

#### 9 pages total

#### Certificate of Appropriateness

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

**Property** 

1911 N. 2ND ST. **Brewers Hill** 

- **Description of work** 1. Replace side entrance new French doors and with larger side porch
  - 2. Remove rear exterior staircase and restore jump porch
  - 3. Add rear egress window from basement
  - 4. Fencing with board and lattice design (Living With History, p. 88), with zoning compliant heights. Disregard landscape plan beyond fencing and alley access to new garage
  - 5. Add windows on north and west elevations
  - 6. Add skylights to rear of north roof slope

Date issued

3/18/2022

PTS ID 115001 COA: remodel & side porch

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:

- 1. New windows to be all wood inside and out. No aluminum, vinyl, or other cladding is permitted.
- 2. New door to be wood or wood veneer
- 3. Supply window and specifications from manufacturer including cut sheets and section drawings. New windows shall match present window profiles and details to the maximum extent possible
- 4. Window well structure for egress window shall be non-corrugated metal or masonry (plain concrete is acceptable). Corrugated metal, wood, or fiberglass will not be permitted.
- 5. 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 the 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.

6. No landscape features other than garage siting, garage apron, and fencing are approved at this time.

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 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, <a href="https://www.milwaukee.gov/build">www.milwaukee.gov/build</a>, or call (414) 286-8210.

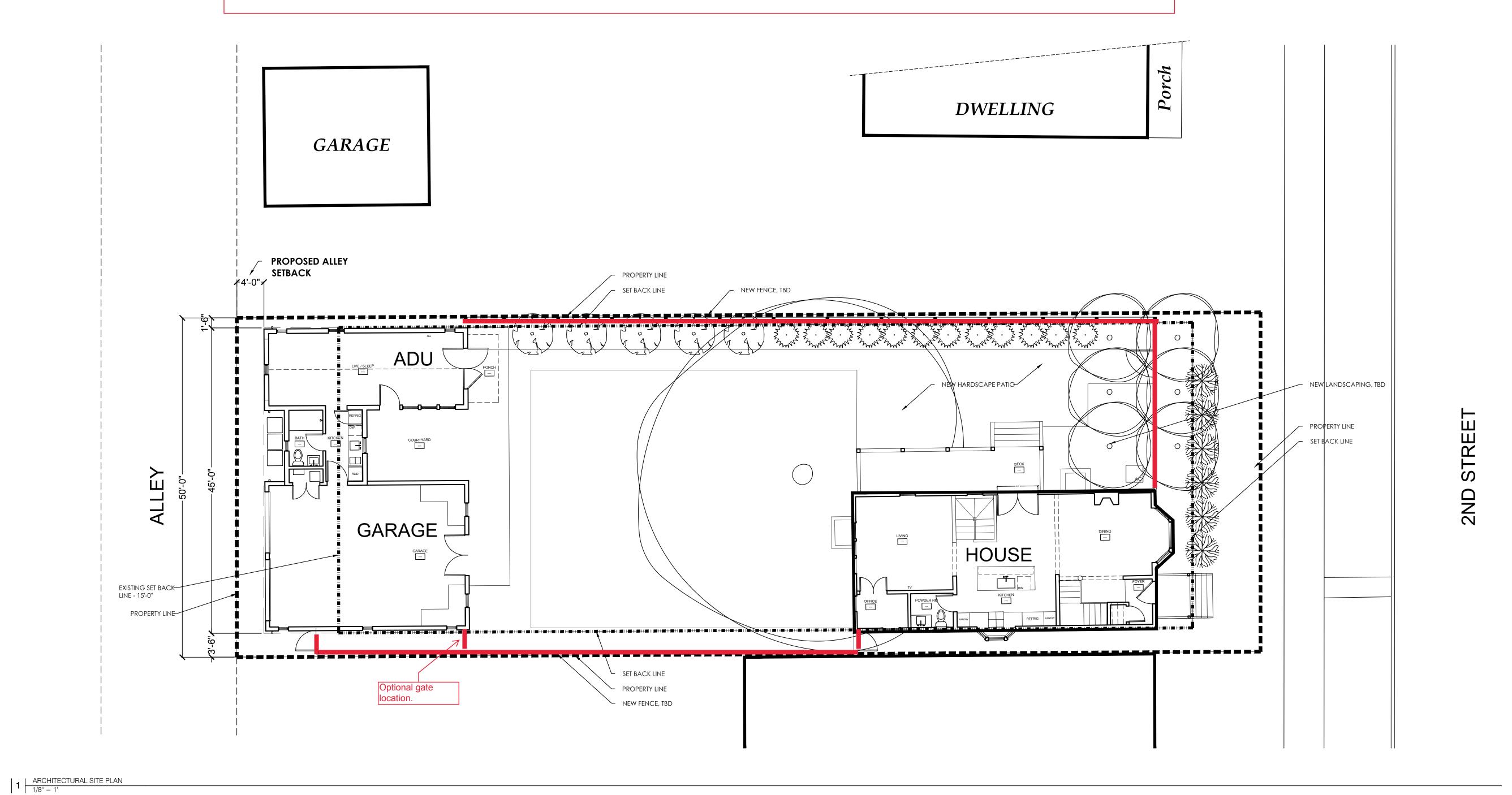
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs



Board and lattice, also called a "treillage fence"

Proposed fence design. Lattice is optional for any fence section less than or equal to 48" in height.



DESIGN **DEVELOPMENT** AUGUST 6, 2020 ARCHITECTURAL

# STORM FOSTER RESIDENCE

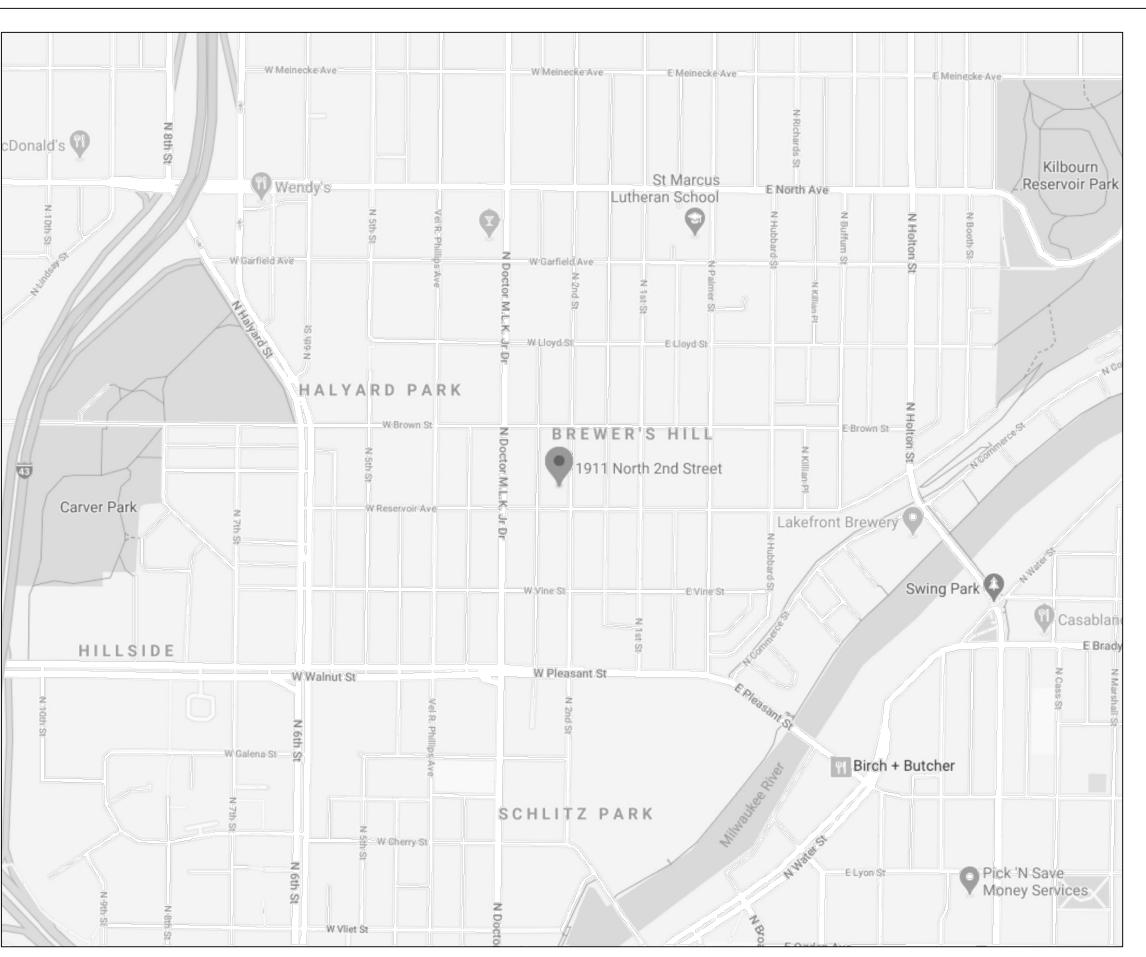
1911 NORTH 2ND STREET | MILWAUKEE, WI, 53212

# HISTORIC PRESERVATION COMMISSION REVIEW SUBMISSION

AUGUST 6, 2020







PROJECT SITE

AMY CARMAN DESIGN

STORM
FOSTER

GENERAL CONTRACTOR

TED STORM

STRUCTURAL ENGINEER

#### SHEET INDEX:

T 1.0 TITLE SHEET

T 1.1 EXISTING EXTERIOR IMAGES

C 1.0 EXISTING SURVEY

A 1.0 ARCHITECTURAL SITE PLAN

A 2.0 FLOOR PLANS

D 3.0 EXISTING / DEMO EXTERIOR ELEVATIONS

A 3.0 EXTERIOR ELEVATIONS

## PROJECT INFORMATION:

This project proposes to convert an existing duplex in the Brewer's Hill Neighborhood to a single family home. The exterior renovations will be harmonious with the existing historic character and improve upon previous renovations that were not harmonious with the historic character.

ZONING: BUILDING CODE:

MILWAUKEE R-4 WISCONSIN UDC

TOTAL FINISHED AREA:

2,080 SF (GROSS)

BASEMENT (FINISHED SPACE):
MAIN LEVEL:

375 SF 850 SF

UPPER LEVEL: NO. OF STORIES:

855 SF

REVISION

DESIGN DEVELOPMENT AUGUST 6, 2020





EXISTING BALCONY, WOOD COLUMNS AND STAIR TO BE REMOVED AND REPLACED WITH NEW BALCONY. · WOOD SUPPORT BRACKETS TO MATCH EXISTING · POSTS, BALUSTERS & HANDRAIL TO MATCH EXISTING FRONT AND SIDE PORCH

EXISTING BASEMENT WINDOW TO BE CONVERTED INTO NEW EGRESS WINDOW WITH WINDOW WELL

CONCRETE WALL TO BE REMOVED

APPROVED

By Tim Askin - Milwaukee HPC at 2:38 pm, Mar 18, 2022



#### EXISTING EAST ELEVATION - NO CHANGE TO THIS ELEVATION

SCALE: NOT TO SCALE

NEW WINDOW & DOOR OPENINGS TO MATCH EXISTING TRIM SIZES & PROFILES

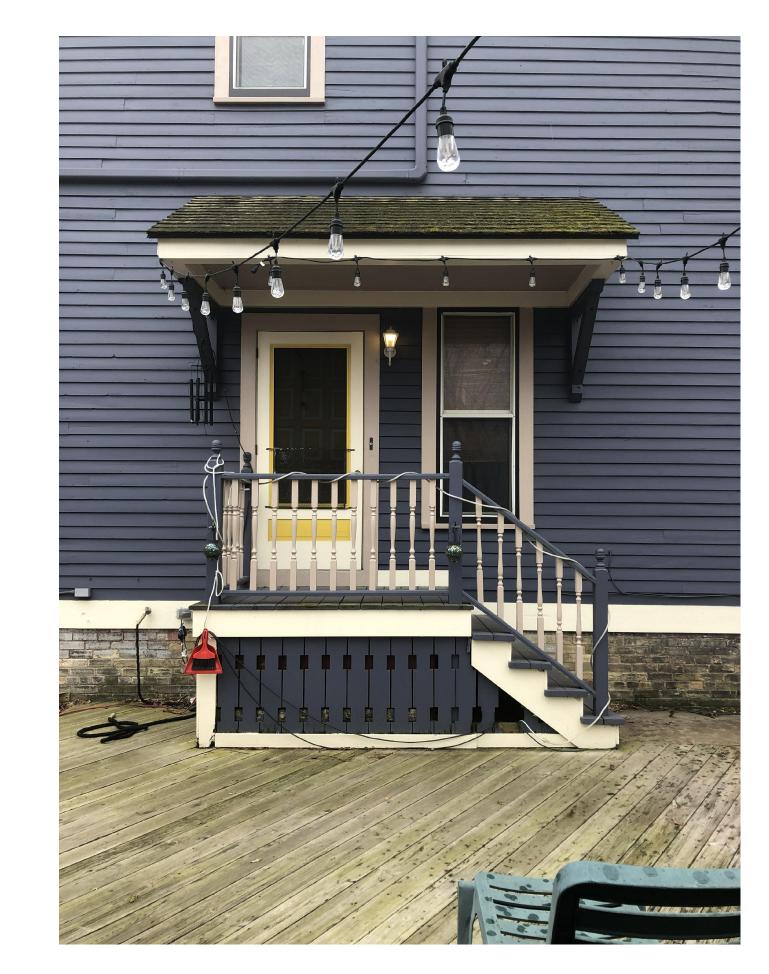
EXHAUST VENT TO BE REMOVED

EXPOSED MECHANICAL CHASE TO BE REMOVED

ROOF & STOOP TO BE REPLACED WITH NEW COVERED SIDE PORCH THAT MATCHES EXISTING SIDE PORCH & FRONT PORCH DETAILS

AT GRADE WOOD PATIO TO BE REMOVED AND — REPLACED WITH NEW HARD-SCAPED PATIO





VIEW OBSTRUCTED BY NEIGHBORING HOME

EXISTING SOUTH ELEVATION - NO CHANGE

**EXISTING NORTH ELEVATION** 

**DESIGN DEVELOPMENT** 

EXISTING IMAGES

AUGUST 6, 2020

3 | EXICI...

SCALE: NOT TO SCALE

**AMY** 

CARMAN DESIGN

STORM

**FOSTER** 

1911 NORTH 2ND ST MILWAUKEE, WI 53212

**TED STORM** 

STRUCTURAL ENGINEER

Storm DBR, LLC 414.400.1951

I		93.43 • - Denote	SEE 3/4" Rebar
	ALLEY	EXISTING GARAGE $ \begin{array}{cccccccccccccccccccccccccccccccccc$	EXISTING So Existing Electric Meter So Existing Tree / Size Denotes Wood Fence Denotes Chain Link Fence So Existing Spot Elevation Denotes Contour Line  Part of the Contour Surface  EXISTING DWELLING  11.7'  11.7'  12.0  13.5' 11.7'  12.0  13.5' 11.7'  13.5' 11.7'  13.5' 11.7' 11.7'  13.5' 11.7' 11.
	A	Fence Corner 1.25' North of Property Line  93.33  94.62 / 93.74	Penotes Concrete Surface  N89°41'15"E  150.80'  Fence Corner 0.25' South of Property Line  150.80'  Poperty Line  92.31  93.48  91.70  91.67
	PUBLIC 50.00'	92.88 25" 1.5' Clump 93.85 98.99 Building 94.00 Setback Line	93.85 Clump Clump Clump P94.31
	<b>WIDE</b>	\$ 90.7°	93.89 93.89 93.89 93.89 93.81 93.82 94.10 94.12 94.12 94.12 93.85 94.07  Average 93.73 93.73 93.73 12.8' 12.8' 93.50 Palcony P
	<b>00 00 00 00 00 00 00 00</b>	Setback Lines	93.59  Hung Boy  44.5'  93.22  93.93  91.45  91.45  91.45  91.45  91.45  91.45  91.45  91.45  91.45  91.45
   		Fence Corner 0.2' South of Property Line 93.23 Concrete Corner 0.1' South of Property Line 93.23 Concrete Corner 0.1' South of Property Line	Building Corner 0.4' South of Property Line  EXISTING  Building Corner 0.25' South of Property Line  Building Corn
		PLAT OF SURVEY  OF LOT 12 AND THE NORTH 25 FEET OF LOT 13	BLOCK 28,
SHERMN'S the City of N	Milwaukee, M 1911 N. 2 <sup>nd</sup>	in the Northeast ¼ of Section 20, Town 7 North, Rangilwaukee County, Wisconsin.  St.	KAYTE FOSTER 7,540 Sq. Ft.
RVEYING OČIATES, I		sai@wi.rr.com 2554 N. 100TH STREET P.O. BOX 26596 WAUWATOSA, WISCONSIN 53226 (414) 257-2212 FAX: (414) 257-2443	The North R-O-W Line of W. Reservoir Ave.  GRAPHIC SCALE  1" = 15'  NOTE: THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.  O'  O'  O'  O'  O'  O'  O'  O'  O'  O

APPROVED

By Tim Askin - Milwaukee HPC at 2:38 pm, Mar 18, 2022

REVISIO

DESIGN
DEVELOPMENT
AUGUST 6, 2020



1911 NORTH 2ND ST MILWAUKEE, WI 53212

1 BASEMENT FLOOR PLAN
1/4" = 1'

EXISTING EGRESS WINDOW WH-1 NEW EGRESS WINDOW 91.8" B.O. DECK 81.9" B.O. JOIST W/D

APPROVED

By Tim Askin - Milwaukee HPC at 2:38 pm, Mar 18, 2022

—— EQUAL ———

LIVING

3 | LEVEL 2 FLOOR PLAN | 1/4" = 1'

POWDER RM

—— EQUAL —

---- EQUAL -

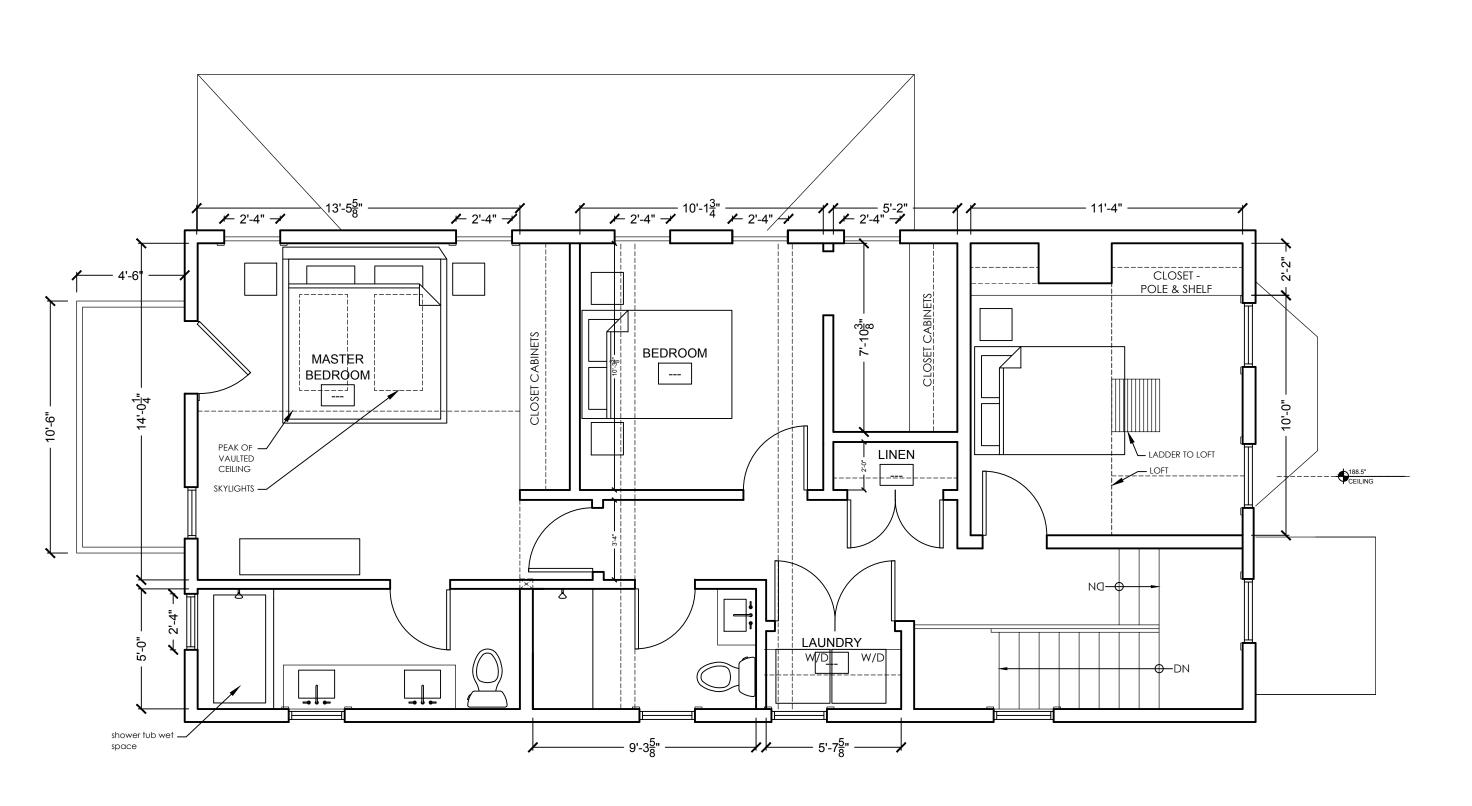
DECK

KITCHEN

REFRIG

— MAXIMIZE STORAGE UNDER STAIRCASE

3'-5<sup>7</sup>/<sub>8</sub>"



DESIGN DEVELOPMENT AUGUST 6, 2020

RESIDENCE FLOOR PLANS

### **AMY CARMAN DESIGN**

**STORM FOSTER** 

1911 NORTH 2ND ST MILWAUKEE, WI 53212

**TED STORM** Storm DBR, LLC 414.400.1951

STRUCTURAL ENGINEER

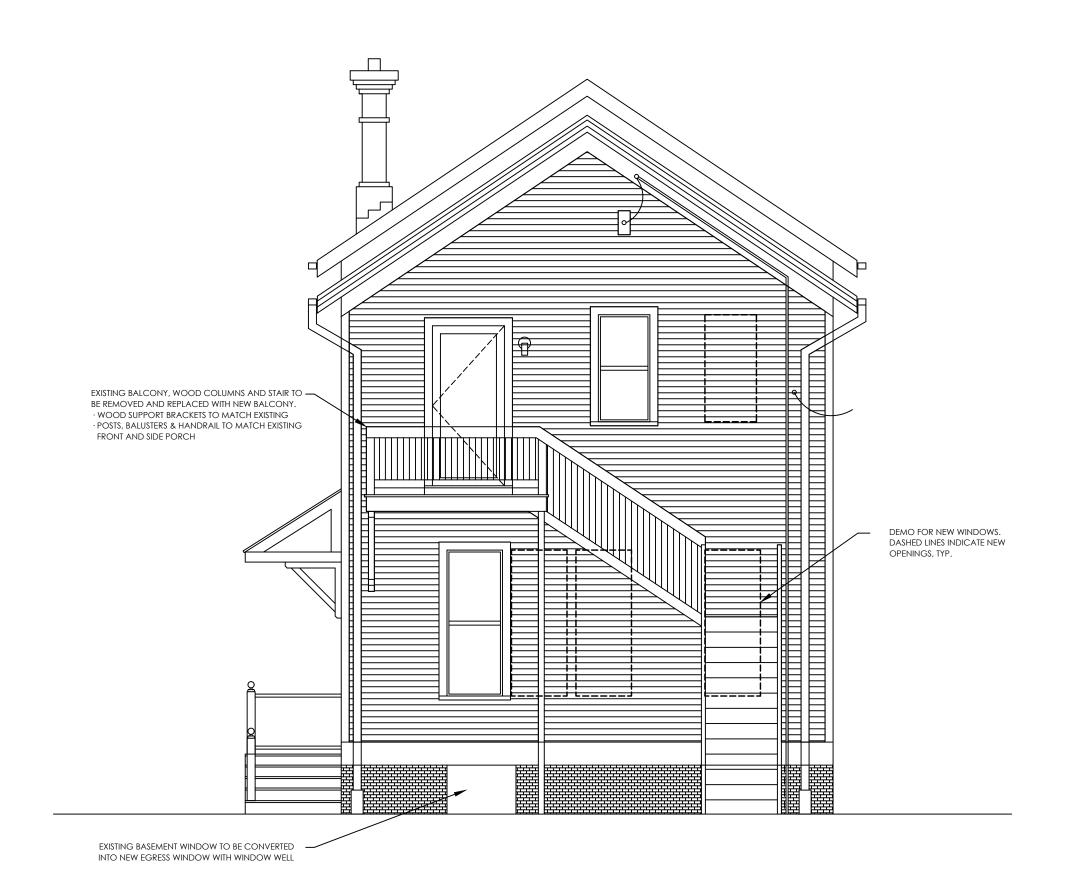
GENERAL CONTRACTOR

APPROVAL SET NOT FOR CONSTRUCTION

DEMO FOR NEW SKYLIGHT EXISTING WINDOW OPENING TO BE ENLARGE FOR NEW WINDOW NEW WINDOW & DOOR OPENINGS TO MATCH EXISTING TRIM SIZES & PROFILES EXHAUST VENT TO BE REMOVED - DEMO EXISTING WINDOW EXPOSED MECHANICAL CHASE TO BE DEMO FOR NEW WINDOWS. DASHED LINES INDICATE NEW OPENINGS, TYP. EXPANDED OPENING FOR NEW FRENCH DOOR — ROOF & STOOP TO BE REPLACED WITH — NEW COVERED SIDE PORCH THAT
MATCHES EXISTING SIDE PORCH & FRONT APPROVED By Tim Askin - Milwaukee HPC at 2:38 pm, Mar 18, 2022

1 EAST EXISTING ELEVATION

1/4" = 1'





**DESIGN DEVELOPMENT** AUGUST 6, 2020

EXISTING / DEMO EXTERIOR ELEVATIONS

2 NORTH DEMO ELEVATION

### AMY CARMAN DESIGN



MEW SKYLIGHT MEW SKYLIGHT

ROOFING TO MATCH EXISTING STOOP SHED ROOF - WOOD SHAKE, SEE SHEET T1.1

WOOD CORNICE, BALUSTERS, HANDRAIL &

STRUCTURAL POSTS TO MATCH FRONT ENTRY PORCH MATERIALS AND DETAILS, SEE SHEET 11.1

NEW GUTTERS AND DOWNSPOUTS TO

MATCH EXISTING, SEE SHEET T1.1

NEW PORCH TRIM AND SKIRTING MATERIALS AND DETAILS TO MATCH EXISTING SIDE STOOP, SEE SHEET T1.1

NEW BALCONY NEWEL POSTS, BALUSTERS
AND HANDRAIL TO MATCH FRONT

— NEW WOOD SUPPORT BRACKETS TO BE SIMILAR TO EXISTING WOOD BRACKETS, SEE SHEET T1.1

PORCH, SEE SHEET T1.1

1911 NORTH 2ND ST MILWAUKEE, WI 53212 GENERAL CONTRACTOR

STRUCTURAL ENGINEER

TED STORM Storm DBR, LLC 414.400.1951

DRAFT

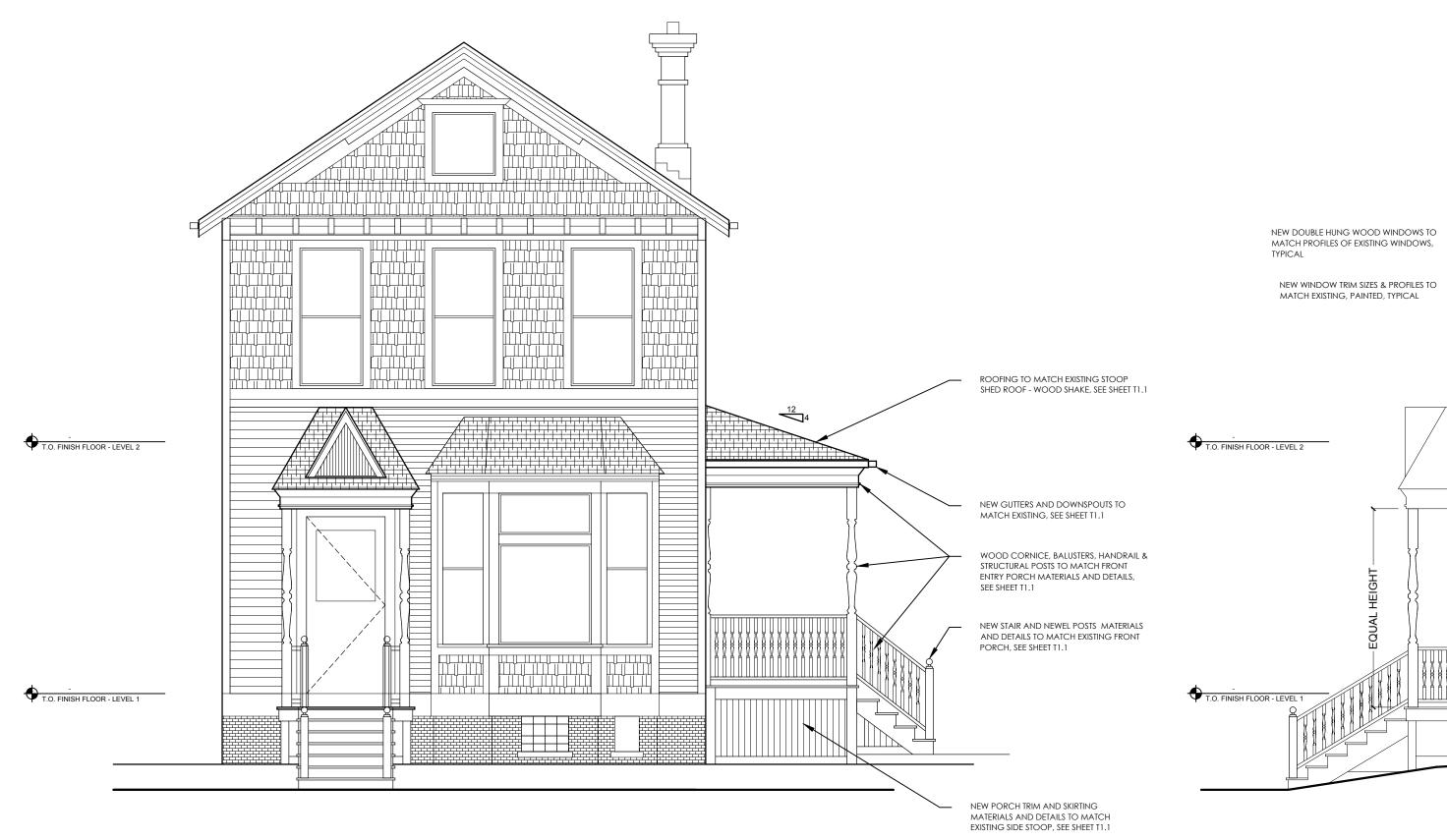
APPROVAL SET FOR CONSTRUCTION

DRAFT

SIONS

DESIGN DEVELOPMENT AUGUST 6, 2020

EXTERIOR ELEVATIONS A3.0



TO, FINSH FLOOR LEVEL 1

PARTING

WINDOW

IN MICH POSTS MATERIALS

AND DEALS TO MATCH EXISTING FRONT
PORCH SEE HEET IN 1

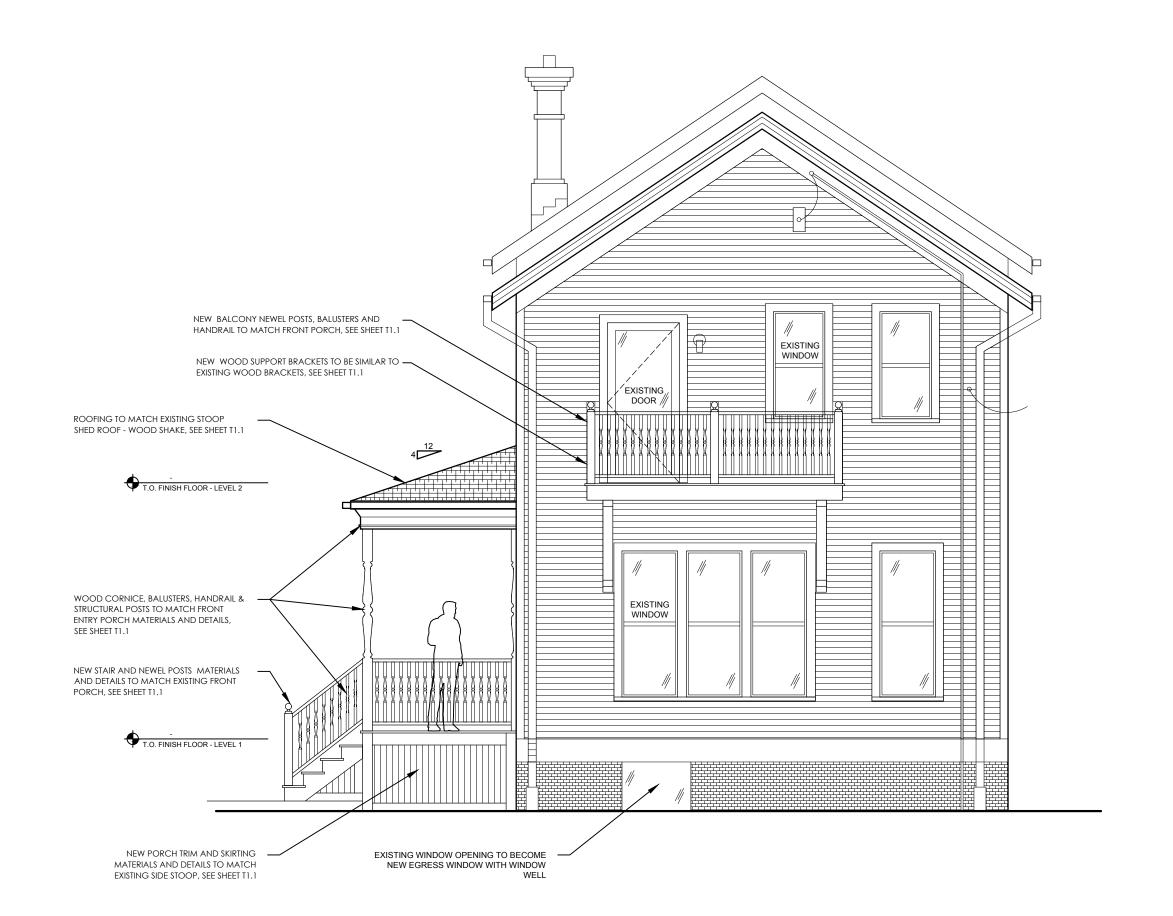
NEW WOOD FRINCH BRITISY DOOR.
GLAZING SILL TO MATCH ADJACENT
WHOOD OF PRINCH BRITISY DOOR.
GLAZING SILL TO MATCH ADJACENT
WHOOD SILL HEGHT

EXISTING

LOCATION -NEW

1 EAST ELEVATION - NO CHANGE TO THIS ELEVATION

1/4" = 1'





**APPROVED** 

By Tim Askin - Milwaukee HPC at 2:38 pm, Mar 18, 2022

2 | NORTH ELEVATION | 1/4" = 1'