



# 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 house at 2214 N. Terrace Avenue was built between 1860 and 1865 and is the oldest extant house on Terrace Avenue. The original house was a 2 1/2 story, towered Italianate villa that included a prominent east wing.

It was after long-term owners, the James C. Ricketsons, sold the house to Herman W. Falk that changes were made to the house in 1902, 1915, and 1945 that brought the house to its present appearance. The 1902 remodeling was designed by Alexander Eschweiler. The 1915 remodeling was designed by Fitzhugh Scott.

The new owner in 1949, Julian Sammet, converted the house into a duplex. A later owner Charles W. Aring, acquired the house in 1959.

The current proposal by the new owners is to address long deferred maintenance, repair and replace select features of the house, install new windows and convert the property back into single family use.

**Date issued**

9/20/2016

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. Removal of vents and through-the-wall air conditioners will be patched with brick. The front terrace tile decking will be cleaned and repointed.**

**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 will be cleaned and repaired or rebuilt as needed. Existing doors will remain.**

**The garage will be re-roofed, the exterior re-painted , new light fixtures installed and new wood garage doors will be installed.**

**NOTE: THE PROPOSAL TO REPLACE EAST ELEVATION WINDOWS WITH ALUMINUM CLAD MARVIN MAGNUM WINDOWS AND CHANGE SOME OF THE WINDOW OPENINGS AS WELL AS INSTALL ADDITIONAL WINDOWS WILL BE HANDLED IN A LATER CERTIFICATE OF APPROPRIATENESS AFTER THE HISTORIC TAX CREDIT REVIEW IS COMPLETED.**

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](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.



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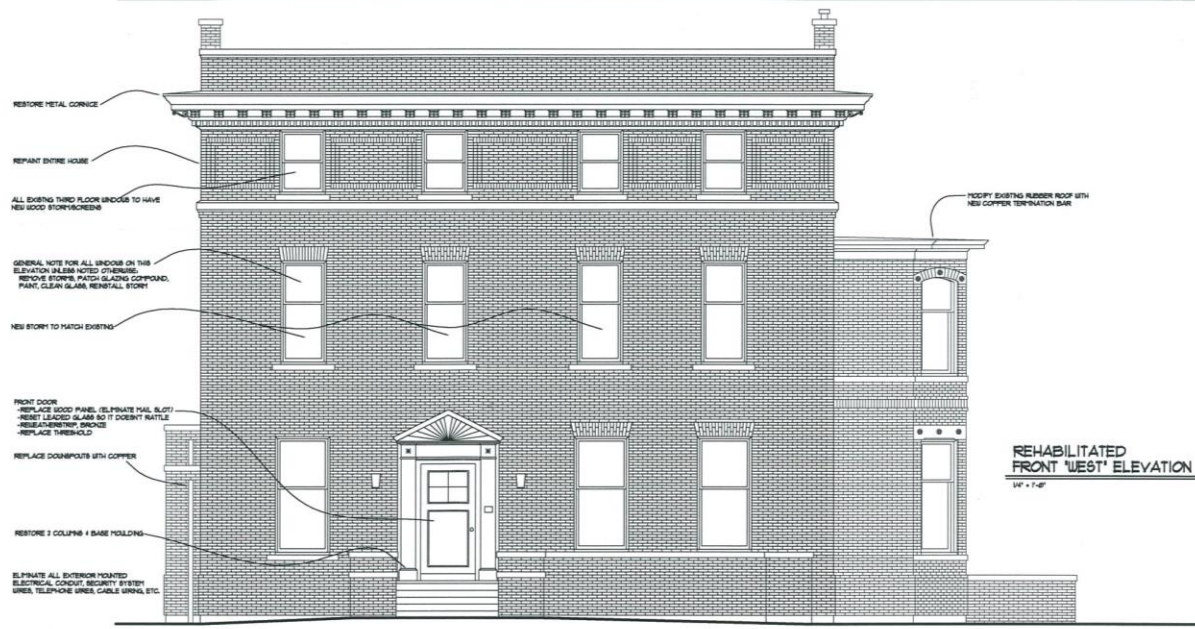
City of Milwaukee Historic Preservation Staff

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



EXISTING  
FRONT 'WEST' ELEVATION  
1/4" = 1'-0"

Front or west elevation will remain the same with windows restored, metal cornice cleaned and repaired, the terrace tile decking cleaned and repointed, and the front door rehabilitated and repainted.

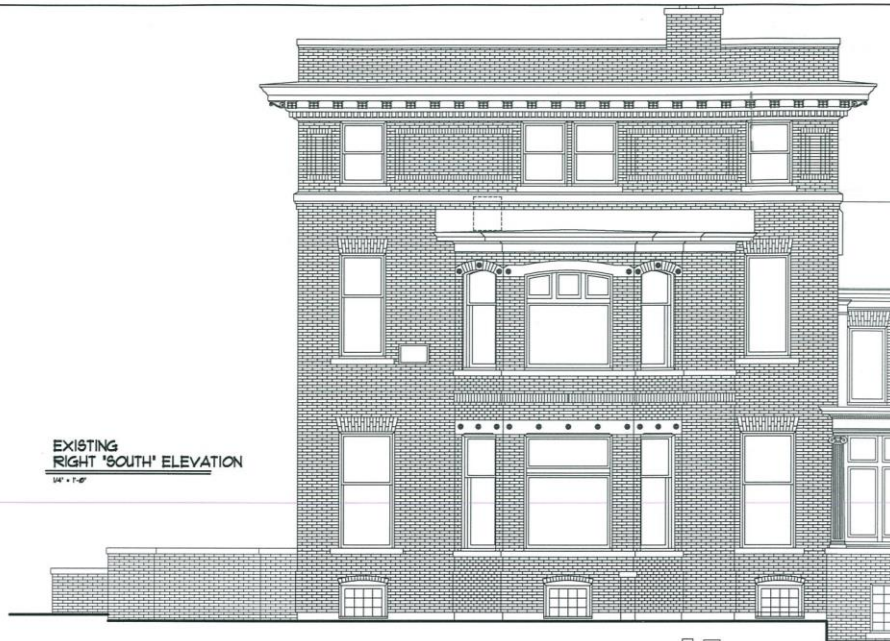


- RESTORE METAL CORNICE
- REPAINT ENTIRE HOUSE
- ALL EXISTING THIRD FLOOR WINDOWS TO HAVE NEW WOOD STOREFRONTS
- GENERAL NOTE FOR ALL WINDOWS ON THIS ELEVATION UNLESS NOTED OTHERWISE:  
- REMOVE STONE PATCH GLAZING COMPOUND.  
- PAINT, CLEAN GLASS, REINSTALL STORM
- NEW STORM TO MATCH EXISTING
- FRONT DOOR  
- REPLACE WOOD PANEL (ELIMINATE PANEL SLOT)  
- REPAIR LEADED GLASS AND IT CORNET RAILS  
- REINSTALL STORM  
- REPLACE THRESHOLD
- REPLACE DOWNSPOUTS WITH COPPER
- RESTORE 2 COLUMNS / BASE HOLDING
- ELIMINATE ALL EXTERIOR MOUNTED ELECTRICAL CONDUIT SECURITY SYSTEMS Wires, TELEPHONE Wires, CABLE Wires, ETC.

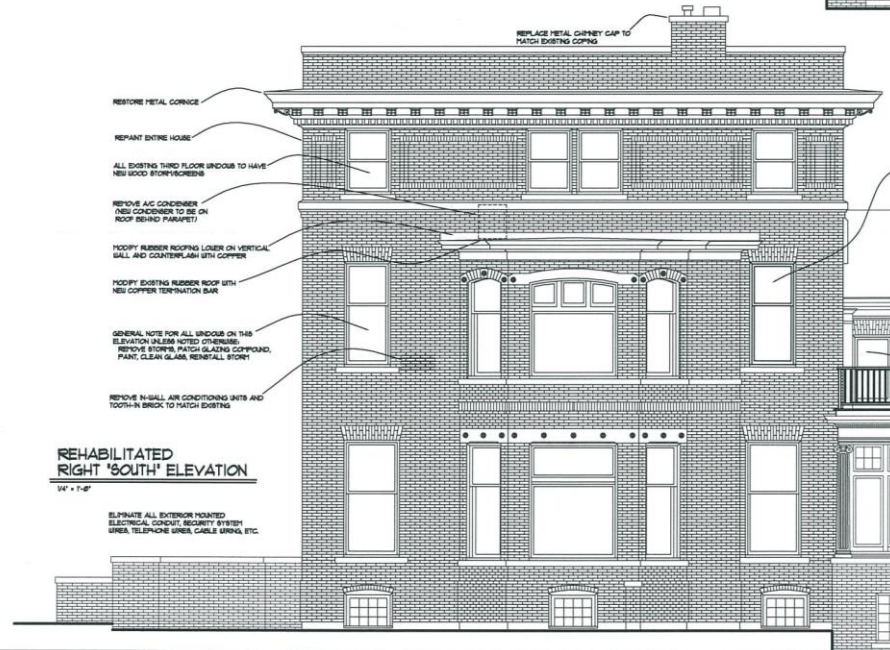
MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMPATION BAR

REHABILITATED  
FRONT 'WEST' ELEVATION  
1/4" = 1'-0"

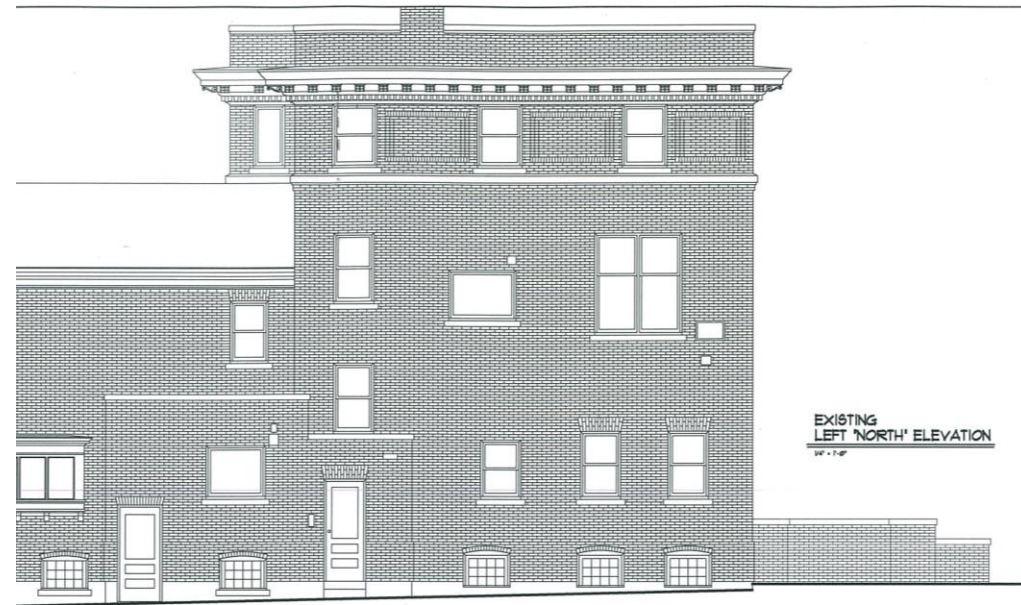
**EXISTING  
RIGHT 'SOUTH' ELEVATION**  
1/4" = 1'-0"



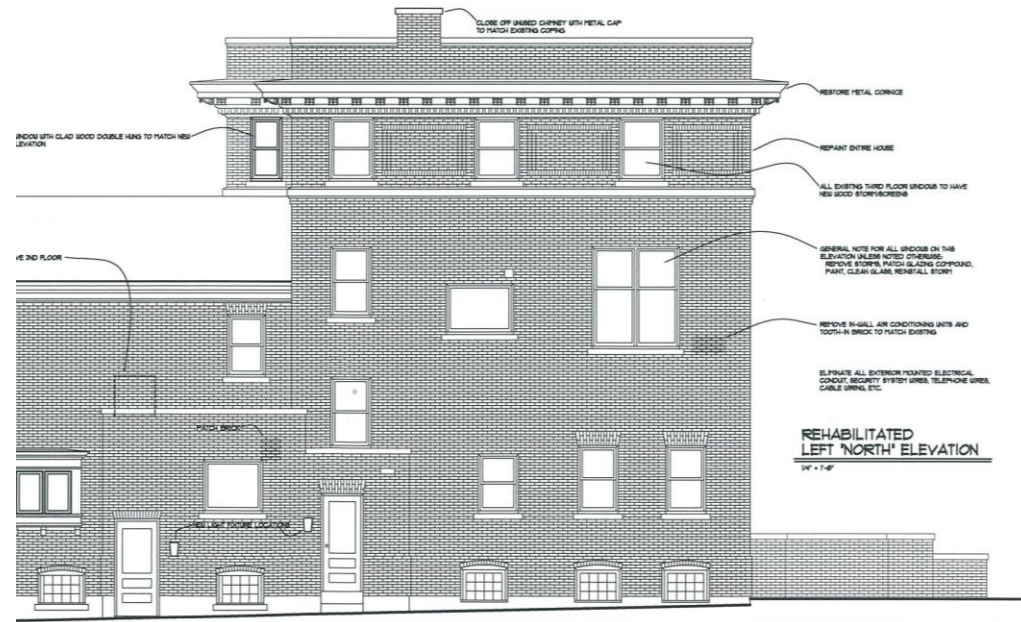
**REHABILITATED  
RIGHT 'SOUTH' ELEVATION**  
1/4" = 1'-0"

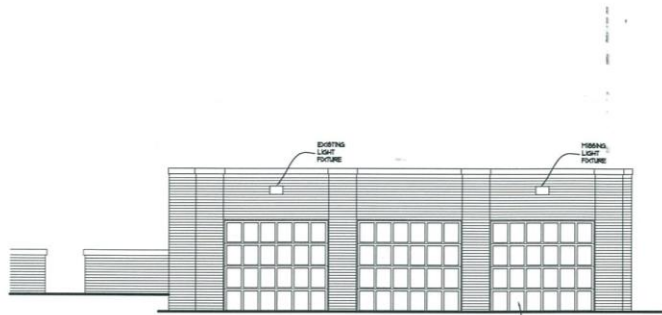


The south elevation will remain the same. The windows will be restored, the metal cornice repaired, the A/C unit removed from the wall and the opening filled in, the A/C unit removed from the roof of the bay with new HVAC to be installed on the roof behind the parapet. A new double hung window will replace the single paned window on the second story.

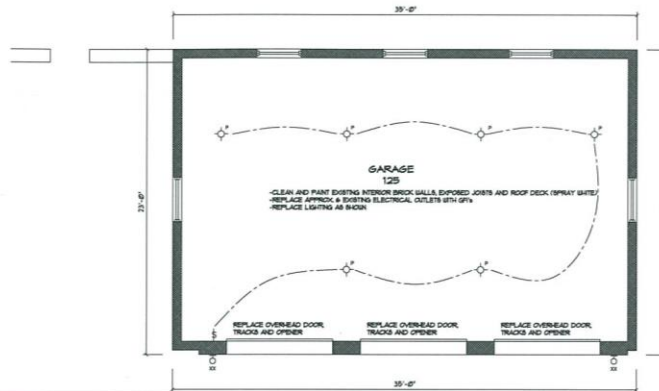


The north elevation will have a similar treatment to the front elevation and south elevation.

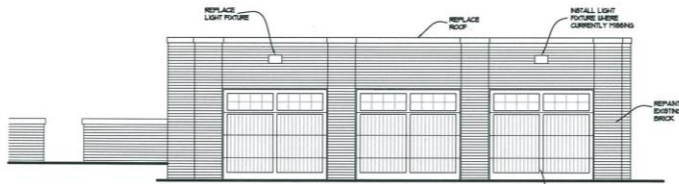




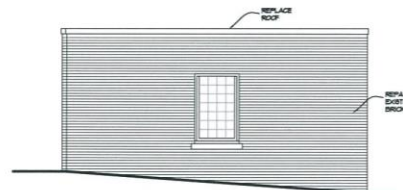
**EXISTING  
FRONT 'WEST' ELEVATION**  
1/4" = 1'-0"



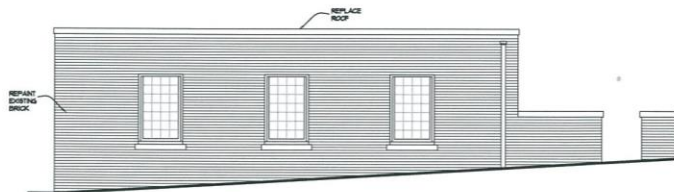
**GARAGE FLOOR PLAN**  
1/4" = 1'-0"



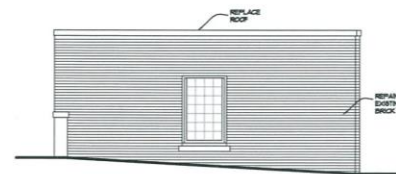
**REHABILITATED  
FRONT 'WEST' ELEVATION**  
1/4" = 1'-0"



**REHABILITATED  
RIGHT 'SOUTH' ELEVATION**  
1/4" = 1'-0"



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

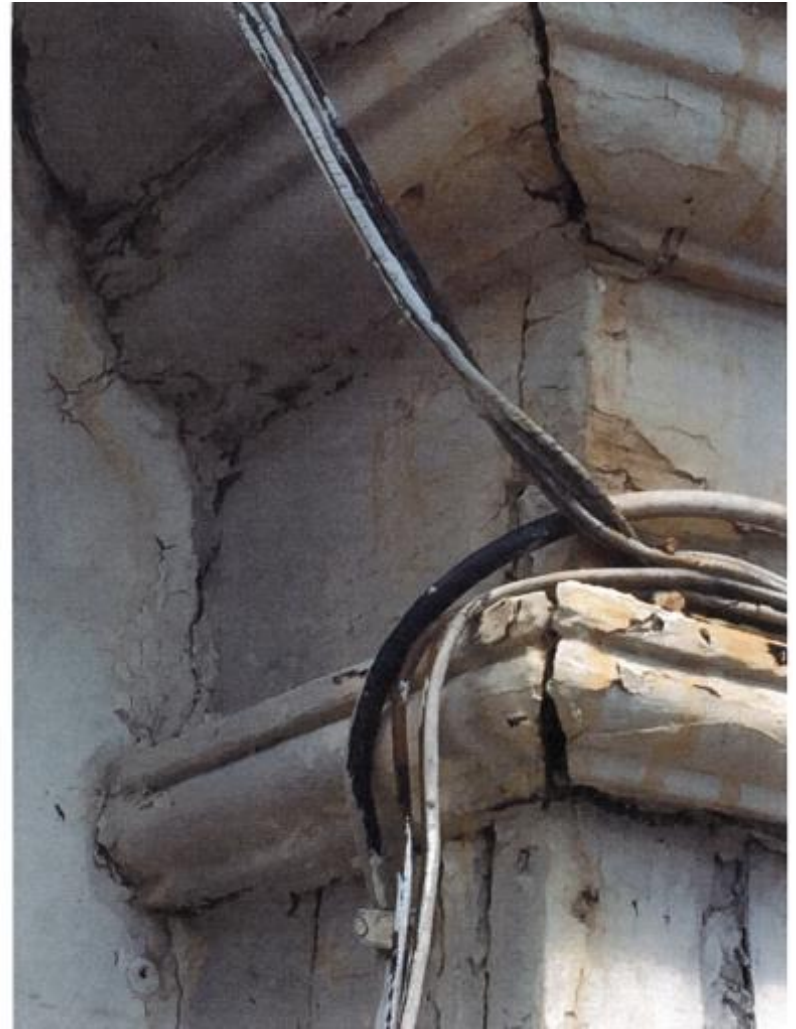


**REHABILITATED  
LEFT 'NORTH' ELEVATION**  
1/4" = 1'-0"

The garage will have a new roof and wood carriage style doors.

- Intend to restore the galvanized steel





Wood trim will be rehabilitated or replaced to match as needed.



## Exterior Openings



The vents will be closed in with brick as will openings for A/C units.