



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 HD
Description of work	<p>This proposal is to build a roof over the existing front porch brick and stone base. The roof entablature will be supported by 12 round columns similar to those seen on the south and east facades of the home. These columns will be tapered and smooth with Doric style capitals and bases.</p> <p>The roof would be a rubber membrane with built-in gutters with a copper edging. The porch eaves and entablature will match the ornamentation of the existing third floor eaves. These details will be appropriately scaled to the size of the smaller porch roof. The downspouts will be copper to match the existing.</p>
Date issued	1/9/2020 PTS ID 114875 COA: add porch roof

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:

Materials visible from the public right of way and all columns shall consist only of stone or untreated wood (except flashing & gutters).

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left 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. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

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)



Current view



WEST ELEVATION (Street View)

1/4" = 1'-0"

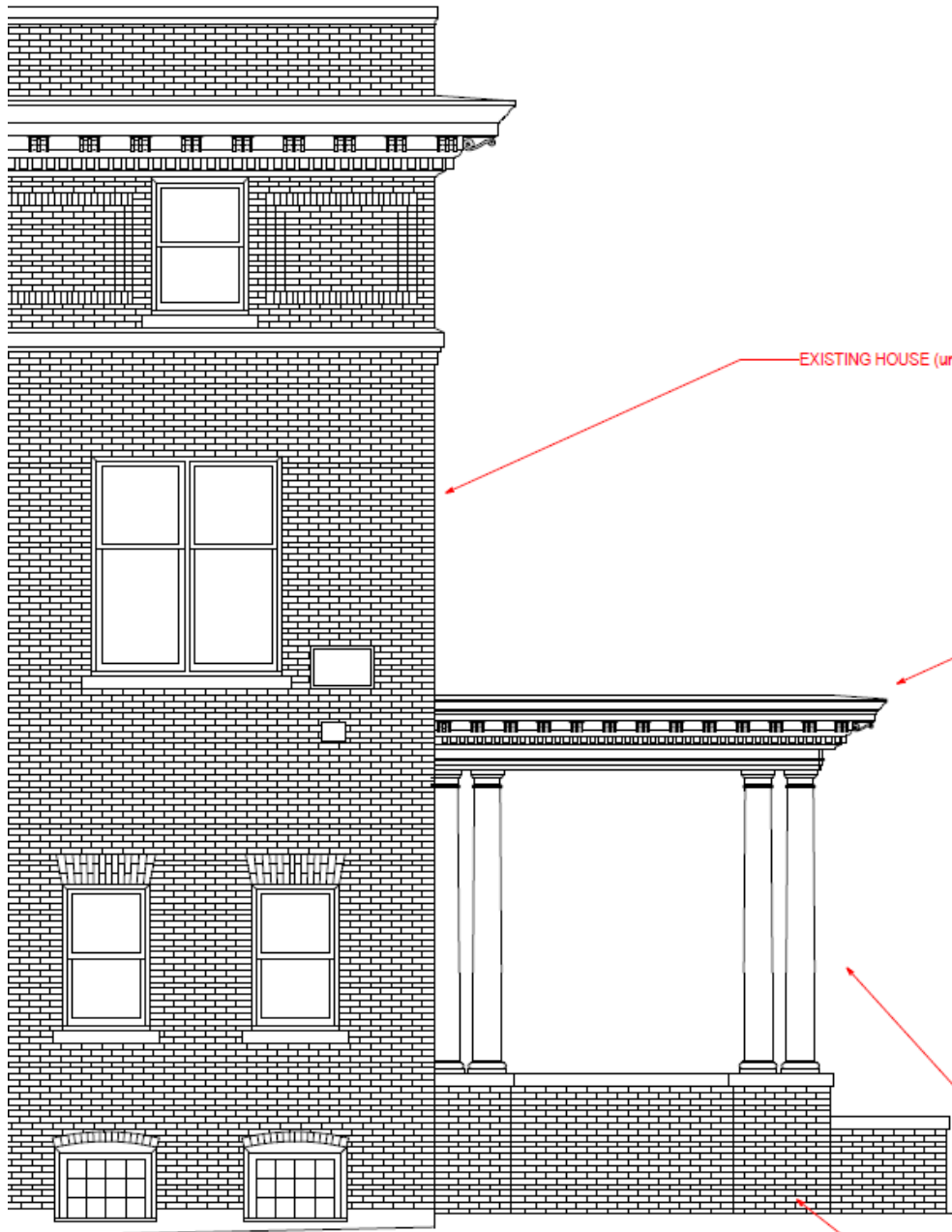
3,240 GROSS S.F.

Existing Porch
masonry steps
& foundation

Existing Porch
masonry foundation
walls & tile floor

Proposed columns
& roof structure

Proposed Roof &
eaves w/ brackets
and dentils to match
the 3rd floor



EXISTING HOUSE (unchanged)

Proposed Roof & eaves w/ brackets and dentils to match the 3rd floor

PROPOSED NORTH ELEVATION

1/4" = 1'-0"

Existing Porch masonry foundation walls & tile floor

Proposed columns & roof structure

EXISTING HOUSE (unchanged)

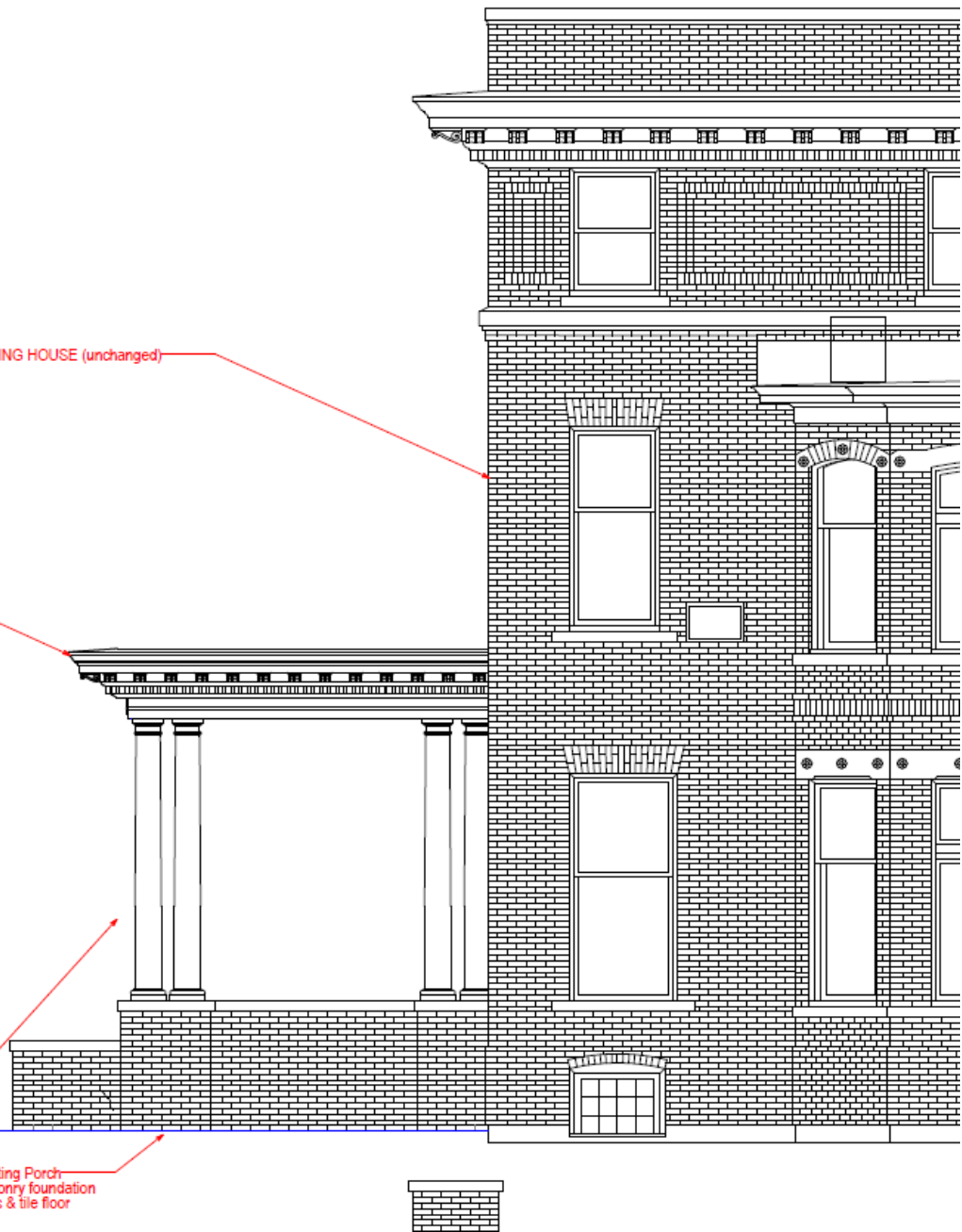
Proposed Roof & eaves w/ brackets and dentils to match the 3rd floor

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

Proposed columns & roof structure

Existing Porch: masonry foundation walls & tile floor



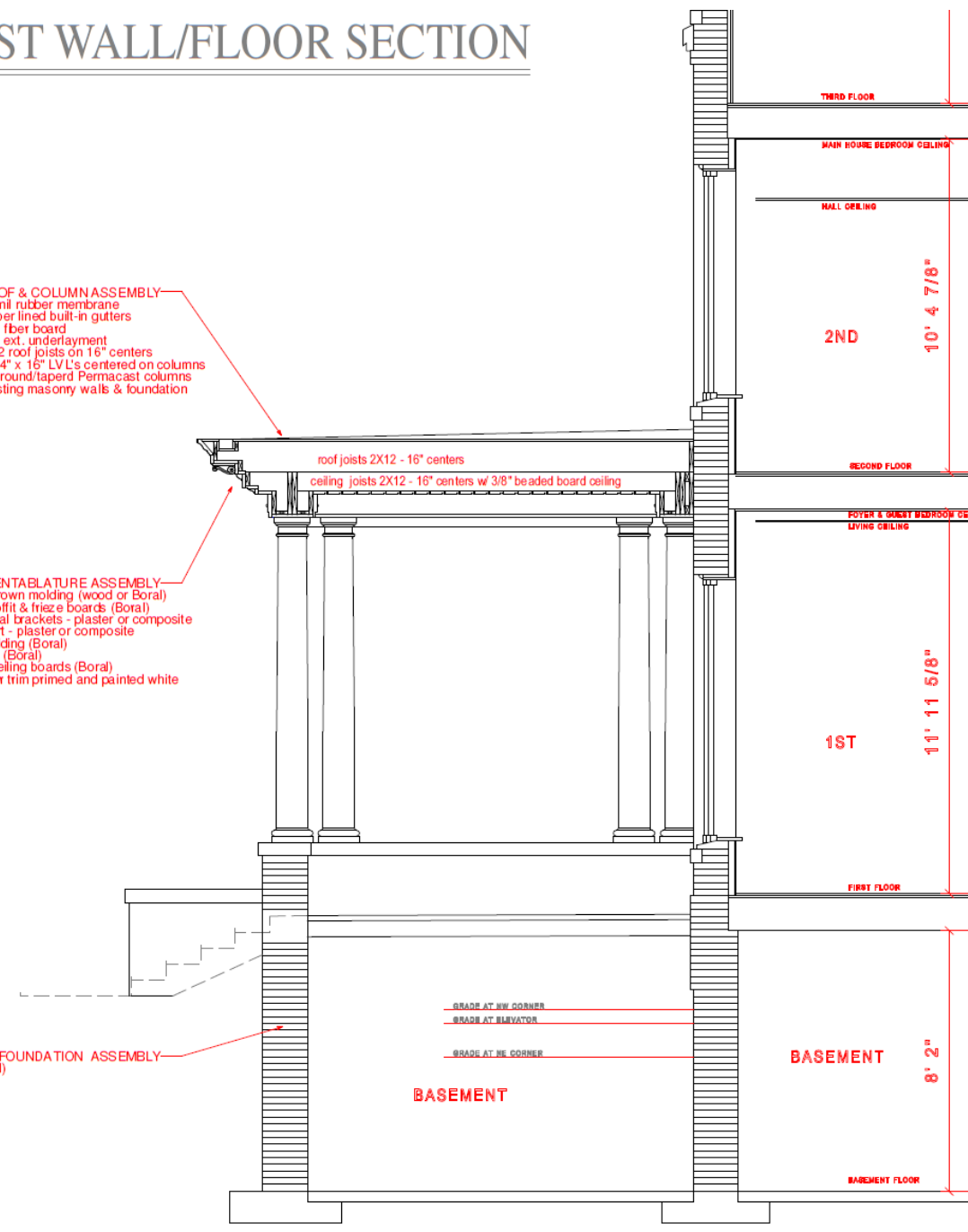
PORCH & WEST WALL/FLOOR SECTION

1/4" = 1'-0"

ROOF & COLUMN ASSEMBLY
 60 mil rubber membrane
 rubber lined built-in gutters
 1/2" fiber board
 3/4" ext. underlayment
 2x12 roof joists on 16" centers
 1-3/4" x 16" LV L's centered on columns
 12" round/tapered Permacast columns
 Existing masonry walls & foundation

EAVE & ENTABLATURE ASSEMBLY
 Custom crown molding (wood or Boral)
 Fascia, soffit & frieze boards (Boral)
 Ornamental brackets - plaster or composite
 Egg & Dart - plaster or composite
 Dentil molding (Boral)
 Small trim (Boral)
 Beaded ceiling boards (Boral)
 All exterior trim primed and painted white

EXISTING FOUNDATION ASSEMBLY
 (unchanged)



Boral is not an approved material.

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