



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2585 N. Summit Ave., North Point North Historic District

Re-grading front yard, adding landscaped garden beds, replacing the concrete walkways and patio with limestone pavers, and installation of a 2' tall garden bed constructed of limestone per the attached plans.

Date issued 9/10/2024

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:

N/A

All work must be done in a craftsman-like manner. 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) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff



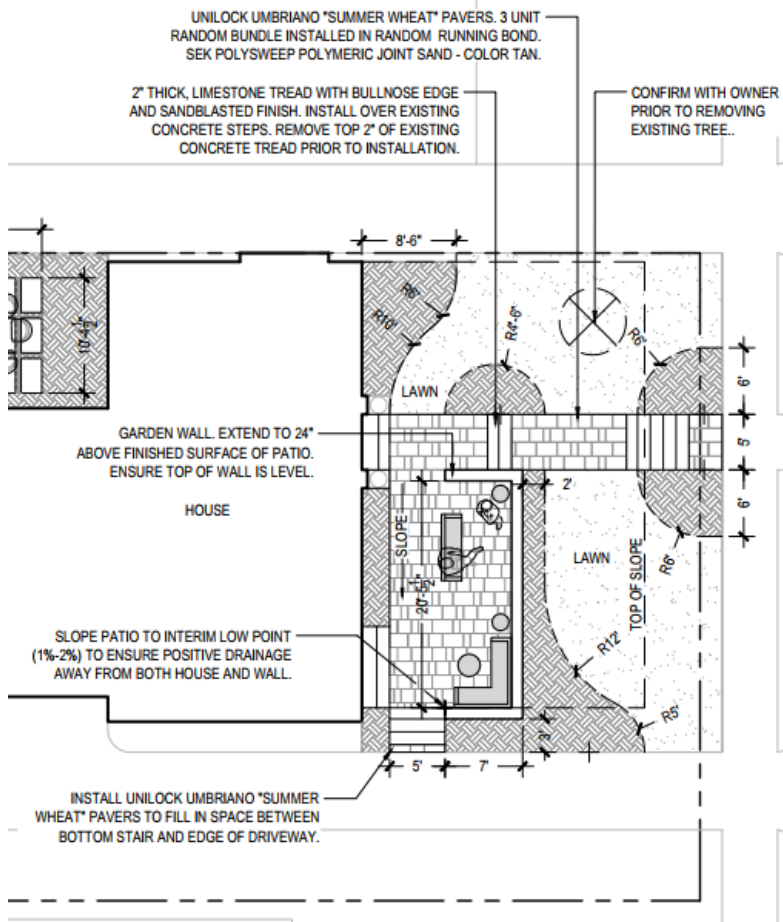
FIGUREGROUND
 jporter@figureground-design.com
 608-345-5101

NOTES:

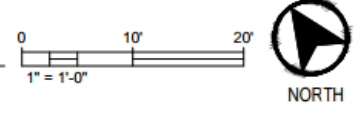
1. EXISTING CONDITIONS ARE BASED ON FIELD MEASUREMENTS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IDENTIFY ANY CONFLICTS AND/OR DISCREPANCIES PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL FIELD VERIFY AND MARK ALL PROPERTY BOUNDARIES PRIOR TO COMMENCING WORK.
3. CONTRACTOR/S SHALL OBTAIN ANY/ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED CONTRACTOR.
5. CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
6. PATIO SHALL BE SLOPED TO DRAIN AWAY FROM HOUSE AND GARAGE (1% MIN. AND 2% MAX.).
7. INSTALL PAVERS PER MANUFACTURER'S RECOMMENDATIONS.
8. INSTALL GARDEN WALL PER MANUFACTURER'S RECOMMENDATIONS. SITE FURNITURE SHALL BE PROVIDED BY THE OWNER.
8. POSITIVE DRAINAGE AWAY FROM BUILDINGS SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION OPERATIONS.
9. PROVIDE 1% "WASH" ON STAIR TREADS TO ENSURE POSITIVE DRAINAGE.

LEGEND:

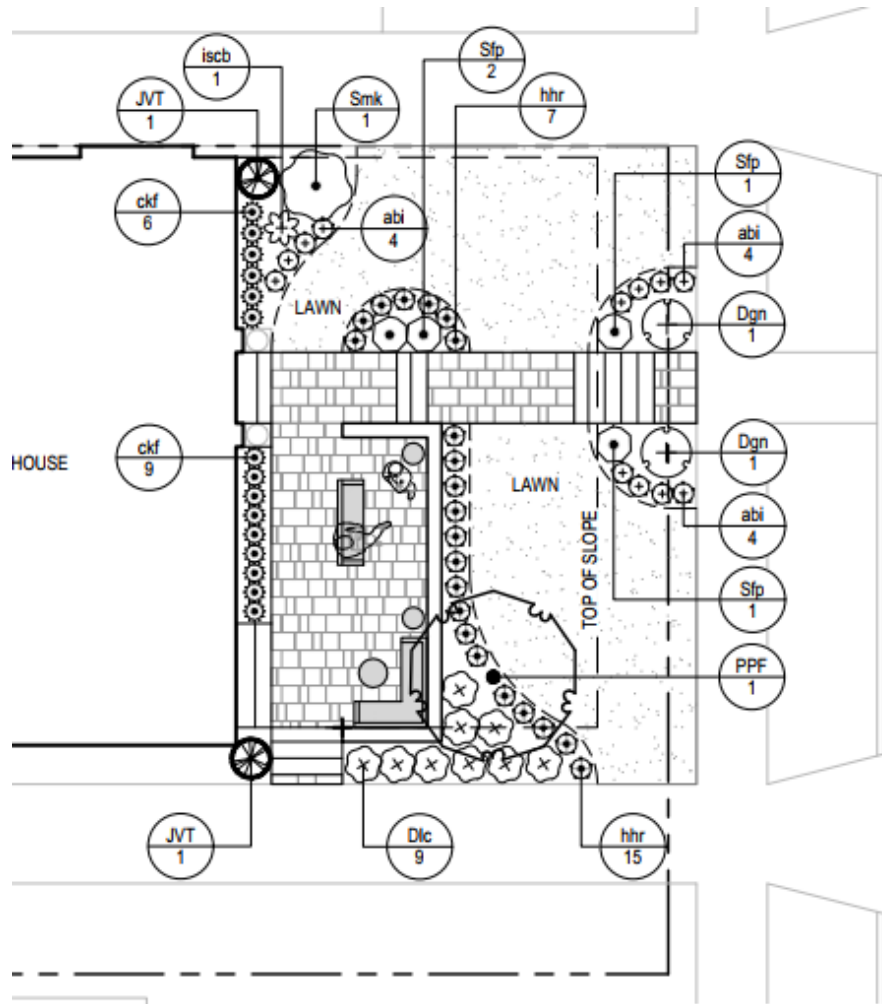
- PREPARED PLANTING BED WITH 12" AMENDED SOIL DEPTH. MULCH TOP OF BED AFTER PLANTING WITH 3" OF SHREDDED HARDWOOD BARK.
- SPADED PLANT BED EDGE (BY HAND USING FLAT BLADED NURSERY SPADE OR BY MACHINE).



LAYOUT PLAN



Proposed layout. Note, limestone pavers used in place of Unilock Umbriano pavers indicated on plan.



NOTES:

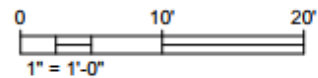
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4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED CONTRACTOR.
5. CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
6. POSITIVE DRAINAGE AWAY FROM BUILDINGS SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION OPERATIONS.
7. DO NOT INSTALL ANY WEED FABRIC.
8. APPLY 3" OF SHREDDED HARDWOOD BARK MULCH TO TOP OF PLANTING BEDS.
9. PLANT SUBSTITUTIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
10. LANDSCAPE ARCHITECT SHALL APPROVE PLANT STOCK PRIOR TO INSTALLATION. ALL PLANTS SHALL BE TAGGED AND LABELED WITH BOTH COMMON AND SCIENTIFIC NAME UPON DELIVERY TO SITE.
11. APPLY SLOW-RELEASE FERTILIZER TABS WITHIN EACH PLANTING HOLE PER MANUFACTURER'S RECOMMENDATIONS.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE FULL YEAR AFTER SUBSTANTIAL COMPLETION.

LEGEND:

--- SPADED PLANT BED EDGE (BY HAND USING FLAT BLADED NURSERY SPADE OR BY MACHINE).

PLAN

Landscape plan



PLANT SCHEDULE

<u>EVERGREEN TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>STOCK</u>	<u>HEIGHT</u>	<u>QTY</u>
JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8'	2
<u>ORNAMENTAL TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>STOCK</u>	<u>HEIGHT</u>	<u>QTY</u>
CCF	Carpinus caroliniana 'J.N. Upright'	Firespire Muscledwood	Multi-Stem	B&B	8'	1
PPF	Prunus sargentii 'JFS-KW58'	Pink Flair® Sargent Cherry	3" Cal.	B&B	10'	1
<u>DECIDUOUS SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>STOCK</u>	<u>HEIGHT</u>	<u>QTY</u>
Dgn	Deutzia gracilis 'Nikko'	Nikko Deutzia	#3	Container	18"	2
Dlc	Diervilla lonicera 'Copper'	Copper Low Bush Honeysuckle	#3	Container	18"	9
Hh	Hydrangea macrophylla 'PIHM-II'	Bloomstruck Hydrangea	#3	Container	30"	4
Sfp	Spiraea fritschiana 'J.N. Select A'	Pink-a-ticious™ Fritch Spirea	#3	Container	24"	7
Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	2
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>STOCK</u>	<u>HEIGHT</u>	<u>QTY</u>
Bgg	Buxus x 'Green Gem'	Green Gem Boxwood	#3	Container	24"	6
Cpg	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf Sawara Cypress	#3	Container	24"	1
<u>GRASSES & SEDGES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>STOCK</u>	<u>HEIGHT</u>	<u>QTY</u>
ckf	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1	Container	N/A	34
cid	Carex x 'Ice Dance'	Ice Dance Sedge	#1	Container	N/A	13
msg	Miscanthus sinensis 'Gracillimus'	Gracillimus Eulalia Grass	#1	Container	N/A	1
<u>HERBACEOUS PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>STOCK</u>	<u>HEIGHT</u>	<u>QTY</u>
asb	Allium tanguticum 'Summer Beauty'	Summer Beauty Allium	#1	Container	N/A	5
abi	Amsonia x 'Blue Ice'	Blue Ice Amsonia	#1	Container	N/A	12
gbv	Geranium macrorrhizum 'Beven's Variety'	Beven's Variety Geranium	#1	Container	N/A	3
hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	Container	N/A	22
hxg	Hosta x 'Guacamole'	Guacamole Hosta	#1	Container	N/A	24
iscb	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	#1	Container	N/A	2
lstr	Ligularia stenocephala 'The Rocket'	Rocket Ligularia	#1	Container	N/A	4
mp	Matteuccia pennsylvanica	Ostrich Fern	#1	Container	N/A	23

1 2585 N SUMMIT AVE - PROPOSED PLANTING SCHEDULE

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Planting schedule