



Certificate of Appropriateness

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

Property Description of work

2669 N. Terrace Ave., North Point North Historic District

Modifications to the back porch and sunroom, including replacing the porch windows and door, replacing the porch siding, expanding the cement step outside the porch door, and infilling an unused garage service door on the North elevation. The new windows will be wood casement windows and the new door will be wood French doors. Window and door exteriors will be painted to match other exterior windows. The new trim and siding will be wood. The new proposed step will be in cement and extend 3' west from the French doors. The unused garage service door off the garage will be infilled with brick to match existing. Brick jack arch to remain on exterior.

Date issued 8/29/2025

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 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 of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for 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.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books As Good As New or Good for Business, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material. UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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.

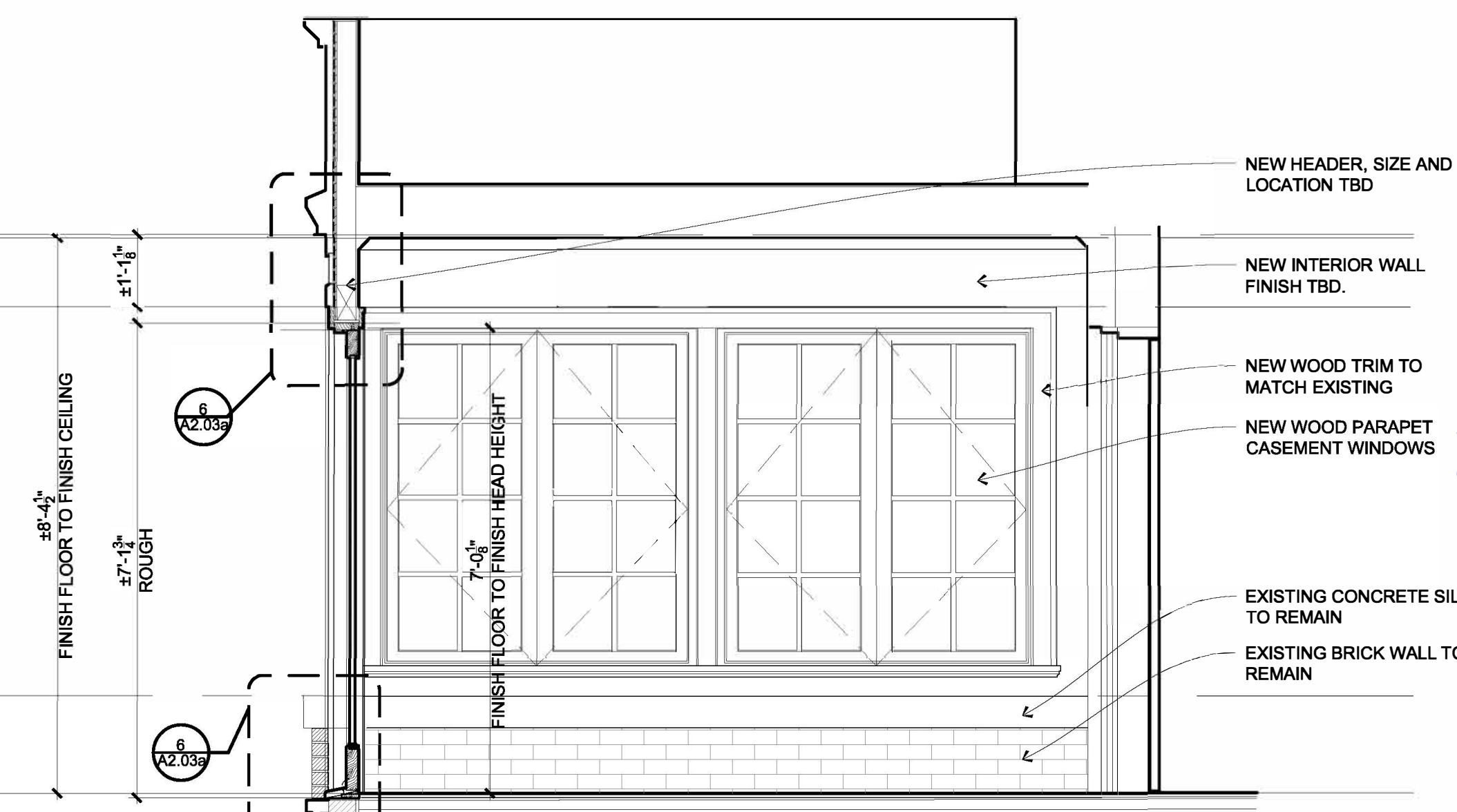


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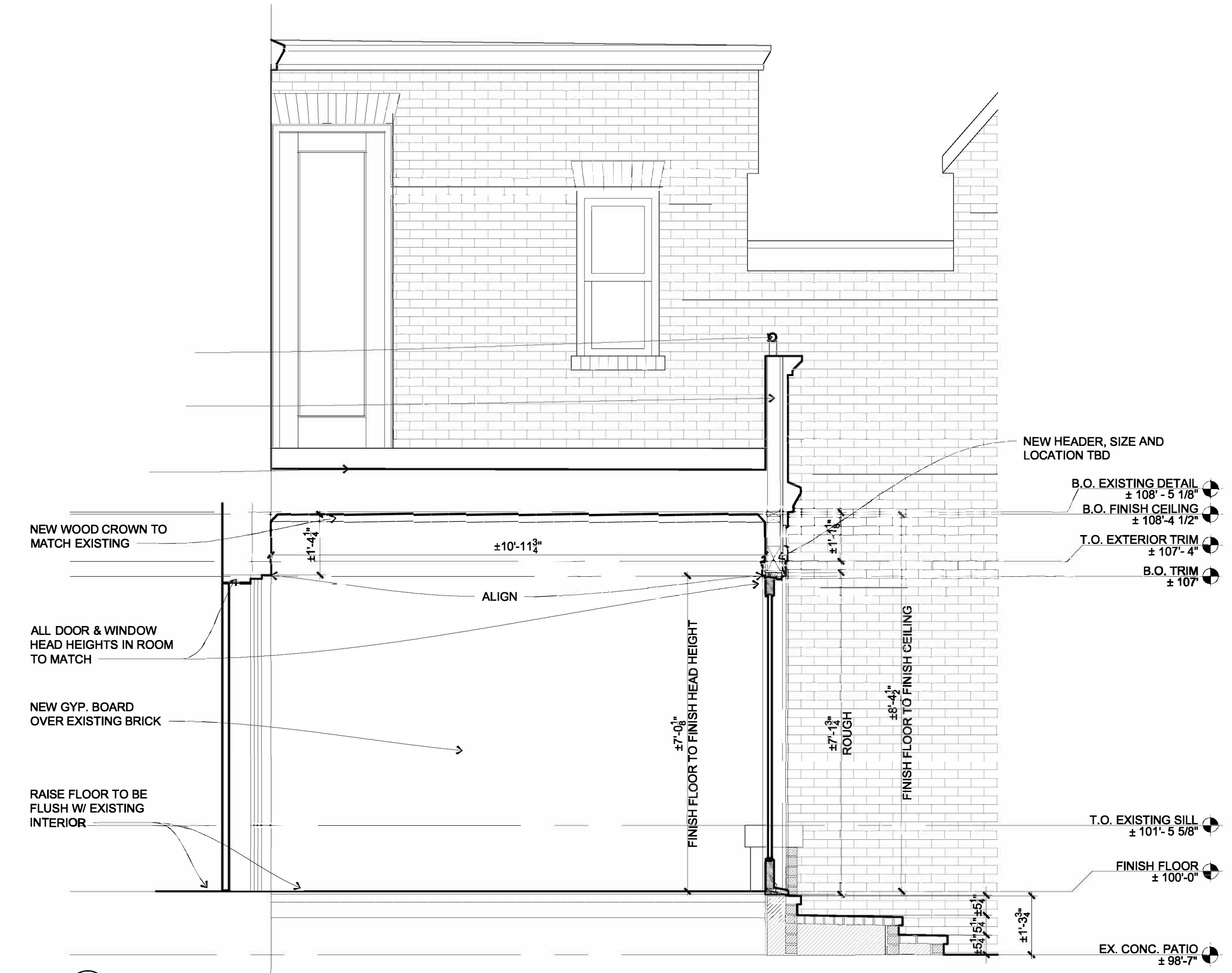
Copies to: Development Center

SEE 3 PAGES BELOW

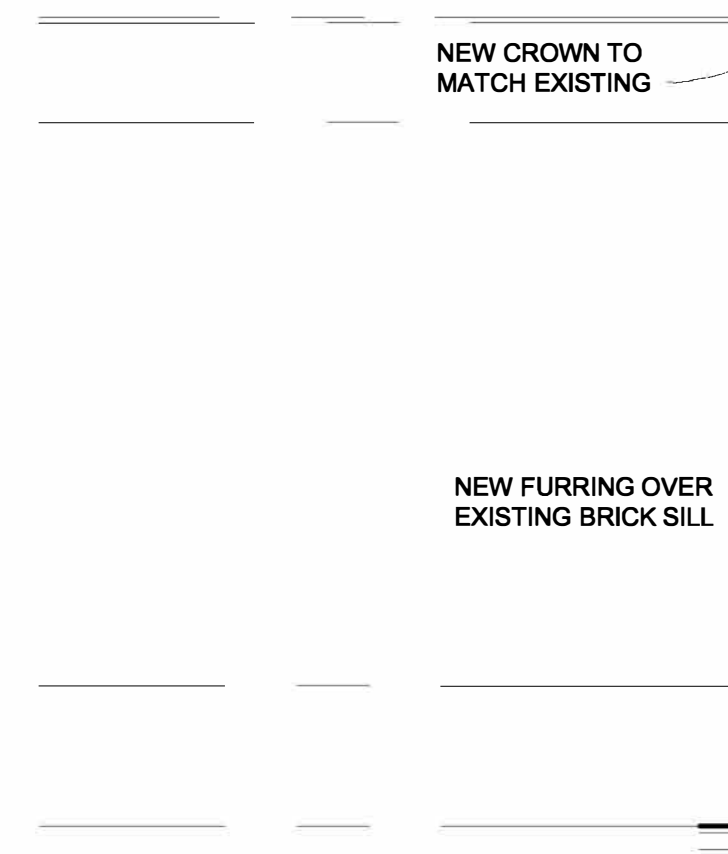
B.O. EXISTING DETAIL
± 108'-5 1/8"
B.O. FINISH CEILING
± 108'-4 1/2"
T.O. EXTERIOR TRIM
± 107'-4"
T.O. EXTERIOR SILL
± 101'-5 5/8"
FINISH FLOOR
± 100'-0"
EX. CONC. PATIO
± 98'-7"



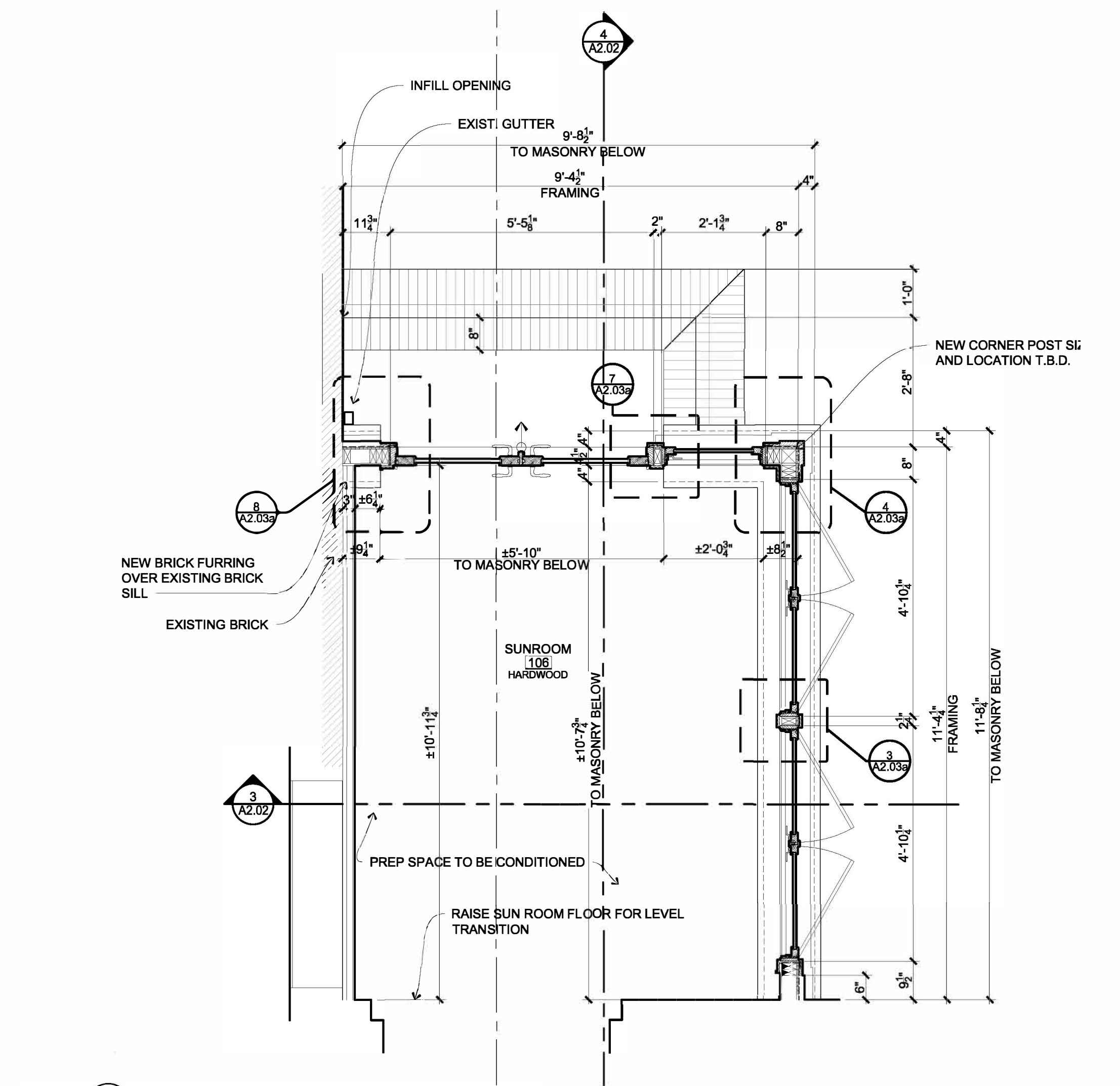
4 SUN ROOM NORTH SECTION - PROPOSED
SCALE: 1/2" = 1'-0"



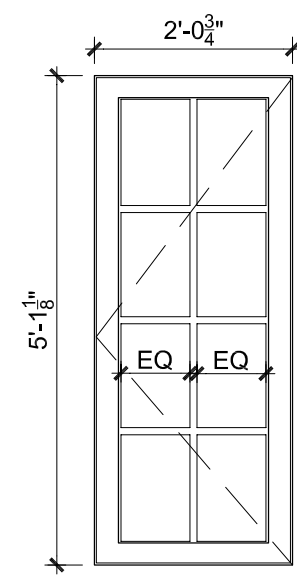
2 SUN ROOM EAST SECTION - PROPOSED
SCALE: 1/2" = 1'-0"



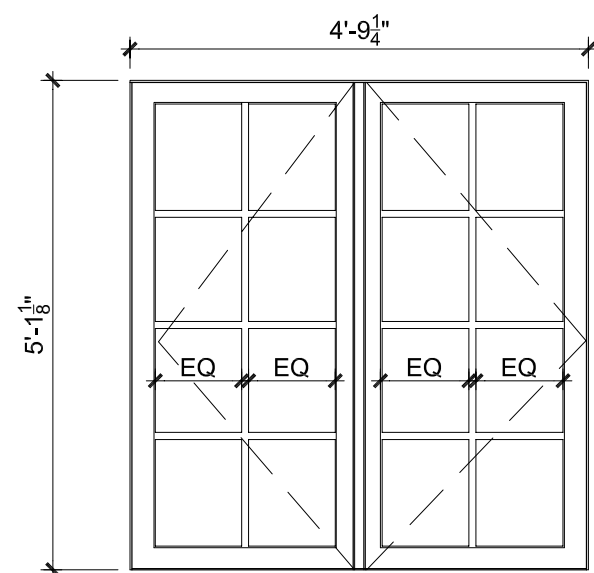
3 SUN ROOM WEST SECTION - PROPOSED
SCALE: 1/2" = 1'-0"



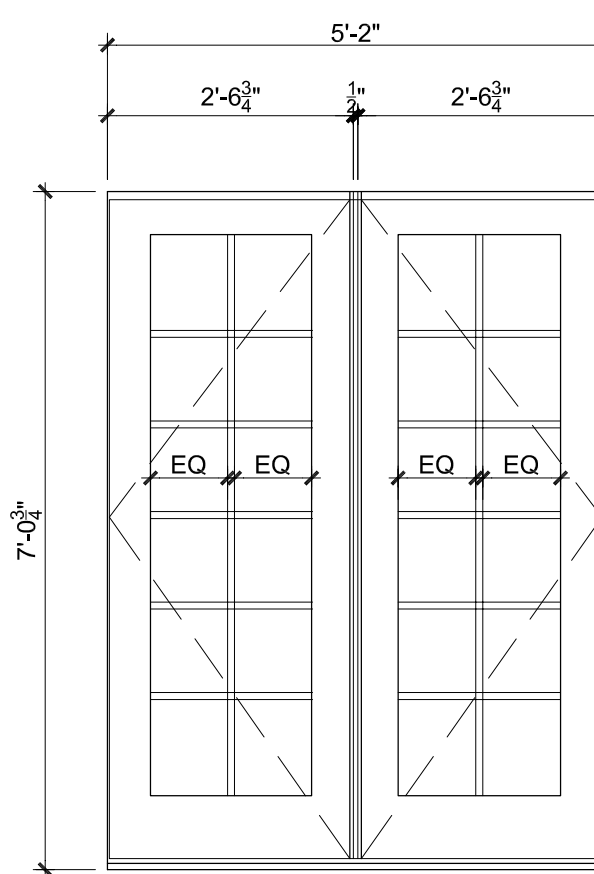
1 PARTIAL FLOOR PLAN
SCALE: 1/2" = 1'-0"



1 PARRETT SINGLE WOOD CASEMENT
SCALE: 1/2" = 1'-0"

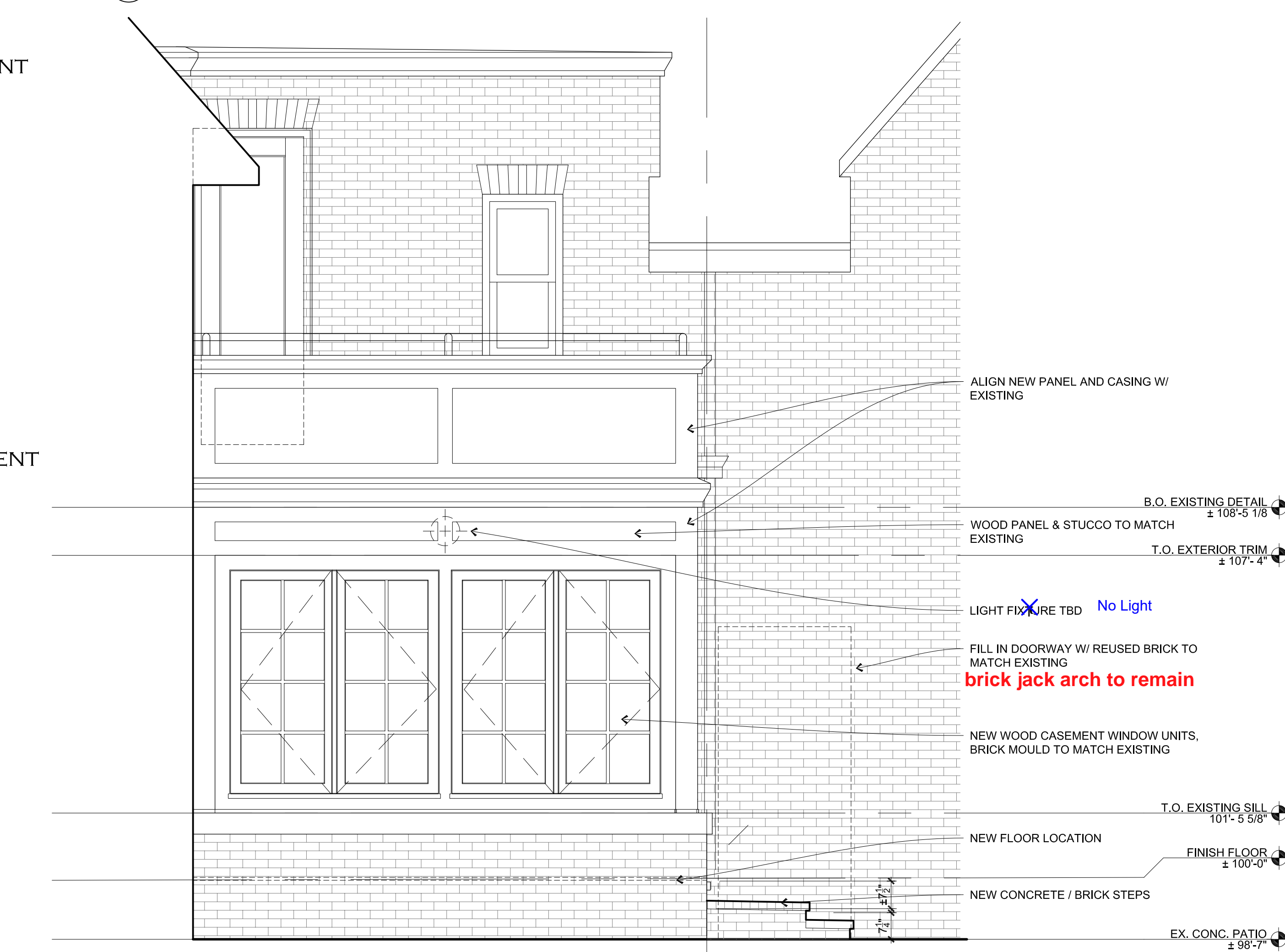


2 PARRETT DOUBLE WOOD CASEMENT
SCALE: 1/2" = 1'-0"



3 PARRETT FRENCH WOOD DOOR
SCALE: 1/2" = 1'-0"

4 PARTIAL EXISTING NORTH ELEVATION
SCALE: 1/2" = 1'-0"



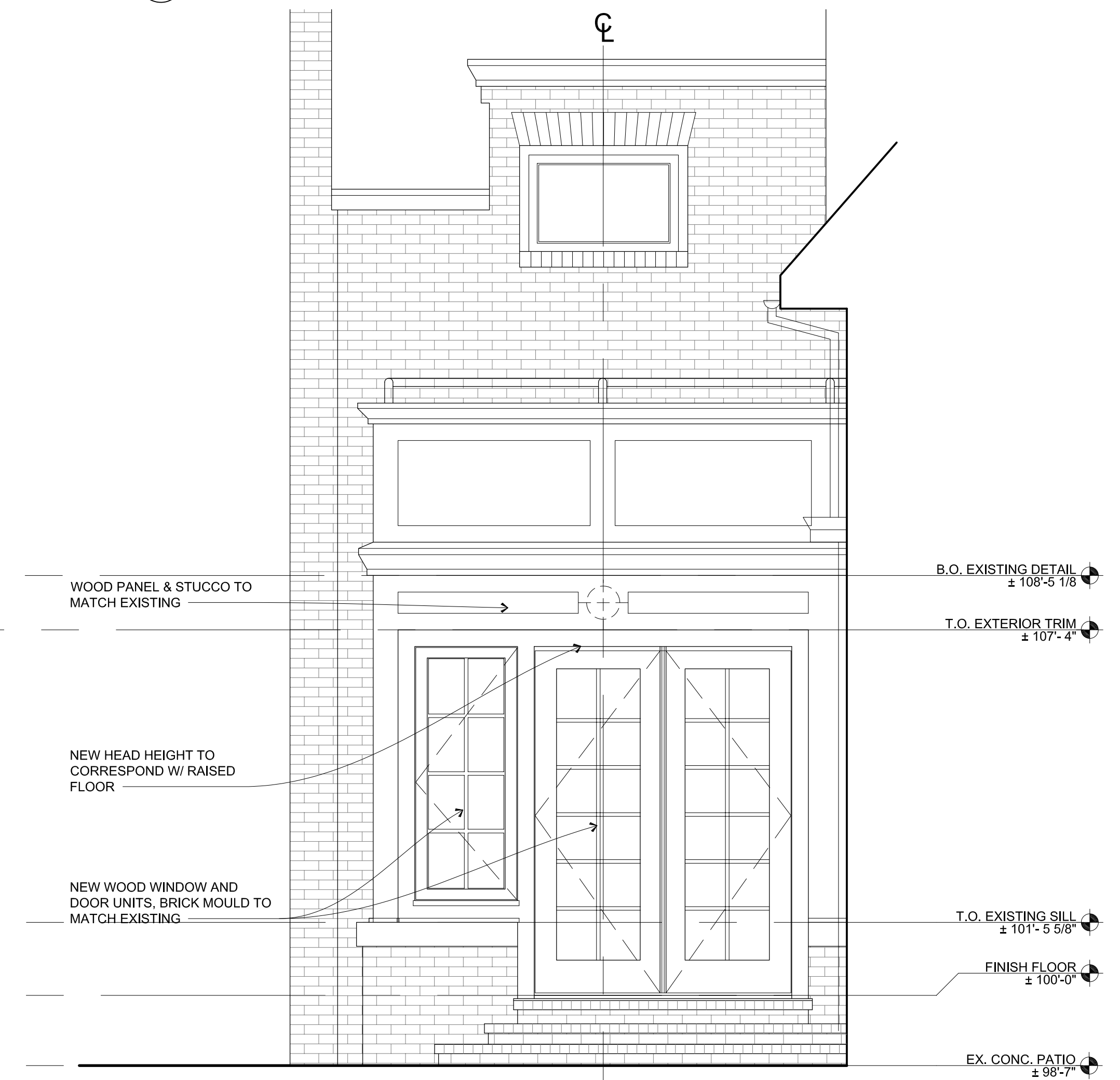
2 PARTIAL NORTH ELEVATION
SCALE: 1/2" = 1'-0"

REMOVE WINDOW AND
DOOR UNITS

All brick to remain

REMOVE BRICK HALF-WALL
AS NEEDED TO CENTER
NEW DOOR LOCATION

3 PARTIAL EXISTING WEST ELEVATION
SCALE: 1/2" = 1'-0"



1 PARTIAL WEST ELEVATION
SCALE: 1/2" = 1'-0"

