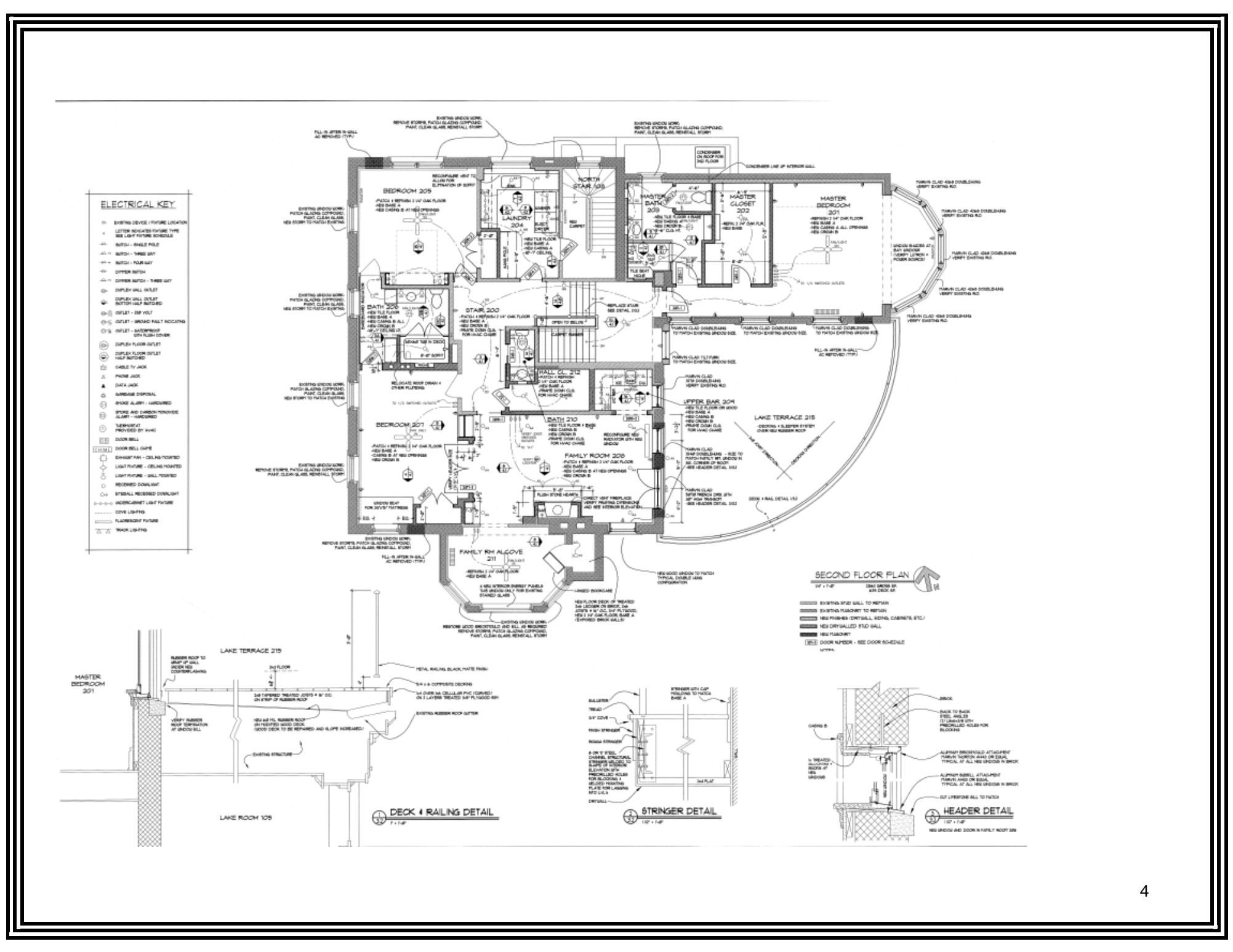
Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)

**EXISTING
REAR 'EAST' ELEVATION**
1/4" = 1'-0"



**REHABILITATED
REAR 'EAST' ELEVATION**
1/4" = 1'-0"



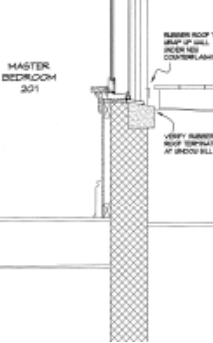


ELECTRICAL KEY

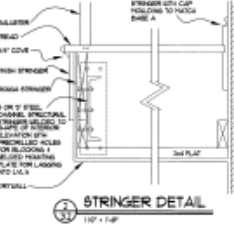
- EXISTING DEVICE / FUTURE LOCATION
- ⚡ LETTER INDICATES NUMBER TYPE SEE LIGHT FIXTURE SCHEDULE
- ⚡ SWITCH - SINGLE POLE
- ⚡ SWITCH - TRIPLE SWITCH
- ⚡ SWITCH - FOUR WAY
- ⚡ OTHER SWITCH
- ⚡ DIMMER SWITCH - TRIPLE SWITCH
- DUPLEX WALL OUTLET
- DUPLEX HALL OUTLET
- DUPLEX WALL OUTLET NEAR SWITCH
- GFI OUTLET - 15 AMP
- GFI OUTLET - 20 AMP GROUND FAULT INDICATOR
- GFI OUTLET - WATERPROOF WITH FLOOR COVER
- DUPLEX FLOOR OUTLET
- DUPLEX FLOOR OUTLET NEAR SWITCH
- CABLE TV JACK
- PHONE JACK
- DATA JACK
- WASTE DISPOSAL
- PHONE ALARM - HARDWIRED
- SMOKE AND CARBON MONOXIDE ALARM - HARDWIRED
- SECURITY SYSTEM PROVIDED BY OWNER
- DOOR BELL
- DOOR BELL GONG
- SWITCH WITH - CEILING MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT
- COVE LIGHTING
- FLUORESCENT FIXTURE
- TRACK LIGHTING

SECOND FLOOR PLAN

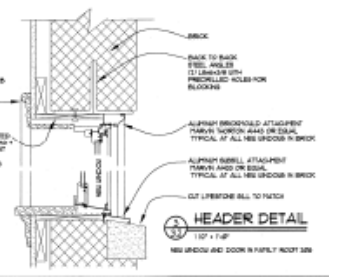
- EXISTING STU GILL TO RETAIN
- EXISTING HUBCORT TO RETAIN
- NEW FINISHES / PARTIAL BENCH CABINETS ETC
- NEW DRYWALLED STU GILL
- NEW FLOORING
- DOOR SCHEDULE - SEE DOOR SCHEDULE
- MFR



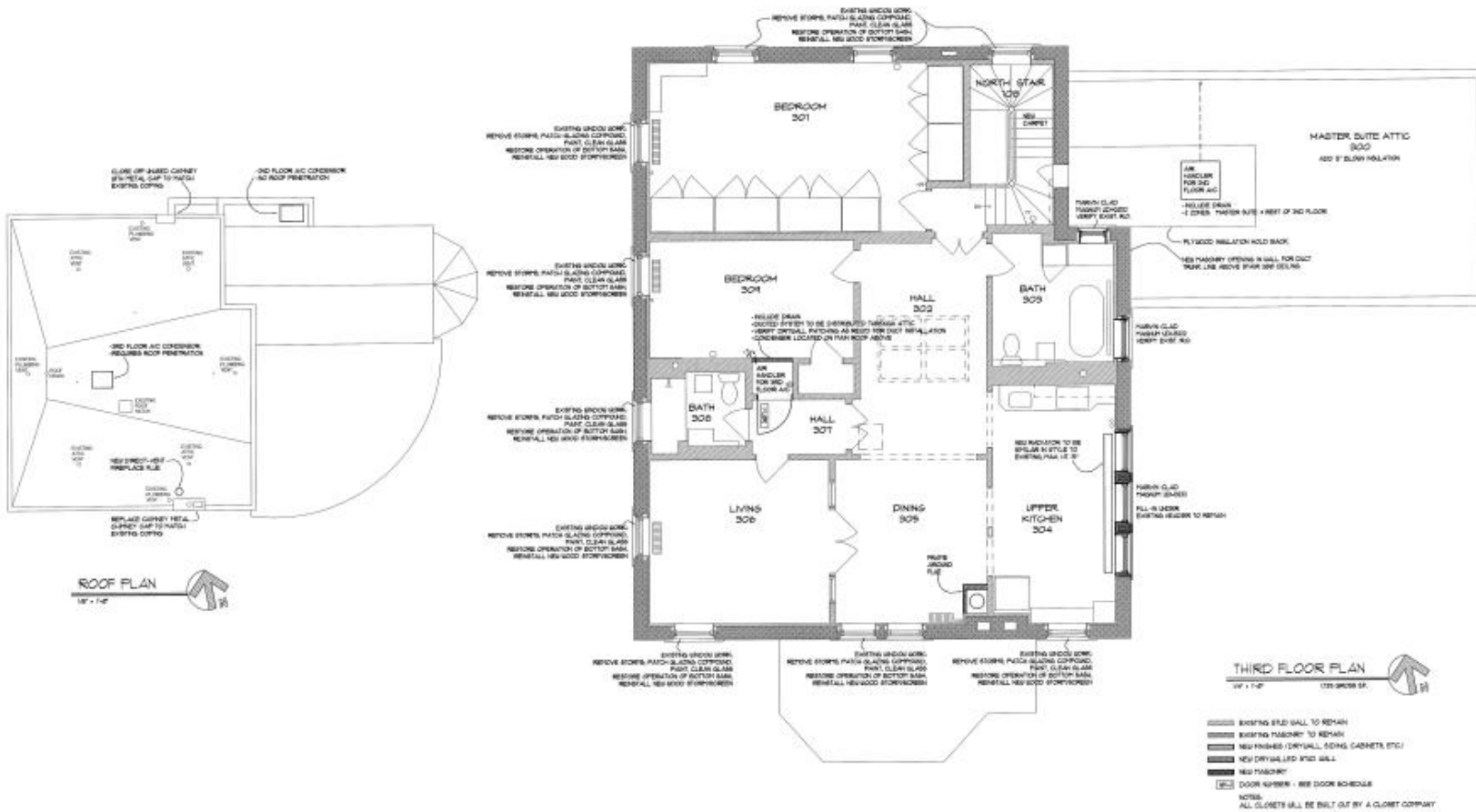
DECK & RAILING DETAIL
1/8" = 1'-0"



STRINGER DETAIL
1/8" = 1'-0"



HEADER DETAIL
1/8" = 1'-0"



MODIFY MASONRY OPENING
REPLACE WINDOW WITH CLAD WOOD DOUBLE HUNG WINDOW
STONE SILL TO MATCH

MODIFY MASONRY OPENING
REPLACE MODERN STOREFRONT SYSTEM WINDOW WITH CLAD WOOD DOUBLE HUNG WINDOW
STONE SILL TO MATCH

MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMINATION BAR

REPLACE MODERN DOOR
WITH CLAD WOOD DOOR &
TRANSOM
STONE SILL TO MATCH

NEW MASONRY OPENING
NEW CLAD WOOD DOUBLEHUNG WINDOW
STONE SILL TO MATCH

REPLACE MODERN CASHEMENT WITH CLAD WOOD DOUBLEHUNG WINDOW

REPLACE DOWNSPOUTS WITH COPPER

REMOVE WOOD BENCH/RAILING SYSTEM • LAKE
TERRACE & INSTALL METAL RAIL SYSTEM
SEE DETAIL 1/32

REPLACE WINDOWS WITH CLAD WOOD
CASHEMENT WINDOWS BELOW AND FIXED
TRANSOMS

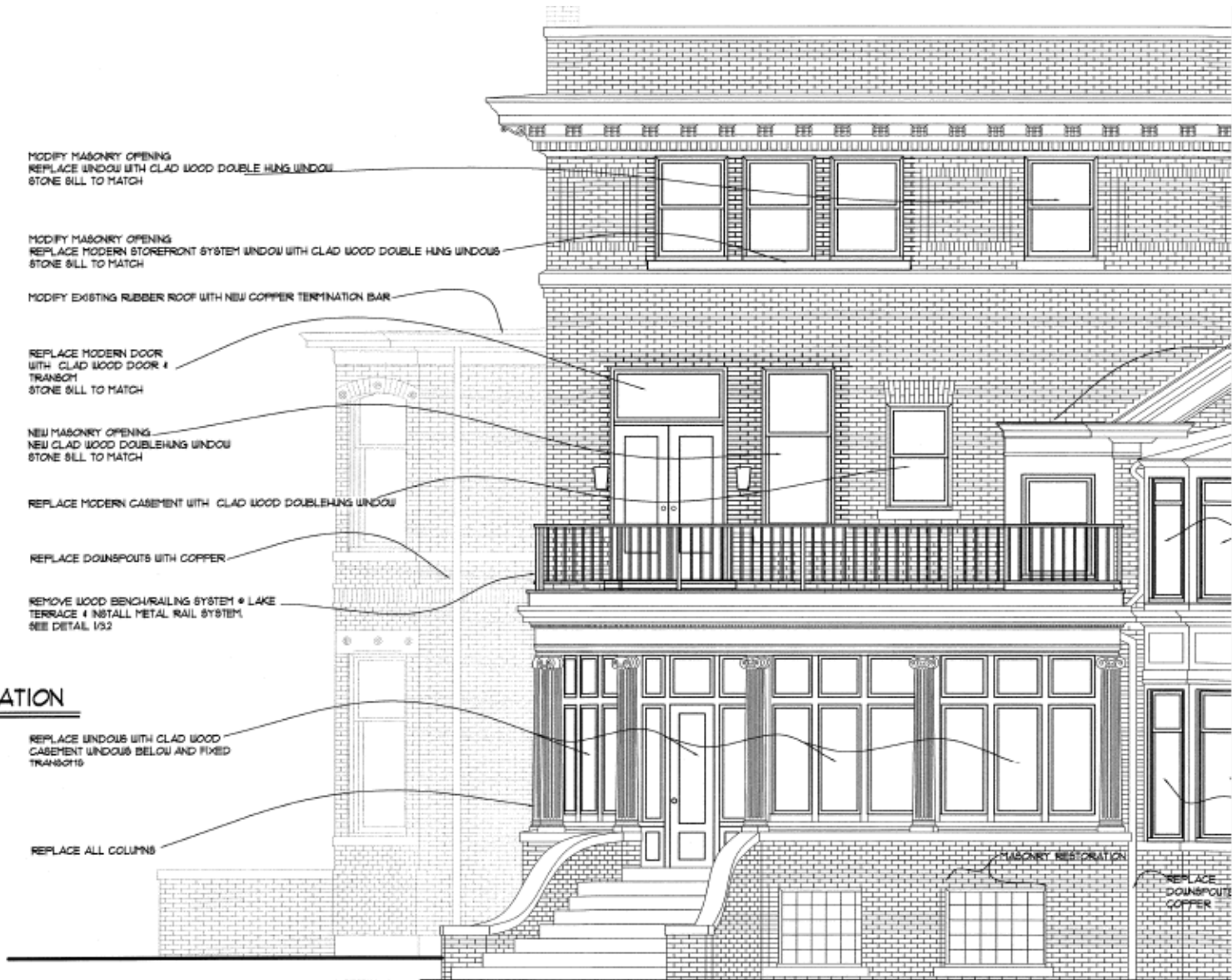
REPLACE ALL COLUMNS

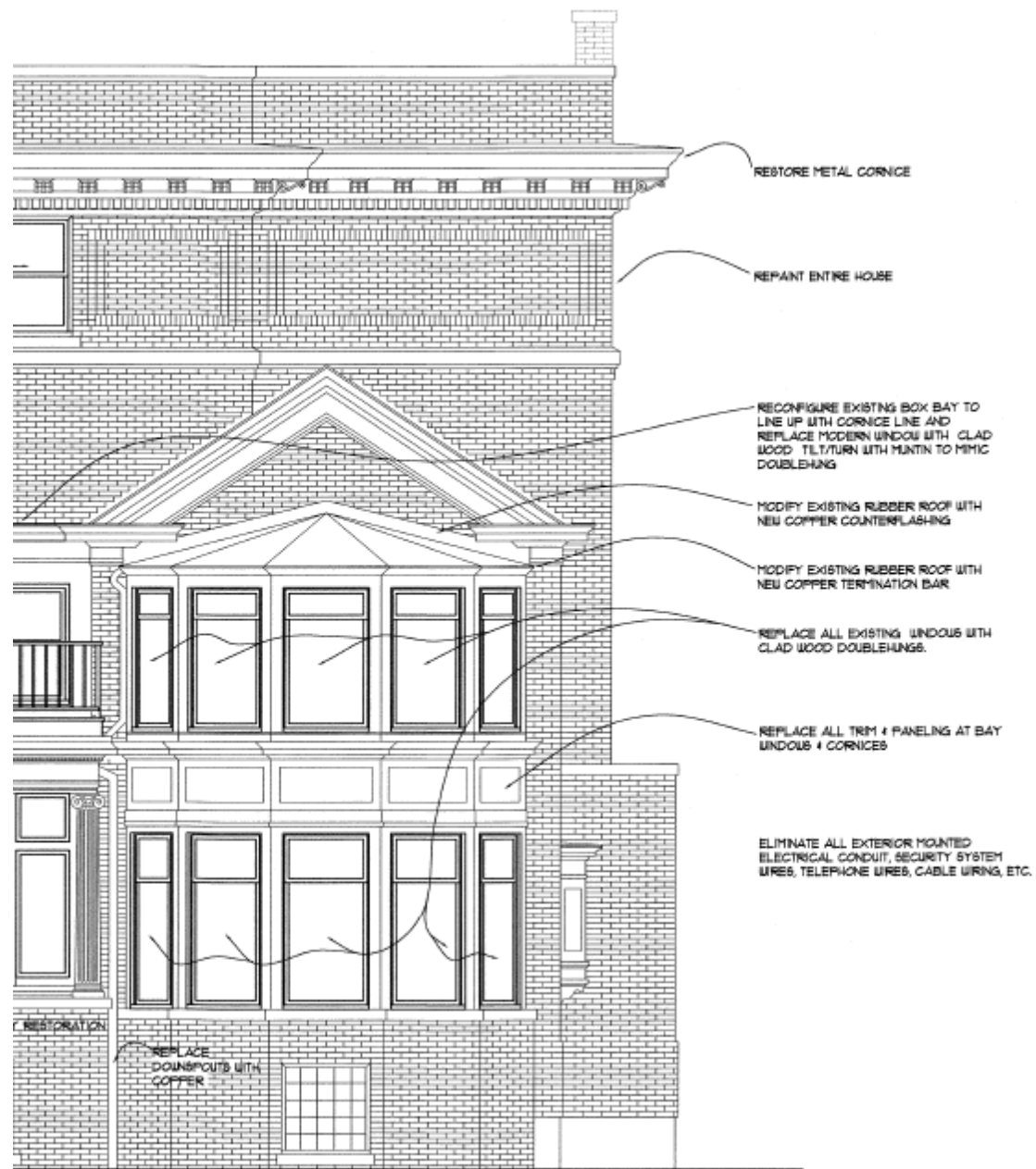
MASONRY RESTORATION

REPLACE
DOWNSPOUTS
COPPER

REHABILITATED REAR 'EAST' ELEVATION

1/4" = 1'-0"







Wood trim will be replaced to match. Columns must match the originals.