



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

Comprehensive landscaping plan for lot of just over one acre. The present house and detached garage occupy about 3900 of the 46000 sq ft on the west half of the lot.

Front Yard

Current trees hide the house from the street. New parterres are to be installed between the front fence and the entry. The parterres will be bordered with eden plank, a natural stone precut to serve as edging with a rough top surface. Foundation plantings generally consist of flowering shrubs and small trees along with a few boxwoods.

Back Yard

The rear yard is also being substantially redone. It incorporates a new small enclosure with a lattice screen to hide an a/c condenser at in inside corner along the south wall. The lattice screen will feature a small lightpost.

A new patio will extend off of the existing grand staircase at the rear of the property. It will be enclosed by a short brick retaining wall (of a height that shall not require a railing by code) with a boxwood hedge on the south end. A series of three steps of slab stone will connect the patio to the yard in line with the grand staircase. The north end of the patio will feature a brick seatwall.

A garbage enclosure along the north side of the house shall be clad in wood, preferably cedar

or another rot-resistant species, with a board and batten appearance. The wood shall be painted.

Immediately behind the garage a new birch grove will be planted, eliminating the limited public view of the backyard.

Bluff Edge

At the bluff edge, four volunteer trees will be removed. An existing terrace into the bluff at the northeast corner of the lot will be repaired. This eastern edge of the property will be treated with herbicide and replanted with a border of catmint.

Date issued

11/28/2017

PTS ID 114373 COA: comprehensive landscaping

In accordance with 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:

All alterations shall be in line with attached plan. Full size is available in Legistar at:

<https://milwaukee.legistar.com/LegislationDetail.aspx?ID=3141990&GUID=FDE6FC26-ECC9-4B58-BE30-C751F06CCA03&Options=ID|&Search=170774> (Attachment 16, "Final Approved Plan 10-30-2017").

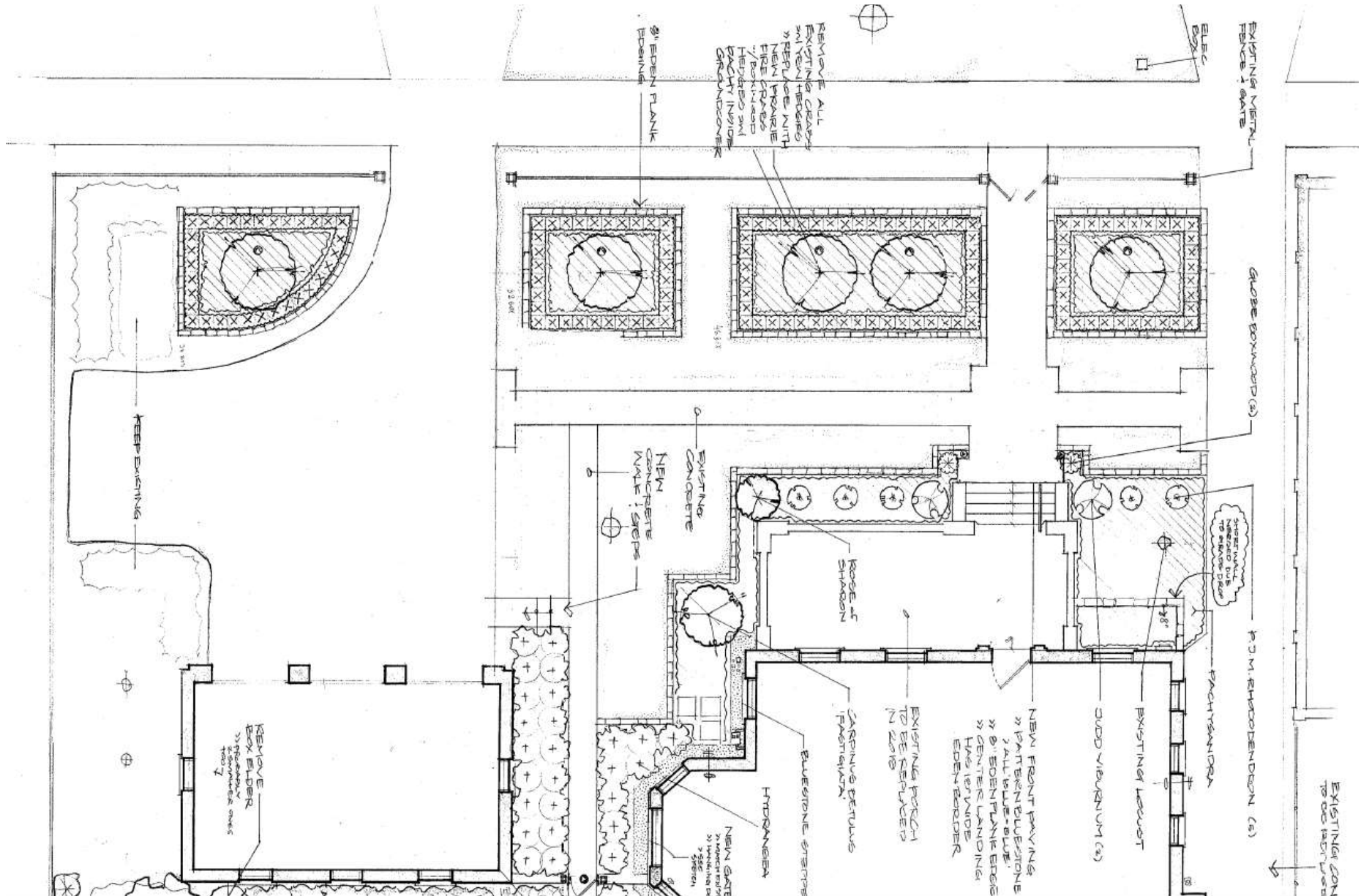
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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.

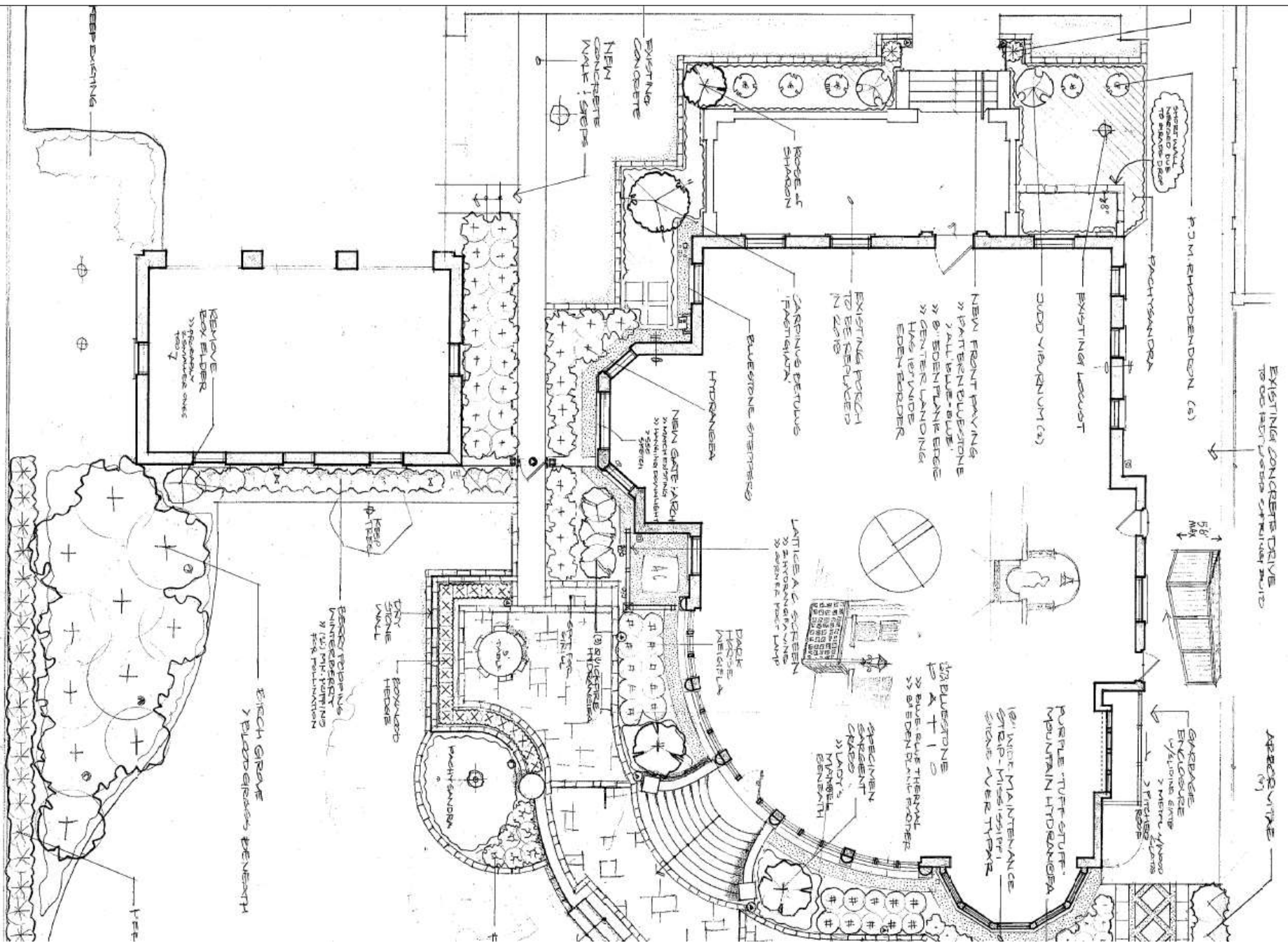


City of Milwaukee Historic Preservation Staff

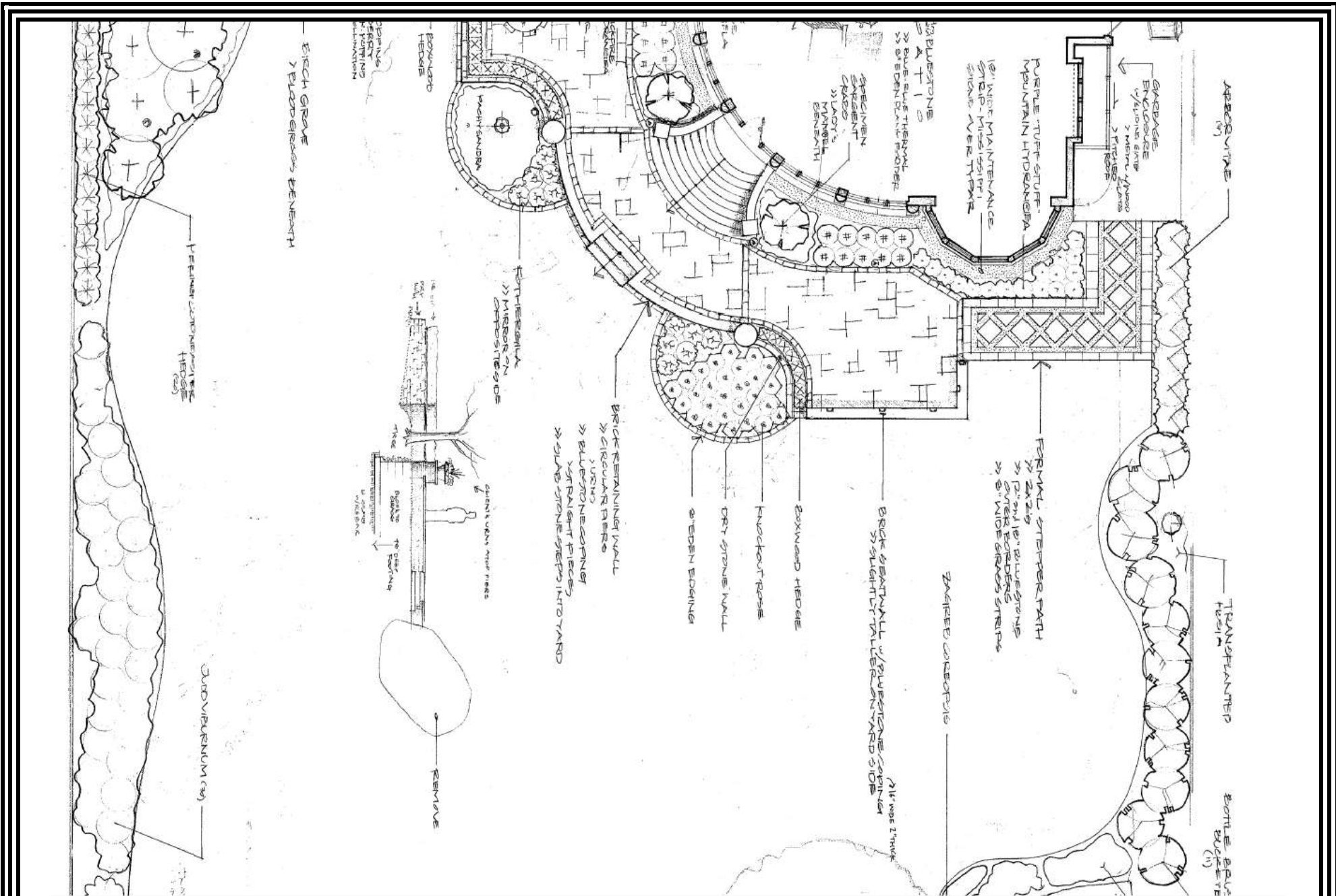
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



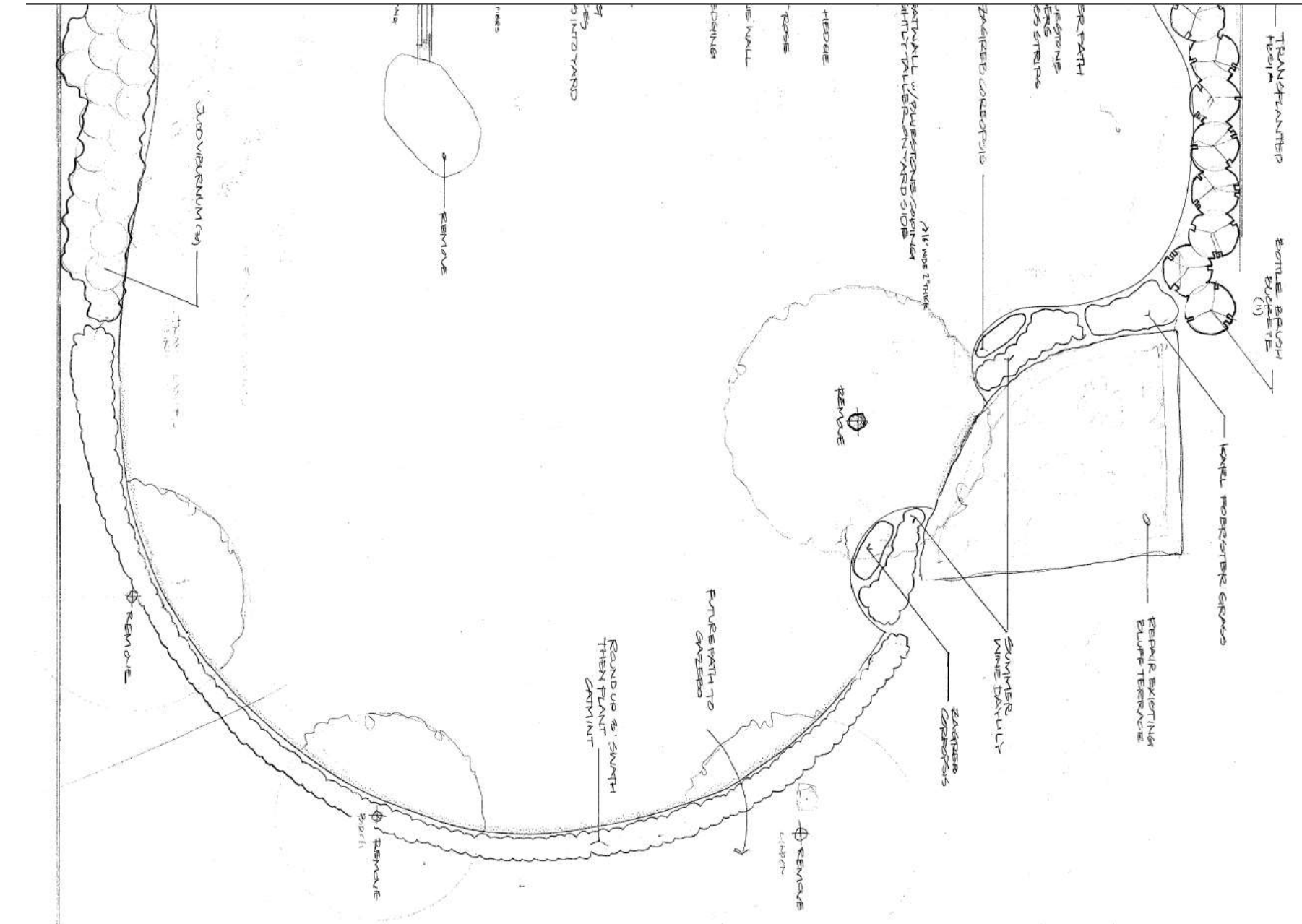
West end



Front Middle Section



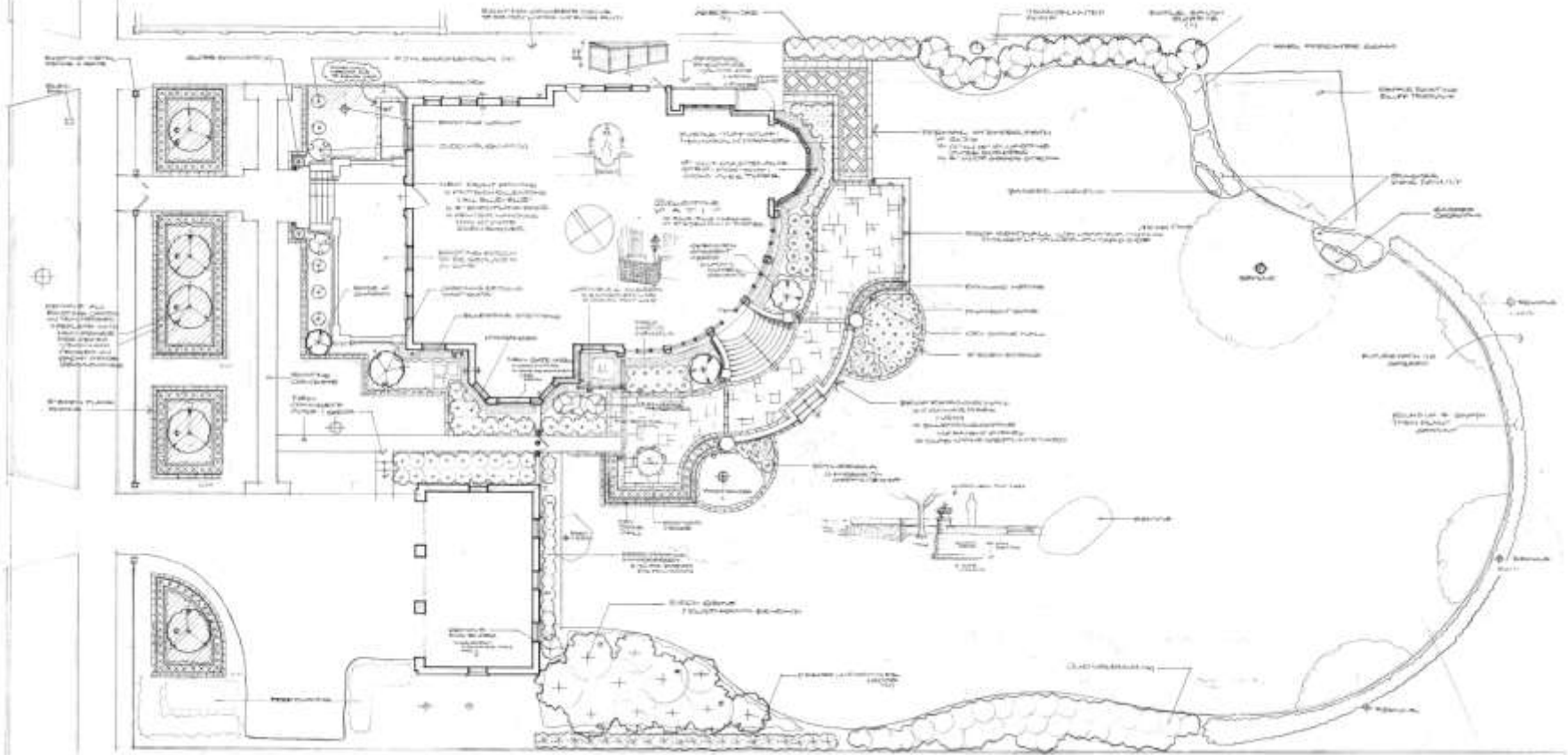
Rear Middle



Rear/Bluff Edge

T
E
R
R
A
C
E

A
V
E



Full plan.