



LIVING WITH HISTORY

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	<ol style="list-style-type: none"> 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, www.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

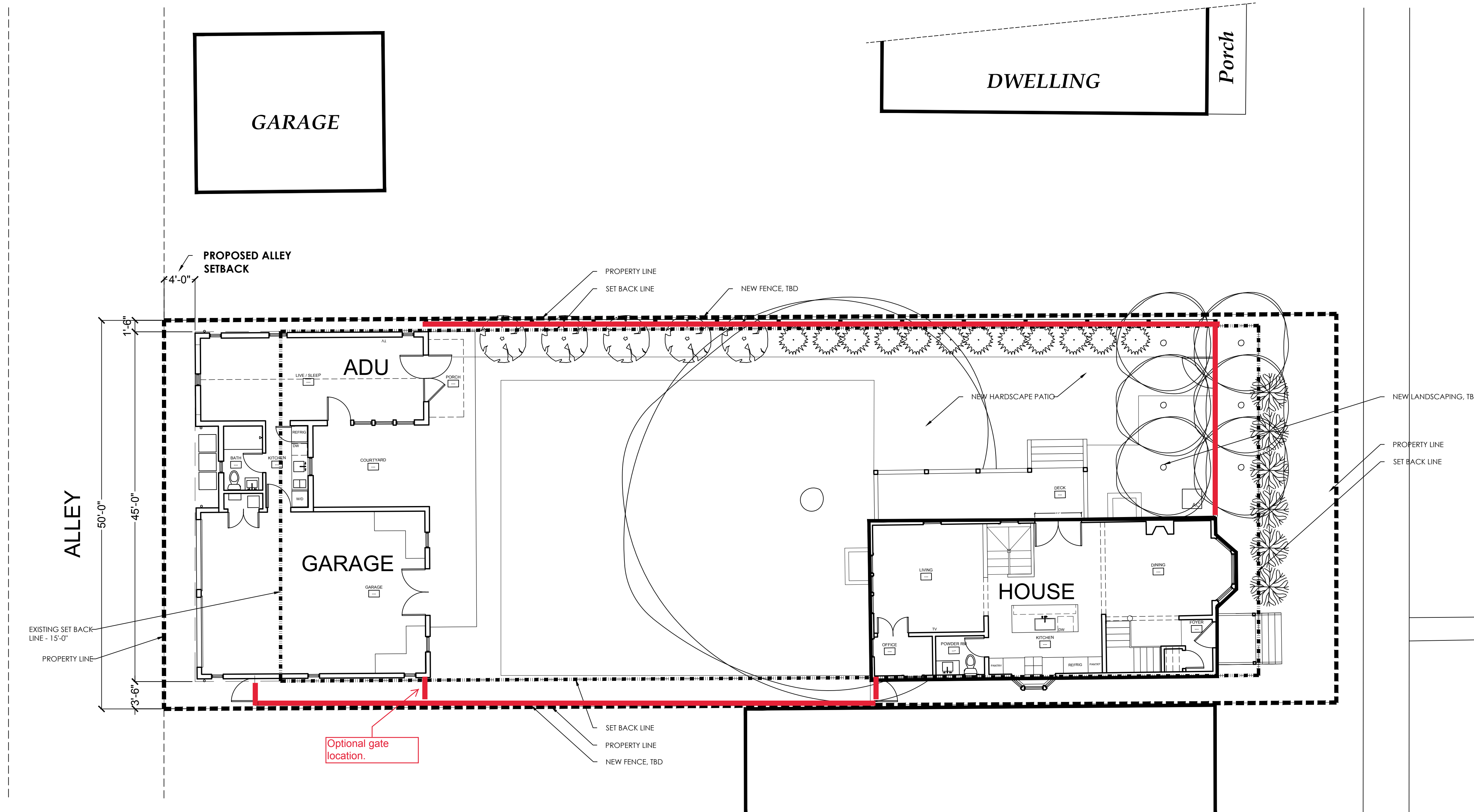
Copies to: Development Center, Ald. Milele Coggs



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.

Disregard hardscaping and plantings. ONLY FENCE, GARAGE, AND GARAGE APRON ARE APPROVED AT THIS TIME



APPROVAL SET
NOT FOR CONSTRUCTION

STORM FOSTER RESIDENCE

1911 NORTH 2ND STREET | MILWAUKEE, WI, 53212

HISTORIC PRESERVATION COMMISSION REVIEW SUBMISSION AUGUST 6, 2020

AMY
CARMAN
DESIGN

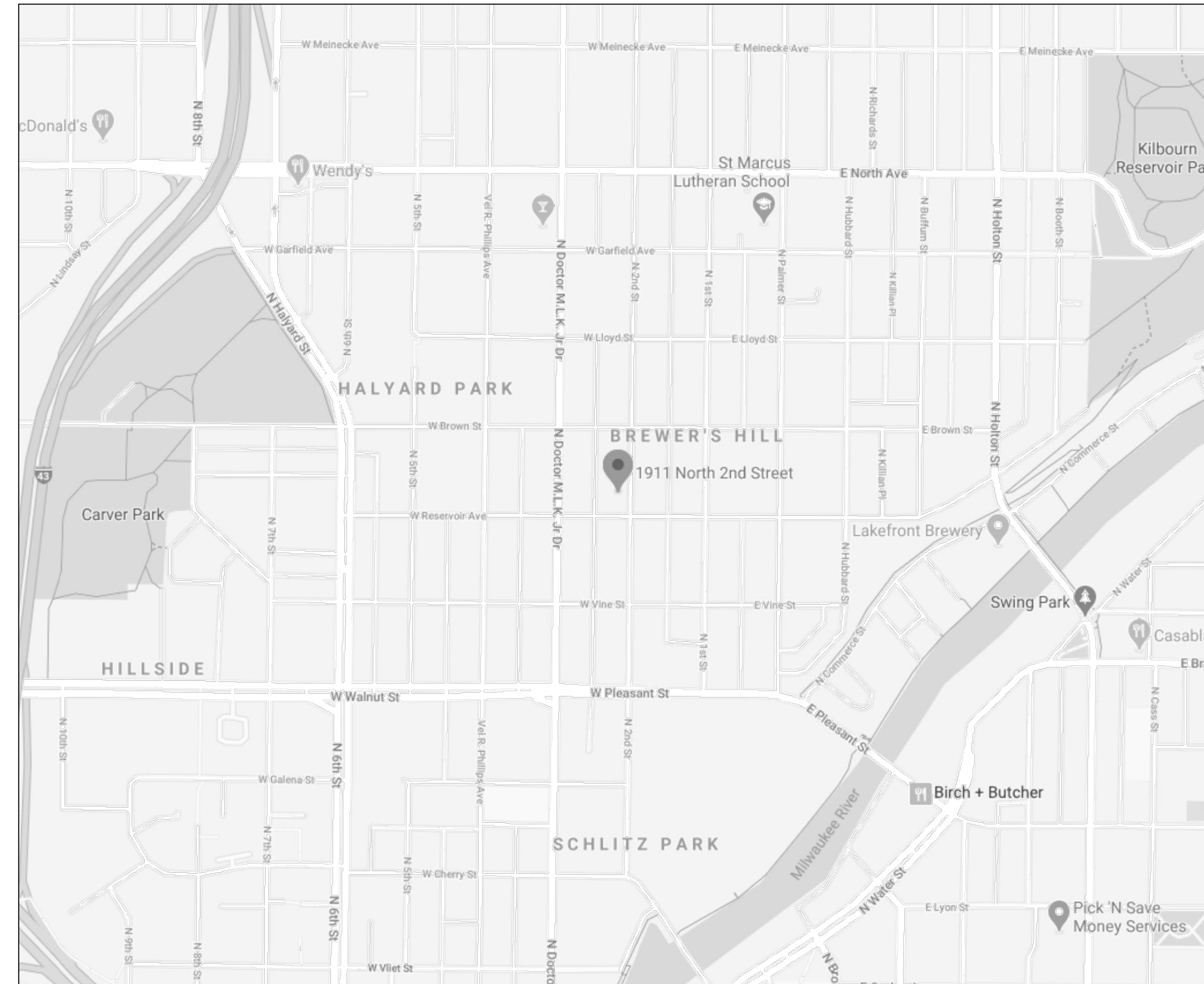
RENOVATION FOR
**STORM
FOSTER**

GENERAL CONTRACTOR
TED STORM

STRUCTURAL ENGINEER
XXXXXXXX



EXISTING EAST ELEVATION



PROJECT SITE

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:	MILWAUKEE R-4
BUILDING CODE:	WISCONSIN UDC
TOTAL FINISHED AREA:	2,080 SF (GROSS)
BASEMENT (FINISHED SPACE):	375 SF
MAIN LEVEL:	850 SF
UPPER LEVEL:	855 SF
NO. OF STORIES:	2

APPROVAL SET
NOT FOR CONSTRUCTION

REVISIONS

DESIGN
DEVELOPMENT
AUGUST 6, 2020

TITLE PAGE
T1.0

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1 EXISTING EAST ELEVATION - NO CHANGE TO THIS ELEVATION
SCALE: NOT TO SCALE

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



2 EXISTING WEST 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

3 EXISTING SOUTH ELEVATION - NO CHANGE
SCALE: NOT TO SCALE

4 EXISTING NORTH ELEVATION
SCALE: NOT TO SCALE

APPROVAL SET
NOT FOR CONSTRUCTION

REVISIONS

DESIGN
DEVELOPMENT
AUGUST 6, 2020

EXISTING IMAGES
T1.1
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RENOVATION FOR
**STORM
FOSTER**

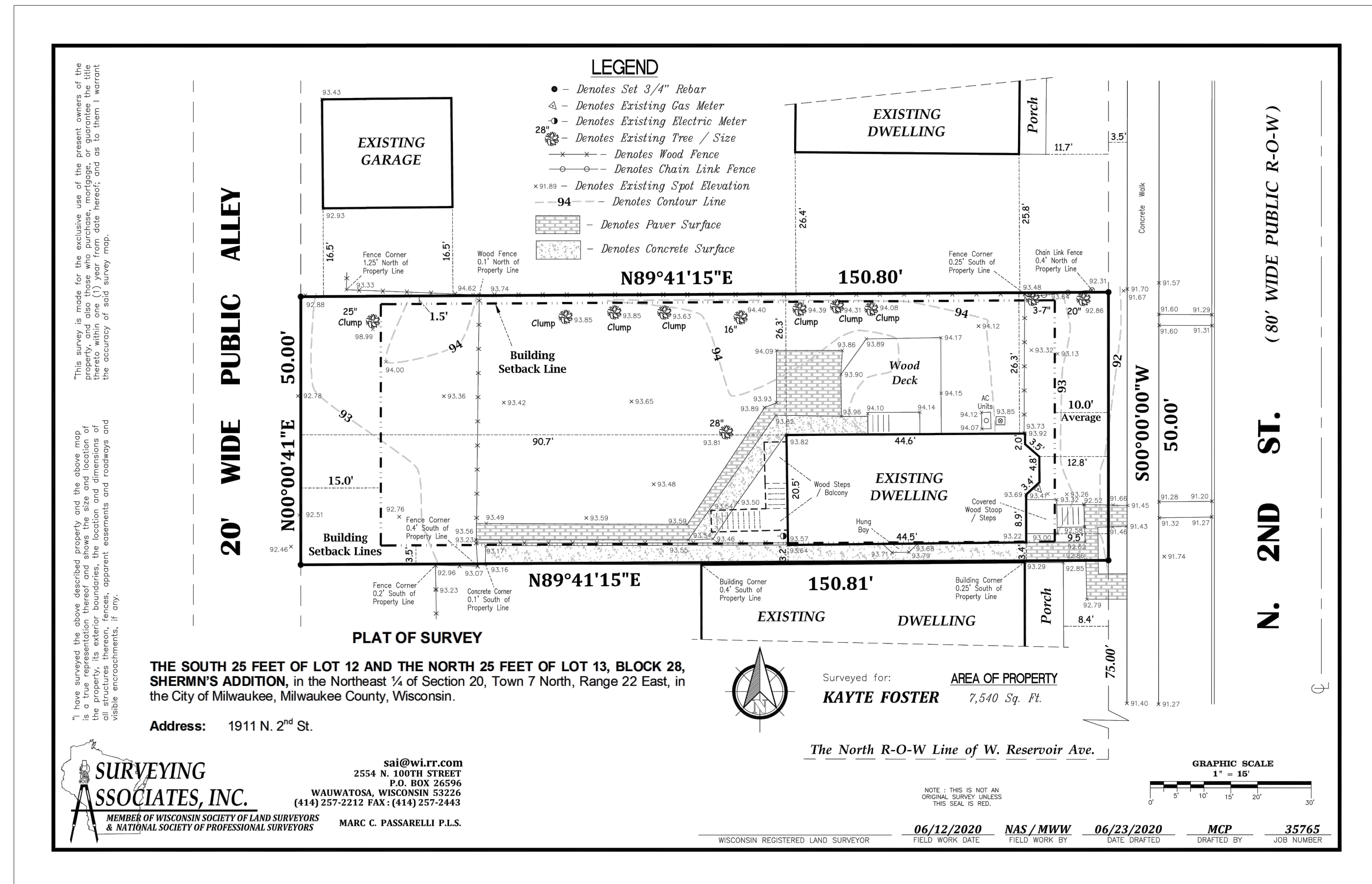
1911 NORTH 2ND ST
MILWAUKEE, WI 53212

GENERAL CONTRACTOR
TED STORM

Storm DBR, LLC
414.400.1951

STRUCTURAL ENGINEER

APPROVAL SET
NOT FOR CONSTRUCTION



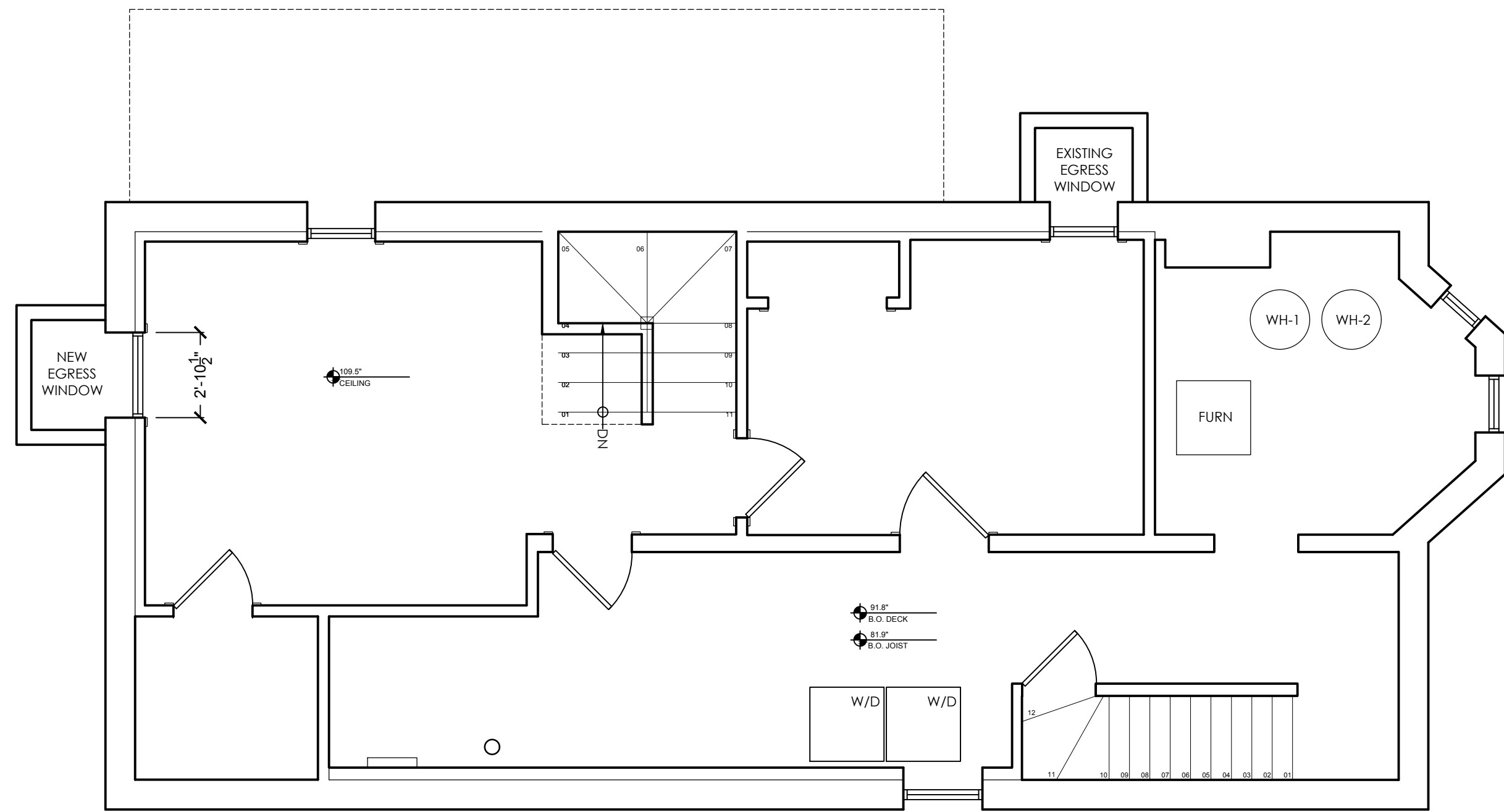
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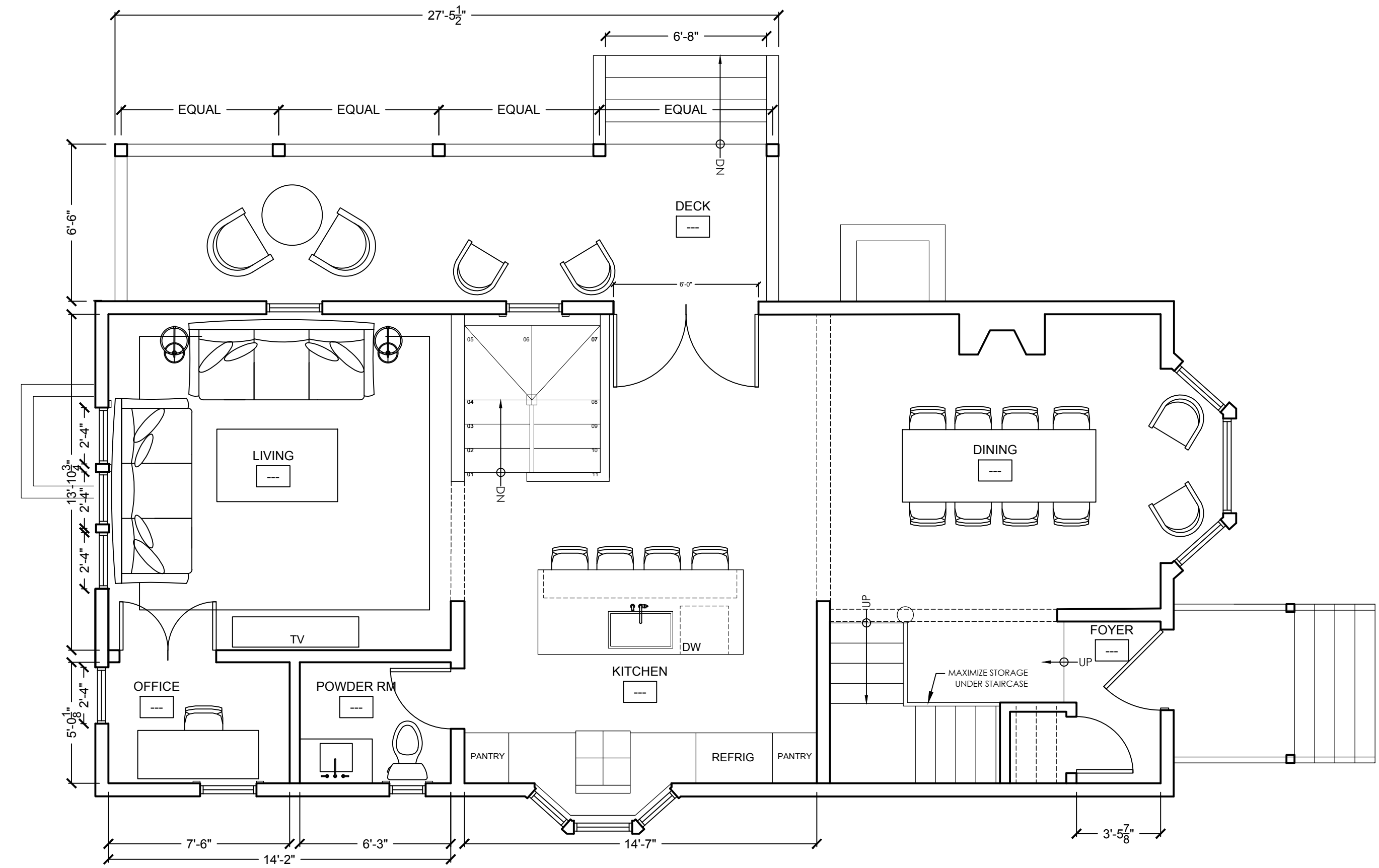
DESIGN
DEVELOPMENT
AUGUST 6, 2020

EXISTING SITE SURVEY
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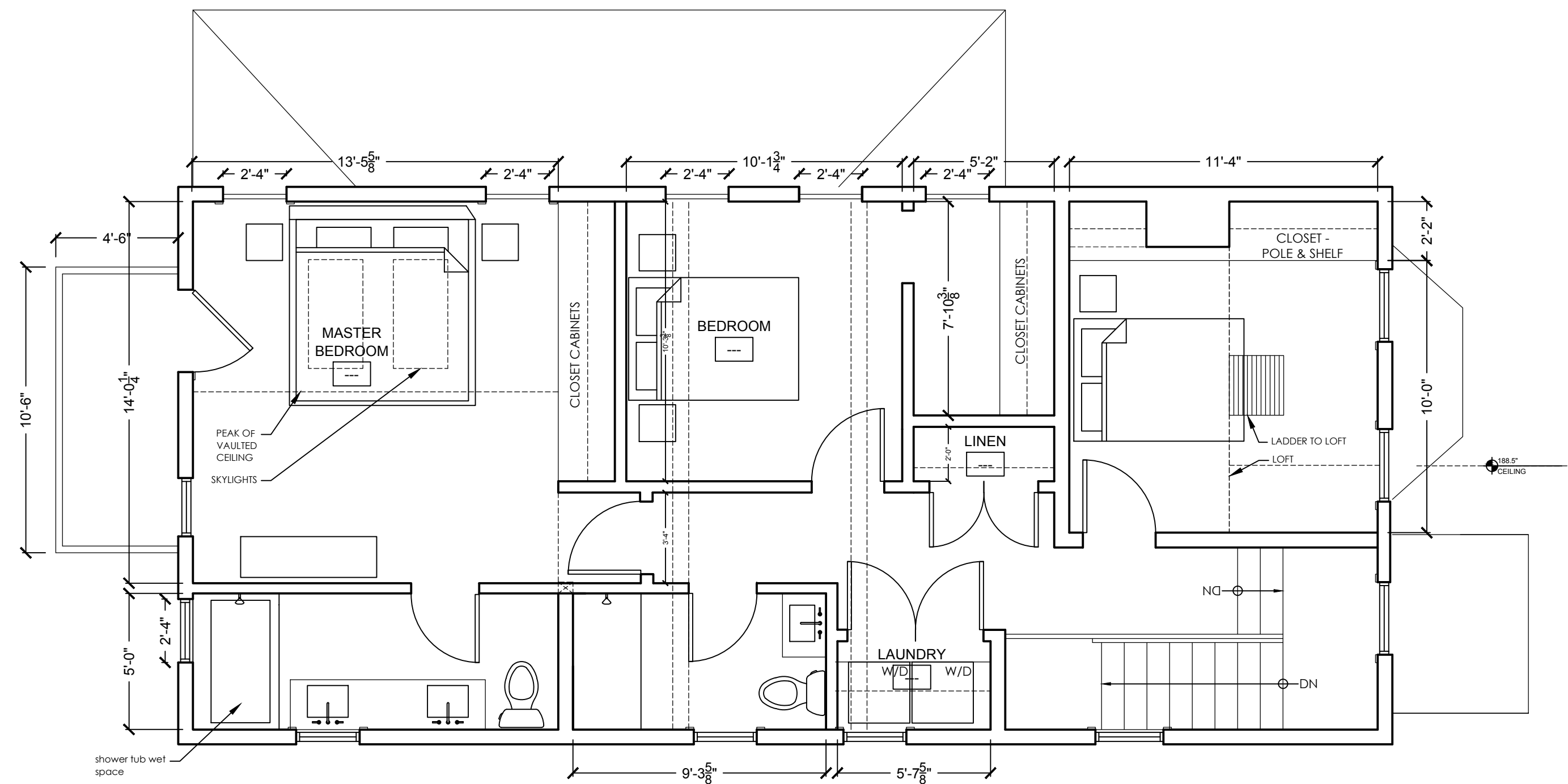
1 | BASEMENT FLOOR PLAN
1/4" = 1"



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

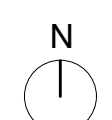
APPROVED

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



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

REVISIONS



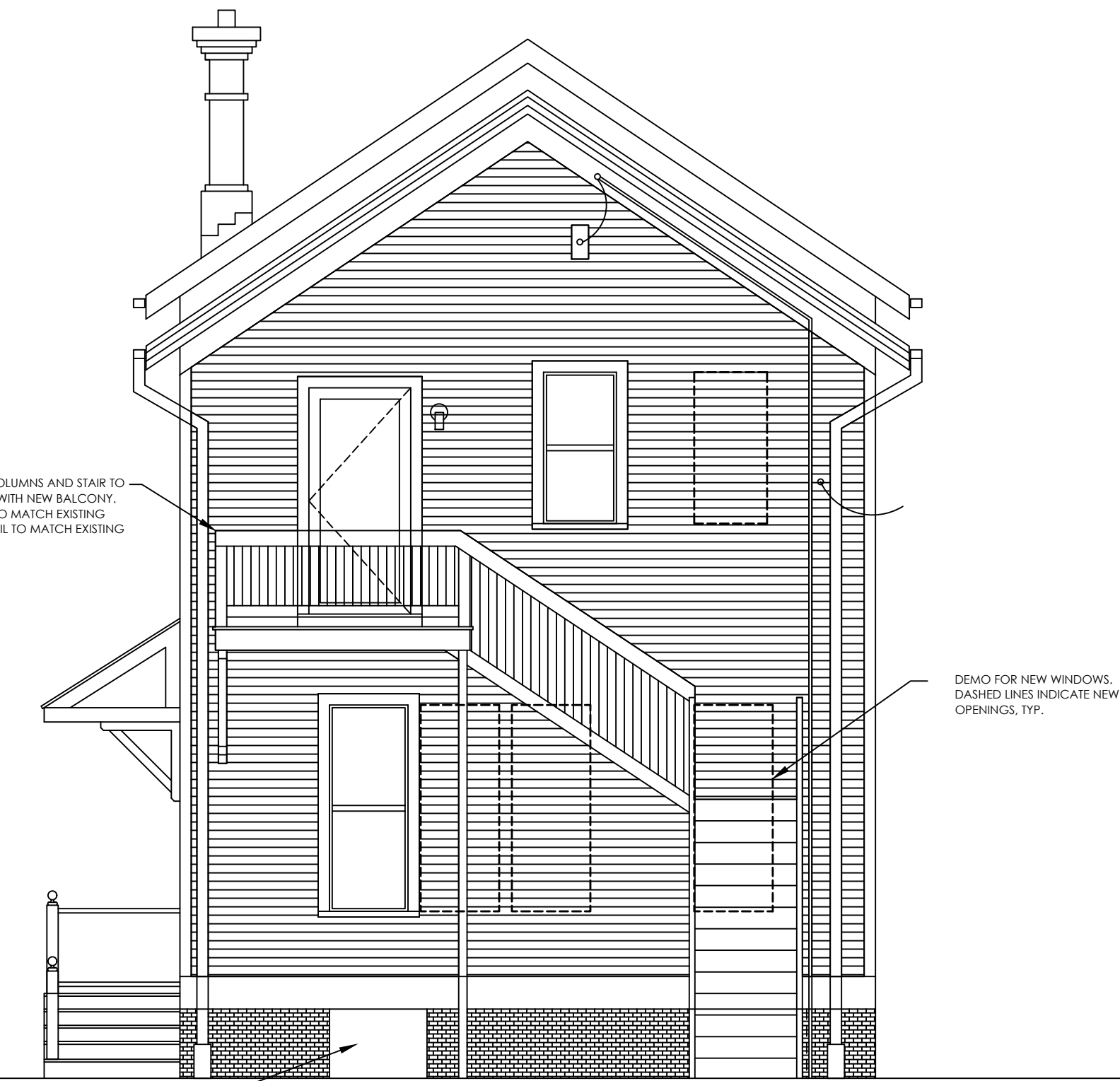


1 | EAST EXISTING ELEVATION
1/4" = 1'



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

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



3 | WEST DEMO ELEVATION
1/4" = 1'



4 | SOUTH EXISTING ELEVATION
1/4" = 1'

APPROVAL SET
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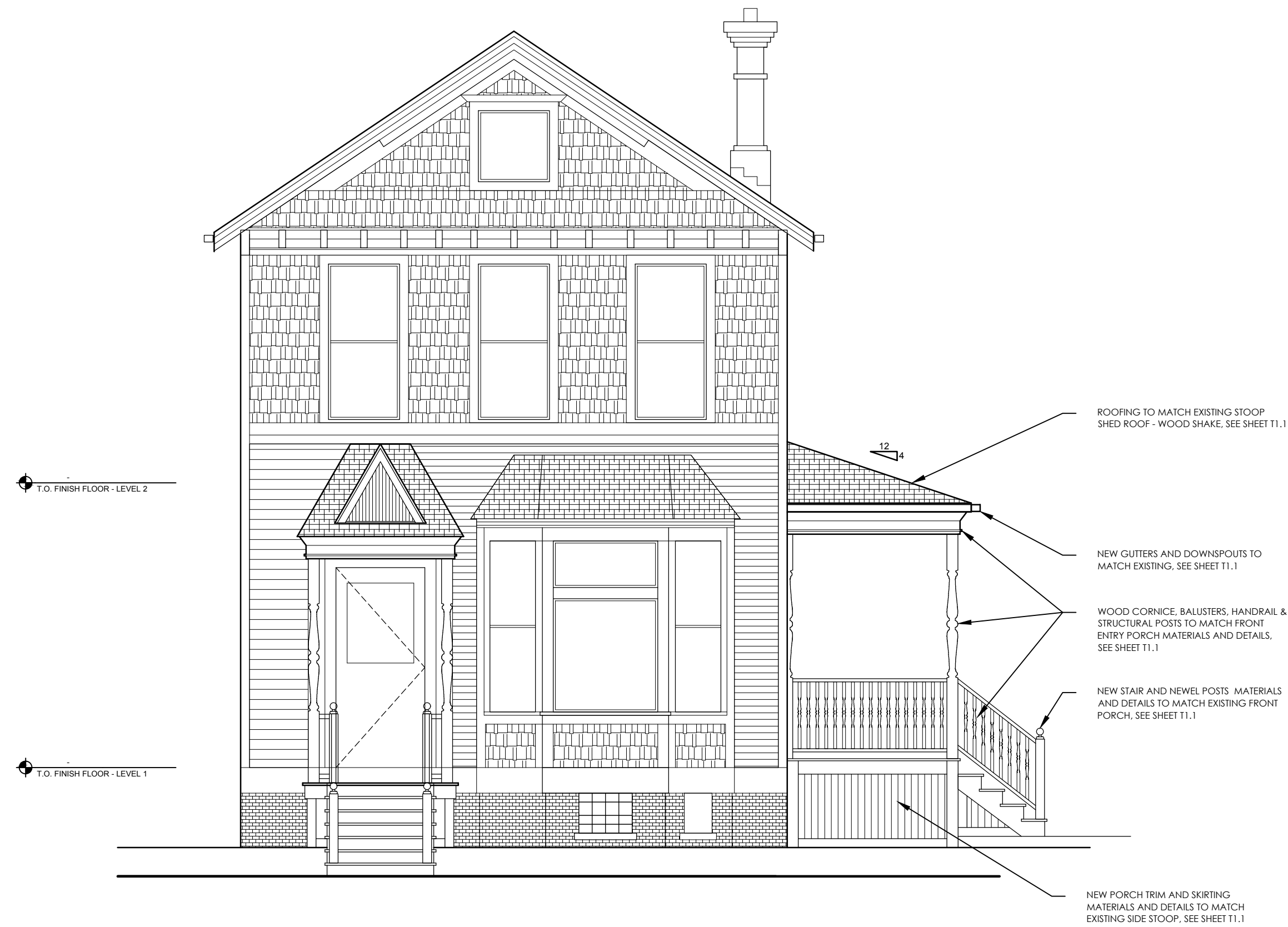
REVISIONS

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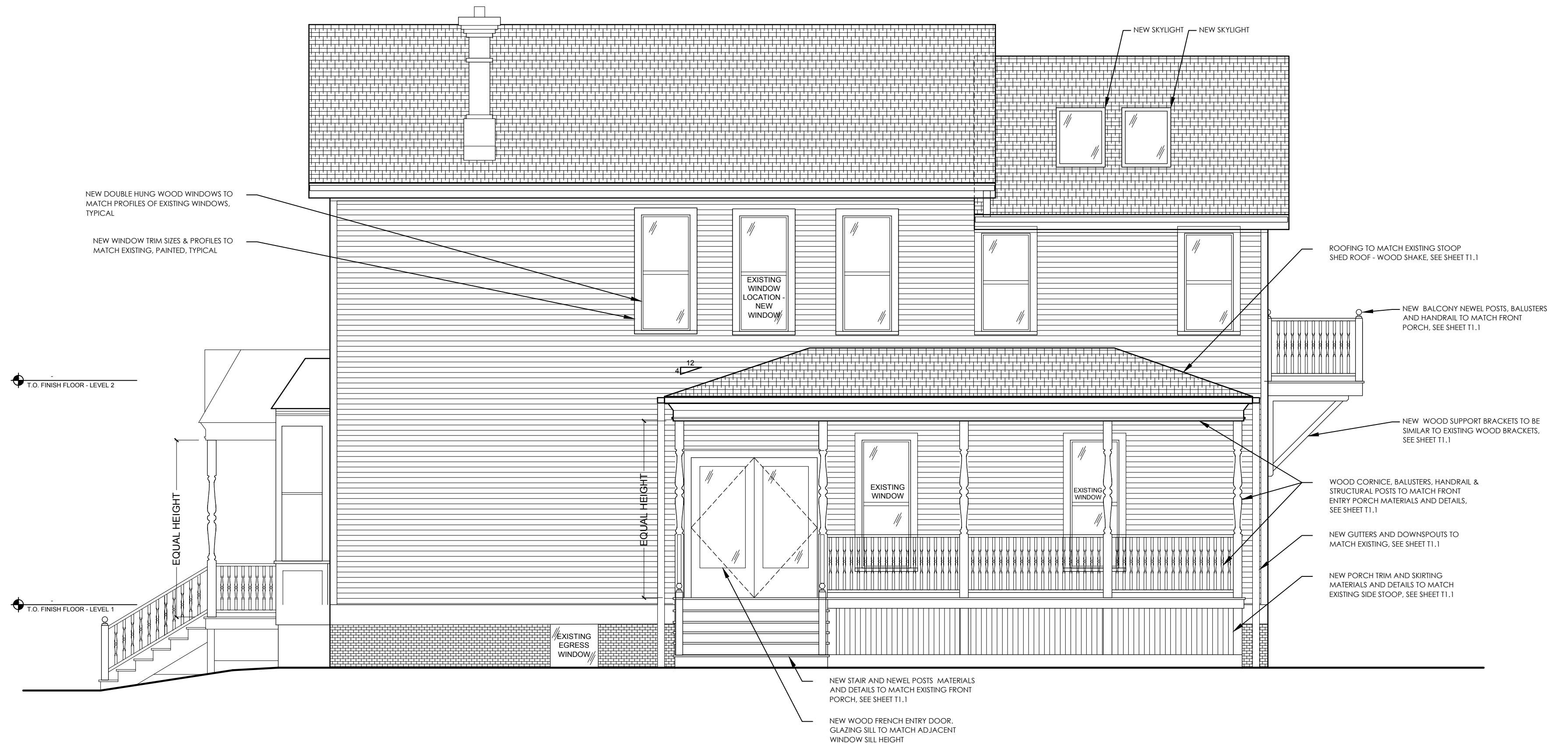
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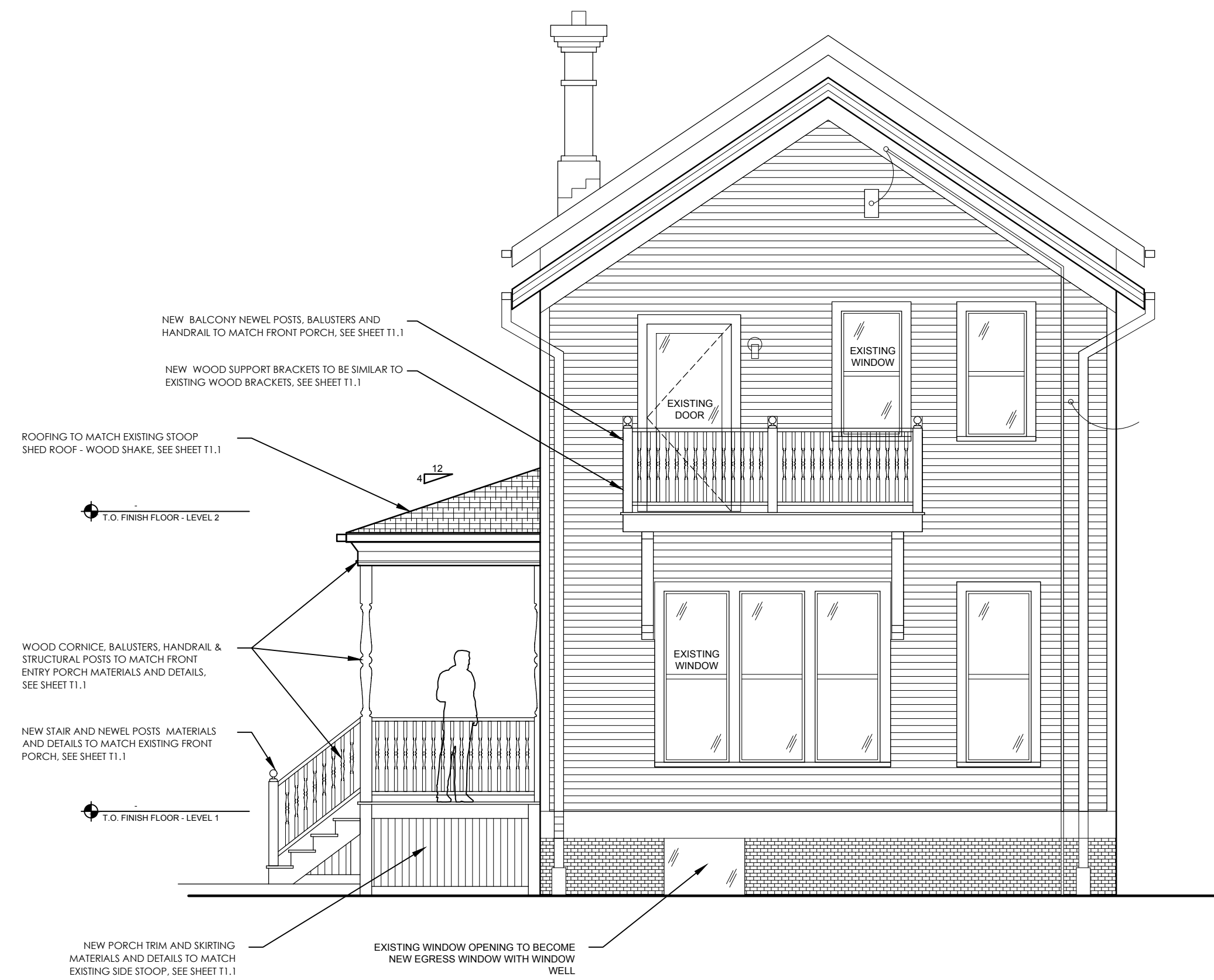


1 | EAST ELEVATION - NO CHANGE TO THIS ELEVATION
1/4" = 1'



2 | NORTH ELEVATION
1/4" = 1'

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



3 | WEST ELEVATION
1/4" = 1'



4 | SOUTH ELEVATION - NO CHANGE TO THIS ELEVATION
1/4" = 1'