



# Certificate of Appropriateness

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

<b>Property Description of work</b>	<b>2571 N. Terrace Ave.</b>	<b>North Point North</b>
	Replace the brick pavers along the front walk and stoop with concrete featuring bluestone runnels. Install new draining system under rear porch and sidewalk that will drain into front planters. Replace arborvitae along north property line with a hydrangea hedge and install new landscaping throughout front and rear.	
<b>Date issued</b>	10/16/2019	PTS ID 114848 COA, 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 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:

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

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac



Property appearance ca. 2016





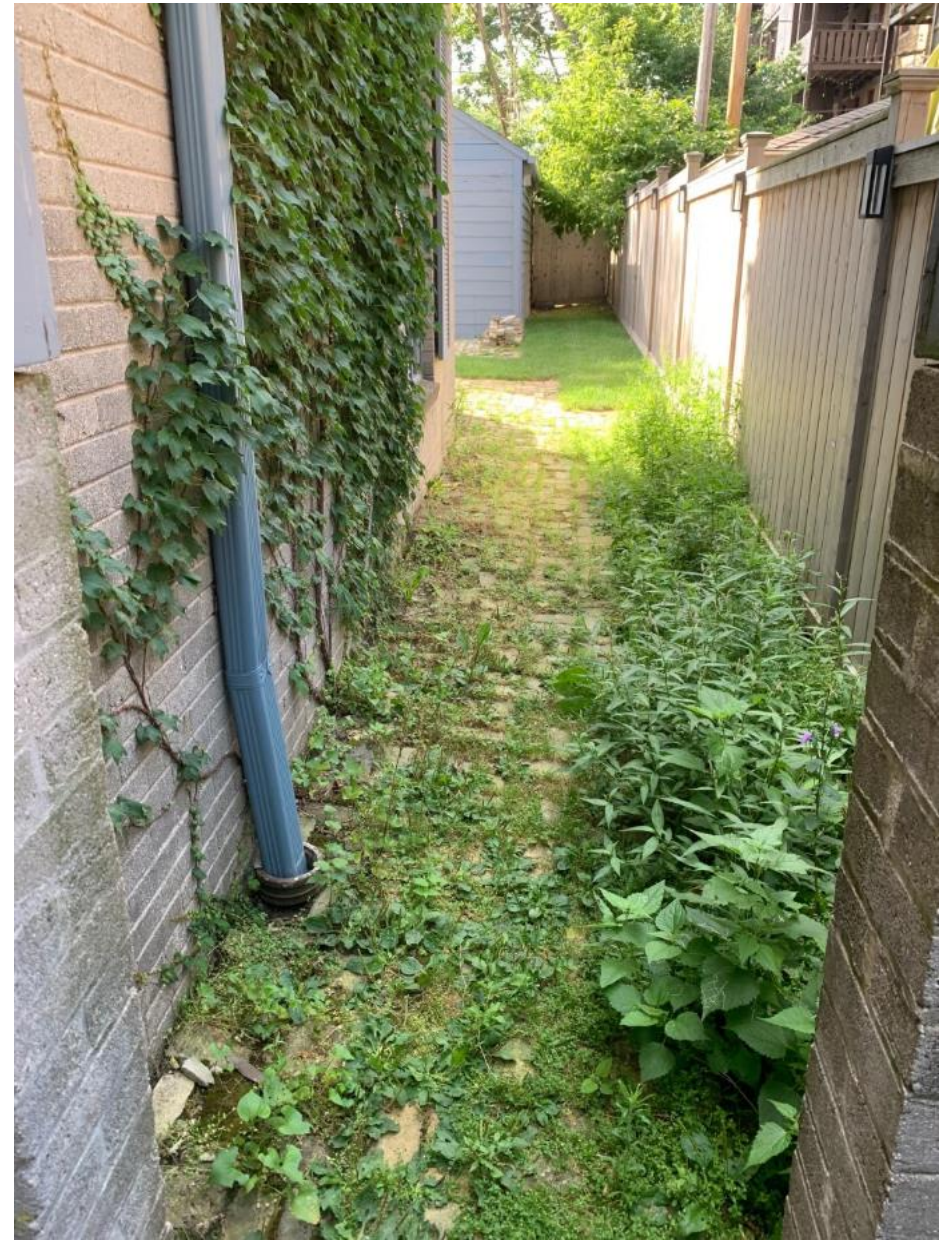
Current condition of the front walk – crumbling pavers, missing pavers, leaning retaining walls





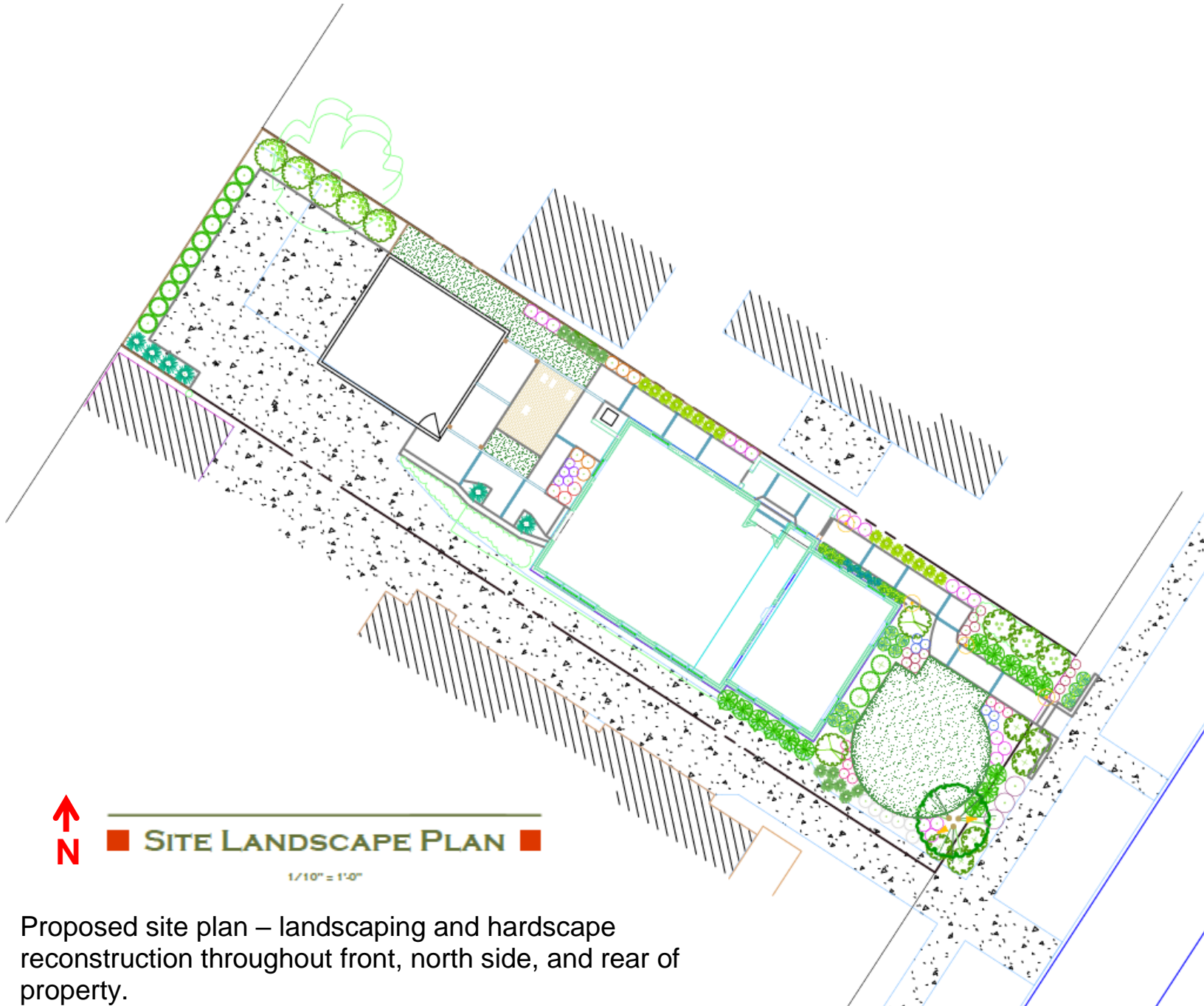
Current condition of the front and side walk – crumbling pavers, missing pavers, leaning retaining walls





Current condition of the side walk – crumbling pavers, missing pavers, existing arborvitae hedge to be removed

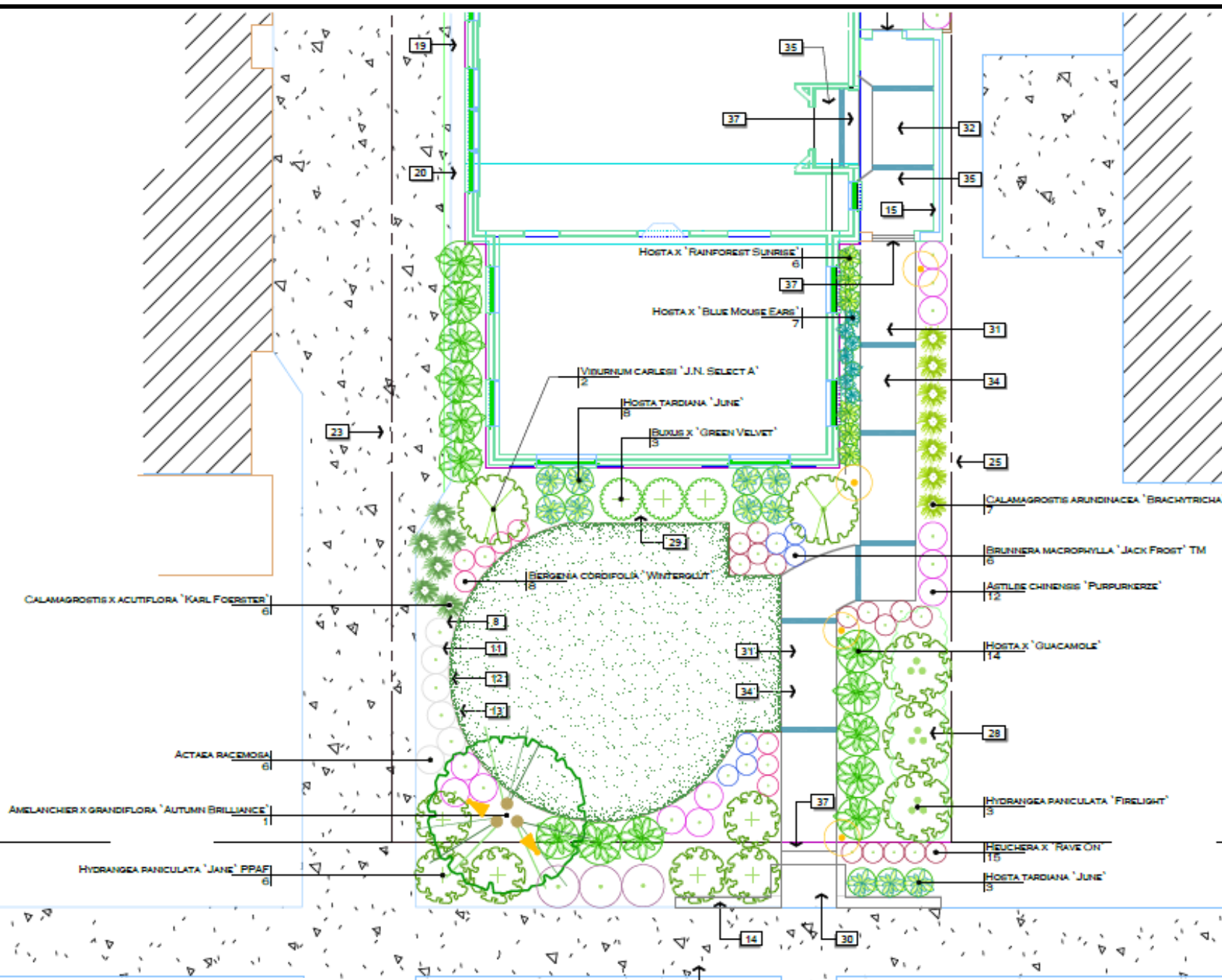




■ SITE LANDSCAPE PLAN ■

1/10" = 1'-0"

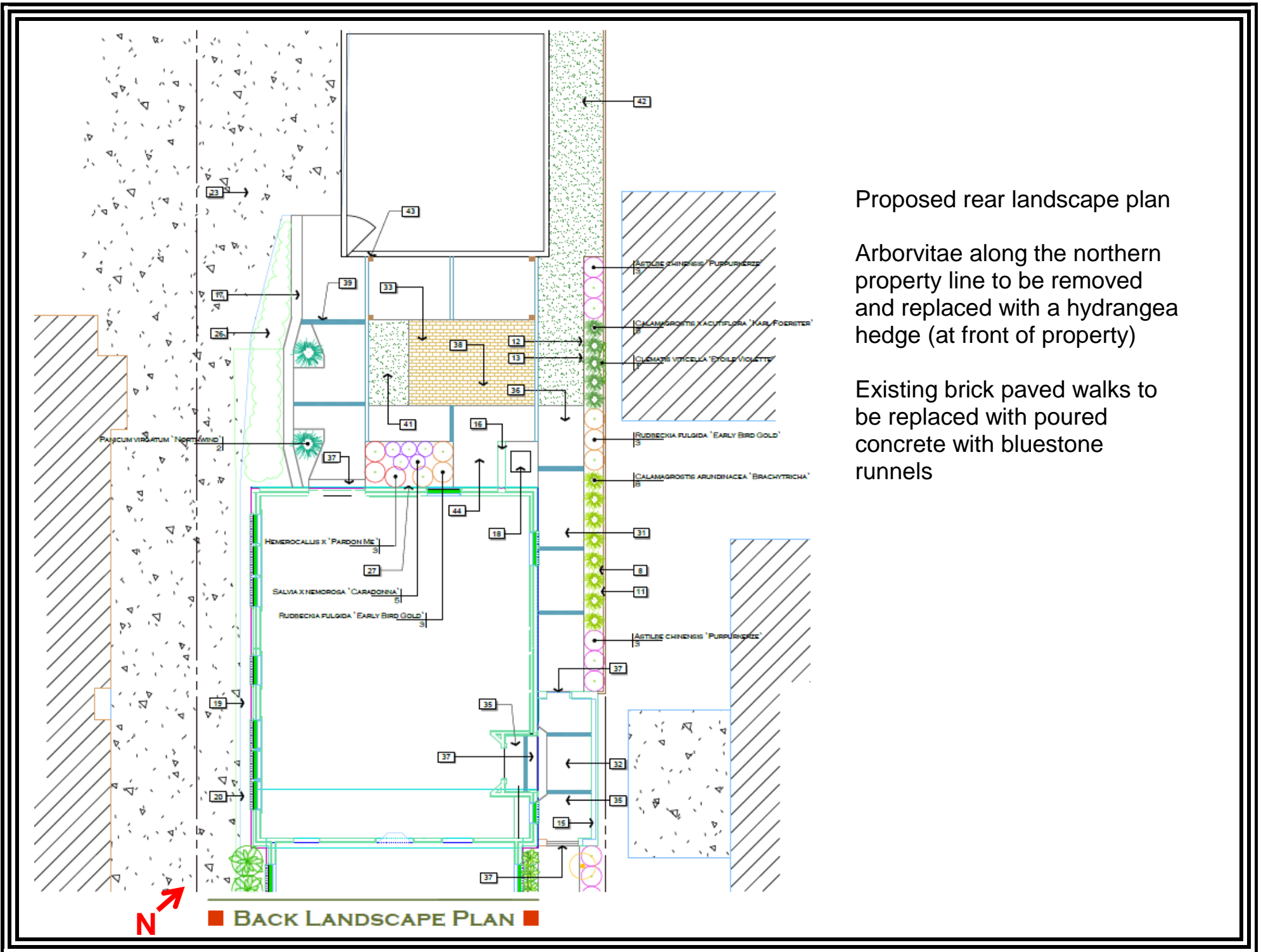
Proposed site plan – landscaping and hardscape reconstruction throughout front, north side, and rear of property.



■ FRONT LANDSCAPE PLAN ■

1/4" = 1'-0"





Proposed rear landscape plan

Arborvitae along the northern property line to be removed and replaced with a hydrangea hedge (at front of property)

















Existing brick paved walks to be replaced with poured concrete with bluestone runnels



BACK LANDSCAPE PLAN



## PLANT SCHEDULE - FRONT L2

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	BB		7'
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	
	3	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	BB		24"
	3	HYDRANGEA PANICULATA 'FIRELIGHT'	FIRELIGHT HYDRANGEA	#5		
	6	HYDRANGEA PANICULATA 'JANE' PPAF	LITTLE LIME HYDRANGEA	#5		
	2	VIBURNUM CARLESII 'J.N. SELECT A'	SPICE ISLAND KOREANSPICE VIBURNUM	#5		
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	
	7	CALAMAGROSTIS ARUNDINACEA 'BRACHYTRICHA'	FALL REED GRASS	1 GAL		
	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL		
<u>PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	
	6	ACTAEA RACEMOSA	BLACK COHOSH	1 GAL		
	12	ASTILBE CHINENSIS 'PURPURKERZE'	PURPLE CANDLES CHINESE ASTILBE	1 GAL		
	8	BERGENIA CORDIFOLIA 'WINTERGLUT'	WINTER GLOW BERGENIA	1 GAL		
	6	BRUNNERA MACROPHYLLA 'JACK FROST' TM	SIBERIAN BUGLOSS	1 GAL		
	15	HEUCHERA X 'RAVE ON'	RAVE ON CORAL BELLS	1 GAL		
	11	HOSTA TARDIANA 'JUNE'	JUNE HOSTA	1 GAL		
	7	HOSTA X 'BLUE MOUSE EARS'	BLUE MOUSE EARS HOSTA	1 GAL		
	14	HOSTA X 'GUACAMOLE'	GUACAMOLE HOSTA	1 GAL		
	6	HOSTA X 'RAINFOREST SUNRISE'	RAINFOREST SUNRISE HOSTA	1 GAL		
	3	LIGULARIA DENTATA 'BRITT MARIE CRAWFORD'	BRITT MARIE CRAWFORD LIGULARIA	1 GAL		



## PLANT SCHEDULE - BACK L3

<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>
	8	CALAMAGROSTIS ARUNDINACEA 'BRACHYTRICHA'	FALL REED GRASS	1 GAL
	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL
	2	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL
<u>PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>
	6	ASTILBE CHINENSIS 'PURPURKERZE'	PURPLE CANDLES CHINESE ASTILBE	1 GAL
	3	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL
	6	RUDBECKIA FULGIDA 'EARLY BIRD GOLD'	EARLY BIRD GOLD SHOWY CONEFLOWER	1 GAL
	5	SALVIA X NEMOROSA 'CARADONNA'	CARADONNA SALVIA	1 GAL
<u>VINE/ESPALIER</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>
	1	CLEMATIS VITICELLA 'ETOILE VIOLETTE'	ETOILE VIOLETTE CLEMATIS	1 GAL



# CONSTRUCTION SPECIFICATIONS

SYMBOL	DESCRIPTION
1	PLANT NAMES SHALL CONFORM TO THOSE GIVEN IN <u>THE STANDARDIZED PLANT NAMES</u> , 1942 EDITION, AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2	PLANT MATERIALS AND PLANTING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF <u>THE AMERICAN STANDARD FOR NURSERY STOCK</u> , WHICH IS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 <u>THE LATEST EDITION</u>
3	NO SUBSTITUTIONS OF PLANT SIZE OR GRADE SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF LANDSCAPE DESIGNER.
4	PROVIDE A THOROUGH AND PROPER WATERING OF ALL PLANTS IMMEDIATELY AFTER PLANTING. LANDSCAPE CONTRACTOR TO WATER ALL PLANTINGS AND SEEDED AREAS UPON COMPLETION OF INSTALLATION. CONTRACTOR TO MAINTAIN PLANTS AND SEEDED AREA THROUGH DURATION OF INSTALLATION
5	LANDSCAPE CONTRACTOR TO GUARANTEE ALL WOODY PLANTS FOR A PERIOD OF ONE YEAR, FOLLOWING DATE OF ACCEPTANCE BY OWNER. CONTRACTOR TO SUPPLY OWNER WITH DOCUMENTATION OUTLINING THE CARE AND MAINTENANCE OF THE INSTALLED PLANTS AND SEEDED AREAS, INCLUDING WARRA
6	WHEN DETRIMENTAL CONDITIONS TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, COMPACTED SOILS DUE TO CONSTRUCTION ACTIVITIES OR LIKE, NOTIFY LANDSCAPE DESIGNER BEFORE PROCEEDING WITH WORK IN THAT AREA.
7	IF COMPACTED SOILS HAVE DEVELOPED DURING CONSTRUCTION PROCESS IN AREAS WHERE PLANTING WILL OCCUR, FIRST TILL AND HARROW SOIL TO A MINIMUM DEPTH OF 12" (EXCLUDING TOPSOIL) PRIOR TO INSTALLATION OF PLANTINGS.
8	REMOVE TURF/VEGETATION IF PRESENT AND DISPOSE FOR NEW PLANTING BEDS; AMEND PLANTING BEDS WITH 2" SCREENED COMPOST, TILL INTO SOIL TO 12" DEPTH (TYPICAL).
9	EXISTING PLANTS TO BE SAVED IN THEIR CURRENT LOCATION OR REMOVED FOR TRANSPLANTING WILL BE TAGGED PRIOR TO THE START OF CONSTRUCTION (TYPICAL).
10	100% SHREDDED HARDWOOD MULCH SHALL BE FURNISHED FROM DISEASE-FREE TREES. PROVIDE GENERALLY FLAT BARK, MAXIMUM OF 1" WIDE AND 3" LONG, GRADED DOWN TO SAWDUST, AND RELATIVELY FREE OF DELETERIOUS MATTER. DYED MULCH IS NOT ACCEPTABLE.
11	SHREDDED HARDWOOD MULCH INSTALLED TO A MINIMUM DEPTH OF 3" AND A MAXIMUM DEPTH OF 4" (1" DEEP AROUND PERENNIALS). DO NOT INSTALL WEED BARRIER FABRIC BENEATH BARK MULCH. SPECIAL CARE SHOULD BE TAKEN NOT TO OVERMULCH OR TO COVER THE BASE OF TREES AN
12	4" x 3/16" ALUMINUM BED EDGE, PERMALOC CLEANLINE BLACK DURAFLEX FINISH. EDGING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION WITH TOP EDGING 1/2" ABOVE COMPACTED FINISH GRADE (TYPICAL).
13	LAWN REPAIR WITH TOPSOIL AND SEED AROUND ALL PLANTING BEDS/ PAVED AREAS AND WHERE CONSTRUCTION DAMAGE HAS OCCURRED (TYPICAL).
14	EXISTING CONCRETE BLOCK WALLS TO REMAIN.
15	EXISTING MASONRY WALL AND GATE AT FRONT DOOR TO REMAIN.
16	EXISTING MASONRY WING WALL ON HOUSE TO REMAIN.
17	EXISTING MASONRY WALL ALONG BACKYARD TO REMAIN.
18	A/C
19	ELECTRIC METER
20	GAS METER
21	EDGE OF EXISTING CONCRETE BEHIND AND AROUND GARAGE.
22	EXISTING CITY SIDEWALK
23	EXISTING DRIVEWAY/ ALLEY
24	EXISTING TREE TO REMAIN.
25	EXISTING NEIGHBOR'S PICKET FENCE TO REMAIN.
26	EXISTING VEGETATION, INCLUDING LILACS, TO REMAIN.
27	EXISTING VINES TO REMAIN ON HOUSE (TYPICAL).
28	REMOVE AND DISPOSE EXISTING ARBORVITAE HEDGE.
29	REMOVE AND DISPOSE ARBORVITAE AT FRONT OF HOUSE AND ALL OTHER VEGETATION UNLESS OTHERWISE NOTED.
30	REMOVE AND DISPOSE EXISTING FRONT STEPS.
31	REMOVE AND DISPOSE EXISTING PAVER WALK.
32	REMOVE AND DISPOSE PAVER PORCH AND STEPS ON SIDE OF HOUSE.
33	REMOVE AND DISPOSE PAVER PAVING IN BACKYARD.
34	FRONT WALK - EXCAVATE AND INSTALL CONCRETE WITH 4" RUNNELS (COMPACTED GRAVEL BASE, 6 BAG MIX, LOW CHERT, 4" CONCRETE WITH MESH).
35	SIDE PORCH - EXCAVATE AND INSTALL CONCRETE WITH 4" RUNNELS (COMPACTED GRAVEL BASE, 6 BAG MIX, LOW CHERT, 4" CONCRETE WITH MESH).
36	BACK WALKWAYS - EXCAVATE AND INSTALL CONCRETE WITH 4" RUNNELS (COMPACTED GRAVEL BASE, 6 BAG MIX, LOW CHERT, 4" CONCRETE WITH MESH).
37	CONCRETE STEPS - EXCAVATE AND INSTALL CONCRETE STEPS AS SHOWN WITH 6" RISER MINIMUM (COMPACTED GRAVEL BASE, 6 BAG MIX, LOW CHERT, 4" CONCRETE WITH MESH).
38	BACK PATIO - EXCAVATE AND INSTALL UNILOCK PERMEABLE PAVERS OVER BASE THAT MEETS MANUFACTURER'S SPECIFICATIONS.
39	LANDSCAPE CONTRACTOR TO INSTALL FULL-RANGE BLUESTONE INLAY, 4" WIDE IN CONCRETE RUNNELS AS SHOWN (TYPICAL).
40	HOOK UP (3) DOWNSPOUTS ON NORTH SIDE OF HOUSE TO DRAINTILE SYSTEM.
41	EXCAVATE AND INSTALL NEW BACKYARD LAWN. INSTALL SOD OVER 3-4" SCREENED BROWN TOPSOIL, WITH 10#/ SF STARTER FERTILIZER. CONTRACTOR TO VERIFY IF SUBSOIL NEEDS TO BE TILLED BEFORE INSTALLATION OF SOD.
42	DOG RUN - EXCAVATE AND INSTALL NEW LAWN. INSTALL SOD OVER 3-4" SCREENED BROWN TOPSOIL, WITH 10#/ SF STARTER FERTILIZER. CONTRACTOR TO VERIFY IF SUBSOIL NEEDS TO BE TILLED BEFORE INSTALLATION OF SOD.
43	CEDAR PERGOLA - SEE DETAILS (BY OTHER).
44	SWING IN CORNER (BY CLIENT).