



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202

Property

2451 - 57 N. TERRACE AV. & 2727 – 29 BRADFORD AV
NORTH POINT NORTH HISTORIC DISTRICT

Description of work

Rehabilitation of house exterior, including stucco repair, cedar siding replacement, repair and replacement (as needed) of wood fascia, corbels, rafter tails, window trim and other existing architectural wood features consistent with the original architectural design. Replace all cladding shingles with new cedar shingles. Repair, replace stucco as needed, including in places that feature secondary siding (e.g., Bradford Avenue bay window). Remove inappropriate Spanish Baroque light fixtures. Enclose rear porch with materials to match existing (stucco and cedar shingle), relocate existing windows to new exterior walls. New, moved, and replacement windows as specified in attached drawings.

Replace all gutters & downspouts. Replace all flat-roof areas using copper, EPDM and TPO materials. Replace all roof-to-wall flashing. Repair and replacement of asphalt roof shingles as needed. Replace all chimney flashings.

Remodel two courtyard sides of Coach House new fenestration and repairs to masonry. Remaining 2 sides of coach house are located 6" from the property line, therefore no combustible materials will be used on these walls, existing brick to remain. Enclose with brick panels that are recessed 1/2" from main wall (Pages A104 and A105).

Replace driveway (Bradford Ave entrance) with new concrete pavement. Repair and replace concrete stoops and walkways as needed. Revise exterior soil grades to correct existing problems with site drainage, water coming in basement.

Add new concrete driveway (Terrace Ave entrance). Revise grade

and add small retaining wall per plans and following details

- A. 8" concrete retaining wall
- B. Arbor vitae screening for the area in front of the neighbor's windows
- C. a planting bed near the street, atop the retaining wall, for the use of the Terrace Ave neighbor

Remove existing wood porch structure on south elevation due to significant rot at base. Reuse the primary wood timbers to build a new (similar) covered porch, east elevation at south end.

Add wrought iron fence around a portion of yard, primarily along Terrace Ave.

1. Build shingle-clad dormer on Terrace Avenue elevation near the intersection with Bradford.

2. Cedar fence is proposed along the Bradford Avenue property line. The existing dirt strip between the neighboring driveways will be paved with concrete.

Date issued

5/18/2018

PTS ID

114465 COA: landscaping, driveway, fences, & dormer

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

- A. Fence shall be painted or treated with an opaque stain.
- B. Approval of the dormer on the street-facing elevation is specific to unique conditions at this property documented in the staff report of CCF 171797 and adopted by the Commission.
- C. **Standard Masonry conditions:** 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. 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 tuckpointing.
New brick must match as closely as possible the color texture, size, and finish of the original brick. A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

D. **Standard Roof conditions:** No dormers, chimneys, moldings or other permanent features will be altered or removed. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. 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.

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.

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. Nik Kovac, Contractor



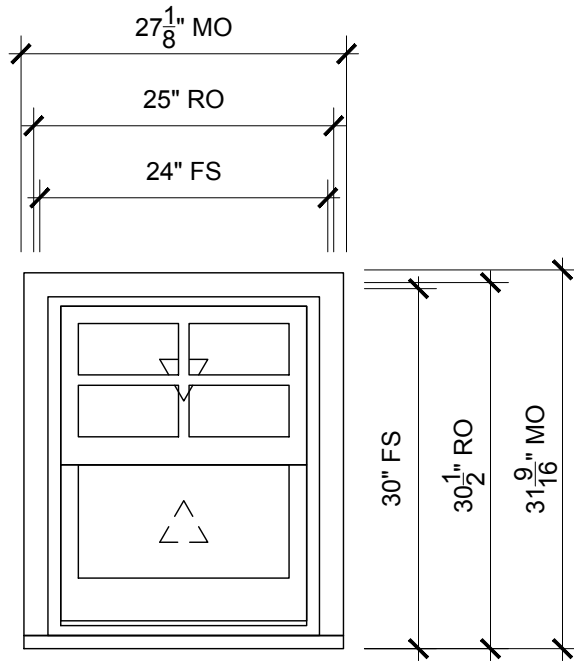
Fence for property line, must be painted or treated with an opaque stain.



Terrace Avenue View showing skylight to be replaced with dormer.



Powder-coated aluminum fence.



01

SCALE: $\frac{3}{4}$ " = 1'-0"

- $\frac{1}{3}$ Head
- $\frac{2}{3}$ Jamb
- $\frac{3}{3}$ Sill
- $\frac{4}{3}$ Divided Lite
- $\frac{1}{4}$ CheckRail Detail

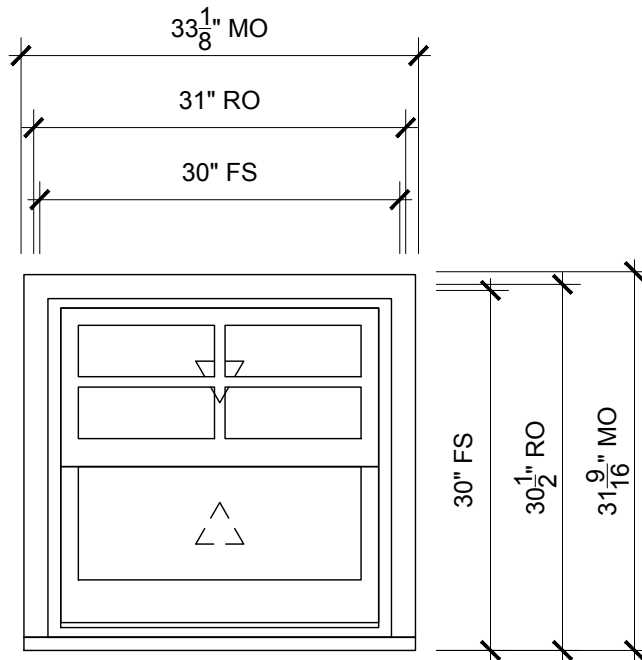
APPROVED

By Tim Askin at 9:28 am, May 22, 2018

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

APPROVED

By Tim Askin at 9:28 am, May 22, 2018



02

SCALE: 3/4" = 1'-0"



Head



Jamb



Sill



Divided Lite



CheckRail Detail

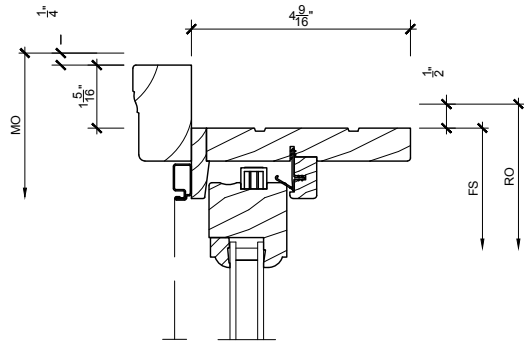
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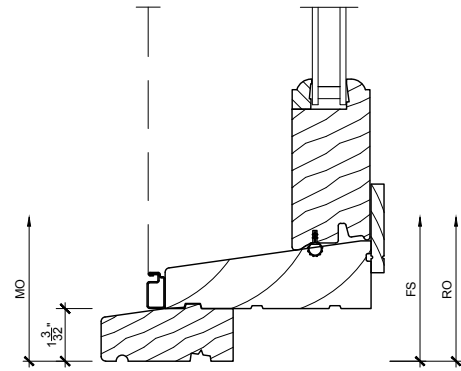
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DIST/DEALER: ZUERN BUILDING PRODUCTS INC-ALLENTON
DRAWN: ALEX GUTSCHENRITTER
QUOTE#: 1B2QDU2 PK VER: 0002.18.05

CREATED: 02/16/2018 REVISION:

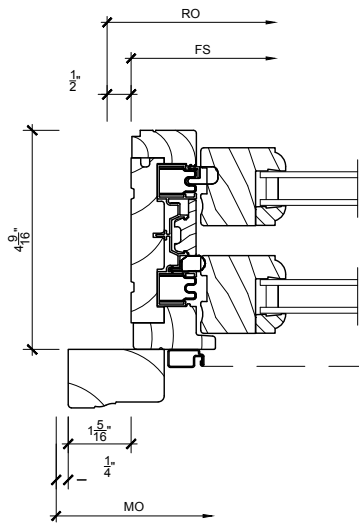
SHEET
2
OF 4



1 Head
3 SCALE: 3" = 1'-0"

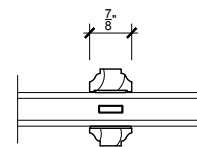


3 Sill
3 SCALE: 3" = 1'-0"

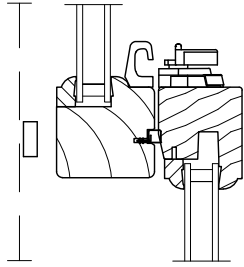


2 Jamb
3 SCALE: 3" = 1'-0"

APPROVED
By Tim Askin at 9:28 am, May 22, 2018



4 Divided Lite
3 SCALE: 3" = 1'-0"



APPROVED
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1
4

CheckRail Detail

SCALE: 3" = 1'-0"

3
4

NOT USED

SCALE: 3" = 1'-0"

2
4

NOT USED

SCALE: 3" = 1'-0"

4
4

NOT USED

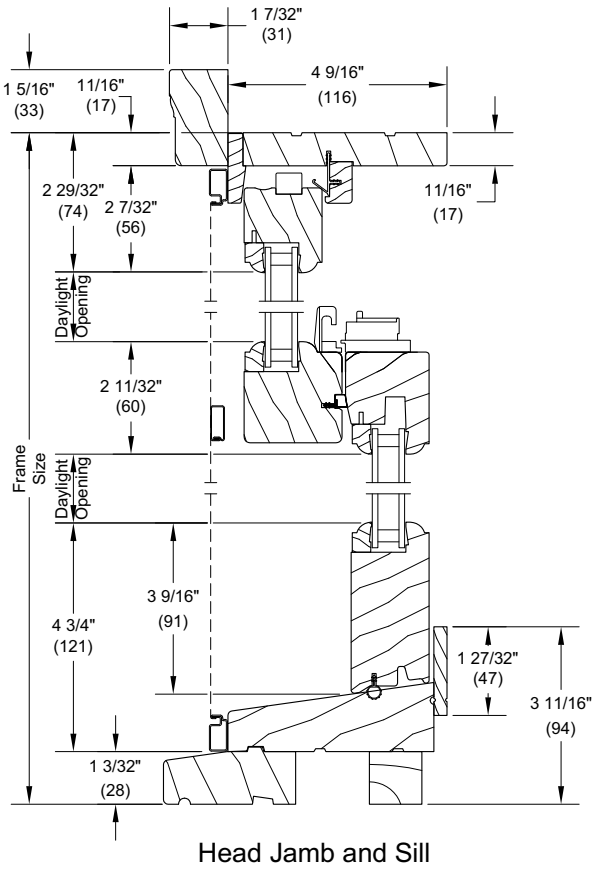
SCALE: 3" = 1'-0"

Wood Ultimate Double Hung

Section Details: Operating

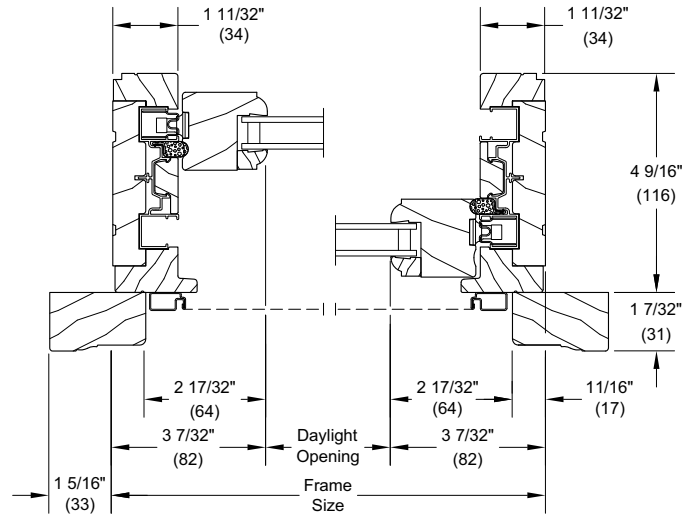
Scale: 3" = 1' 0"

Double Hung

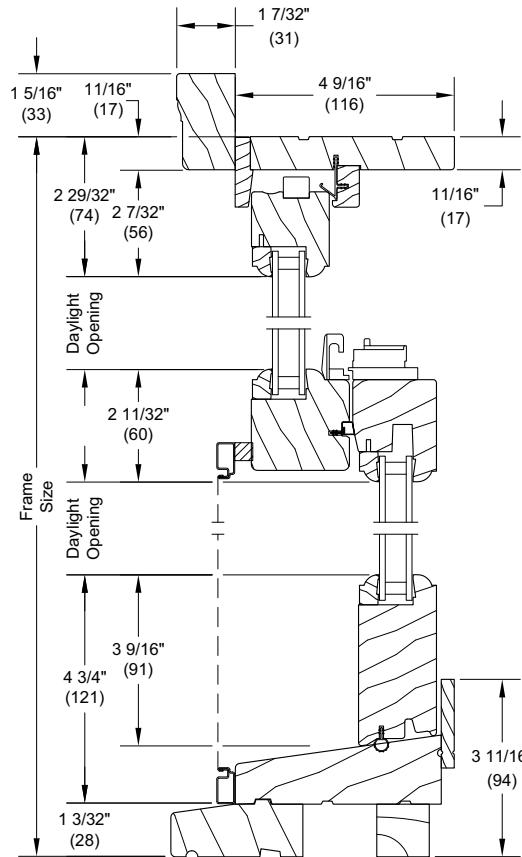


Lower Sash

Upper Sash

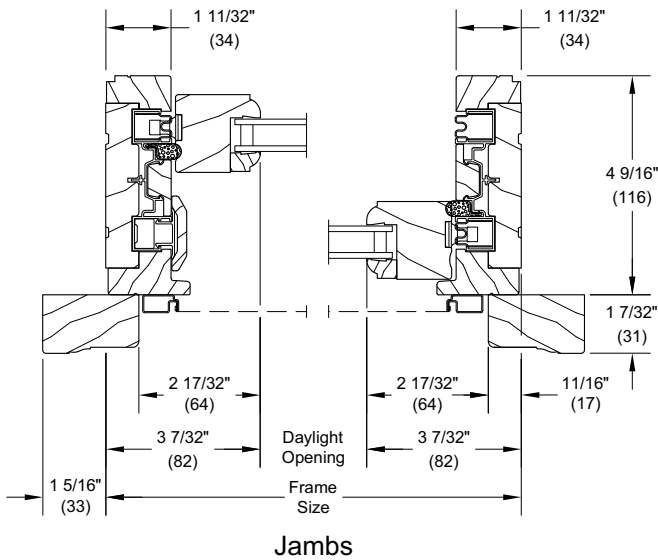


Jambs

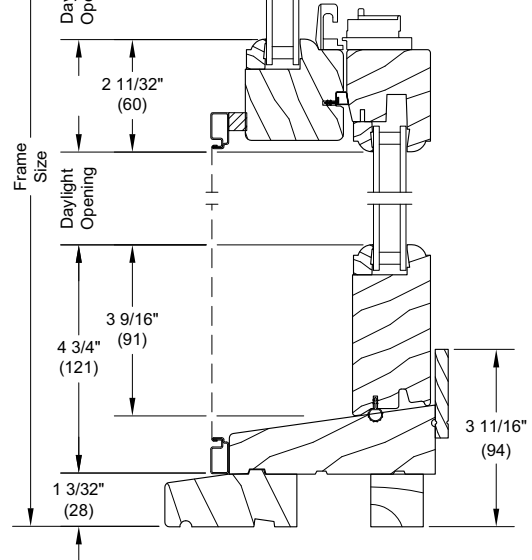


Head Jamb and Sill

Single Hung



Jambs



Head Jamb and Sill

APPROVED

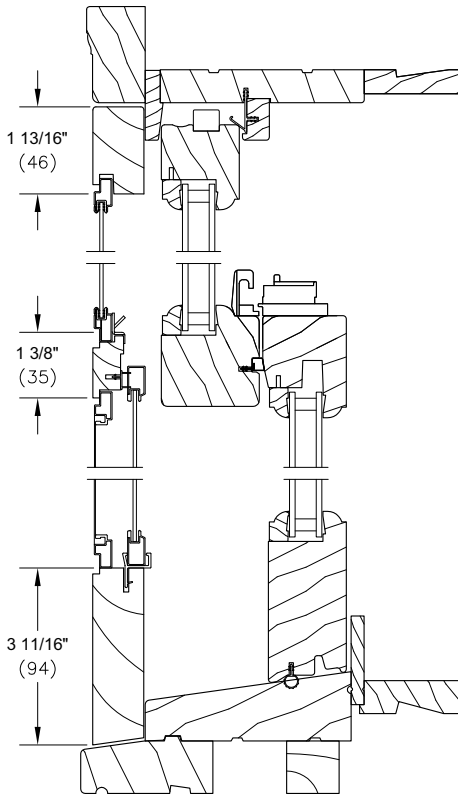
By Tim Askin at 9:28 am, May 22, 2018

Wood Ultimate Double Hung

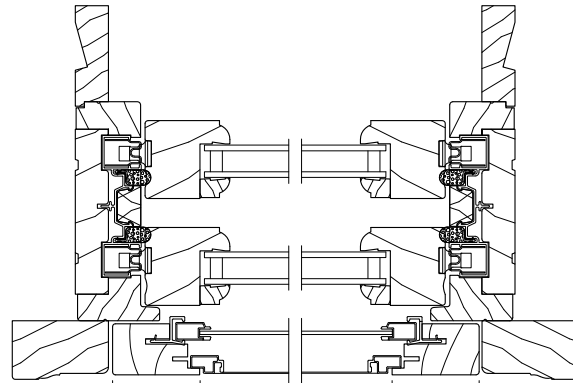
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Scale: 3" = 1' 0"

Combination w/ 6 9/16"

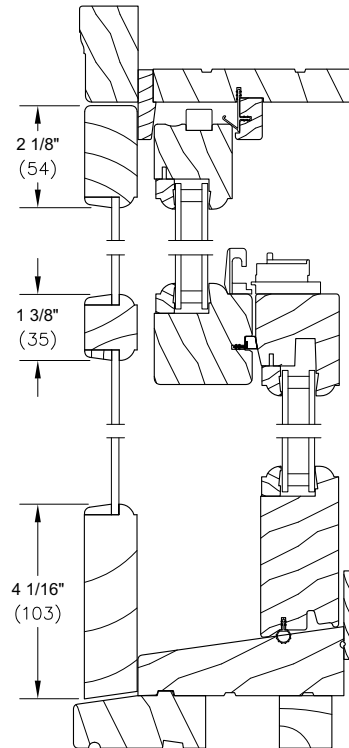


Head Jamb and Sill

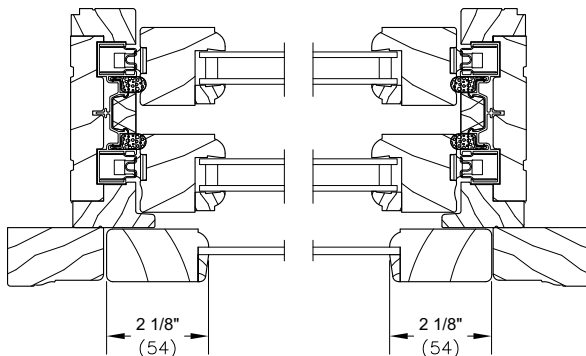


Jambs

Storm Sash



Head Jamb and Sill

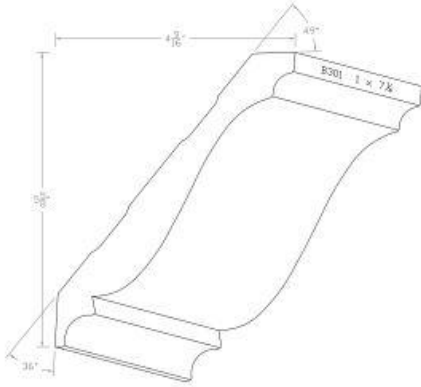


Jambs

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By Tim Askin at 9:28 am, May 22, 2018



1" x 7-1/4" Clear Western Red Cedar Heavy Crown Moulding - B301



View this product in another species:

Select Species

Code: B301-CCED

\$85 Set-up fee & 10 business day lead time for non-stock specie of Baird moulding profile.



Select Length:

Random Lengths:

Finish

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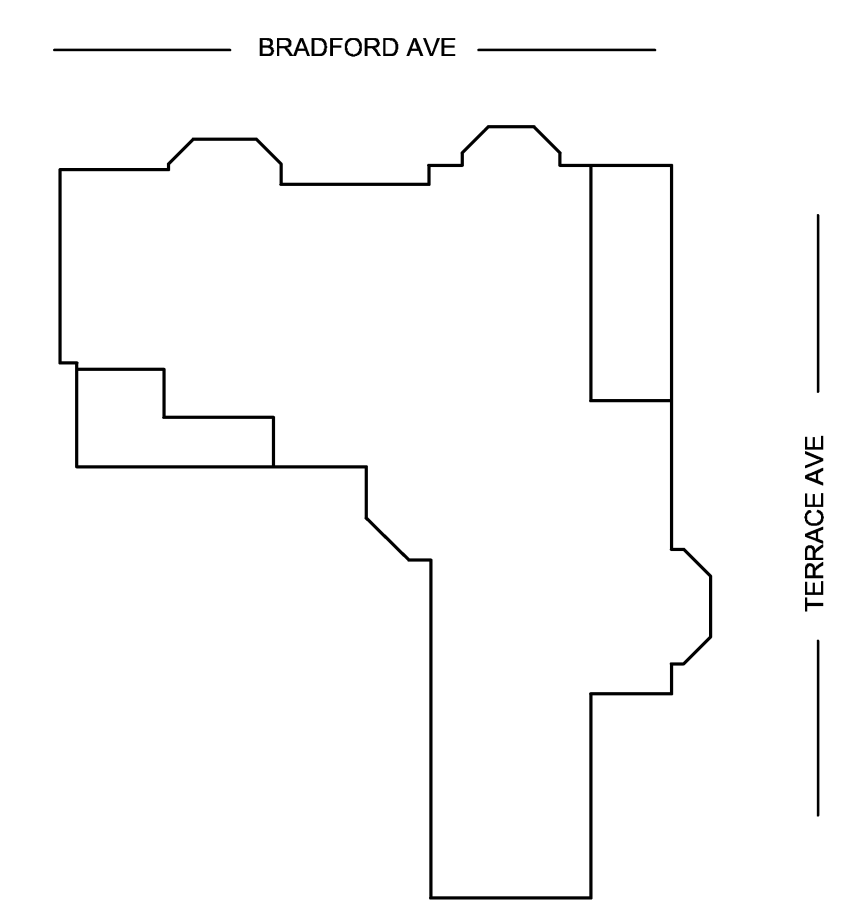
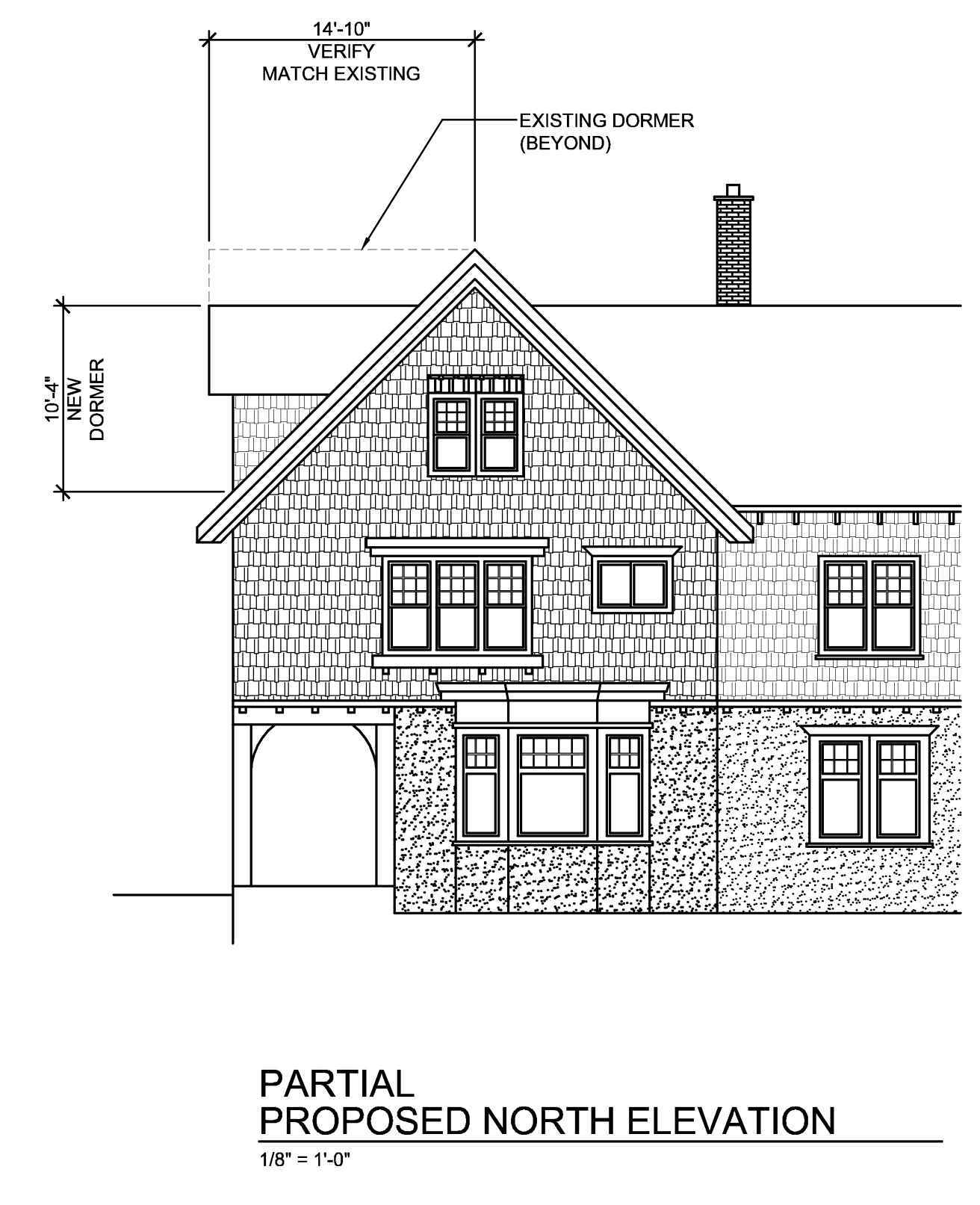
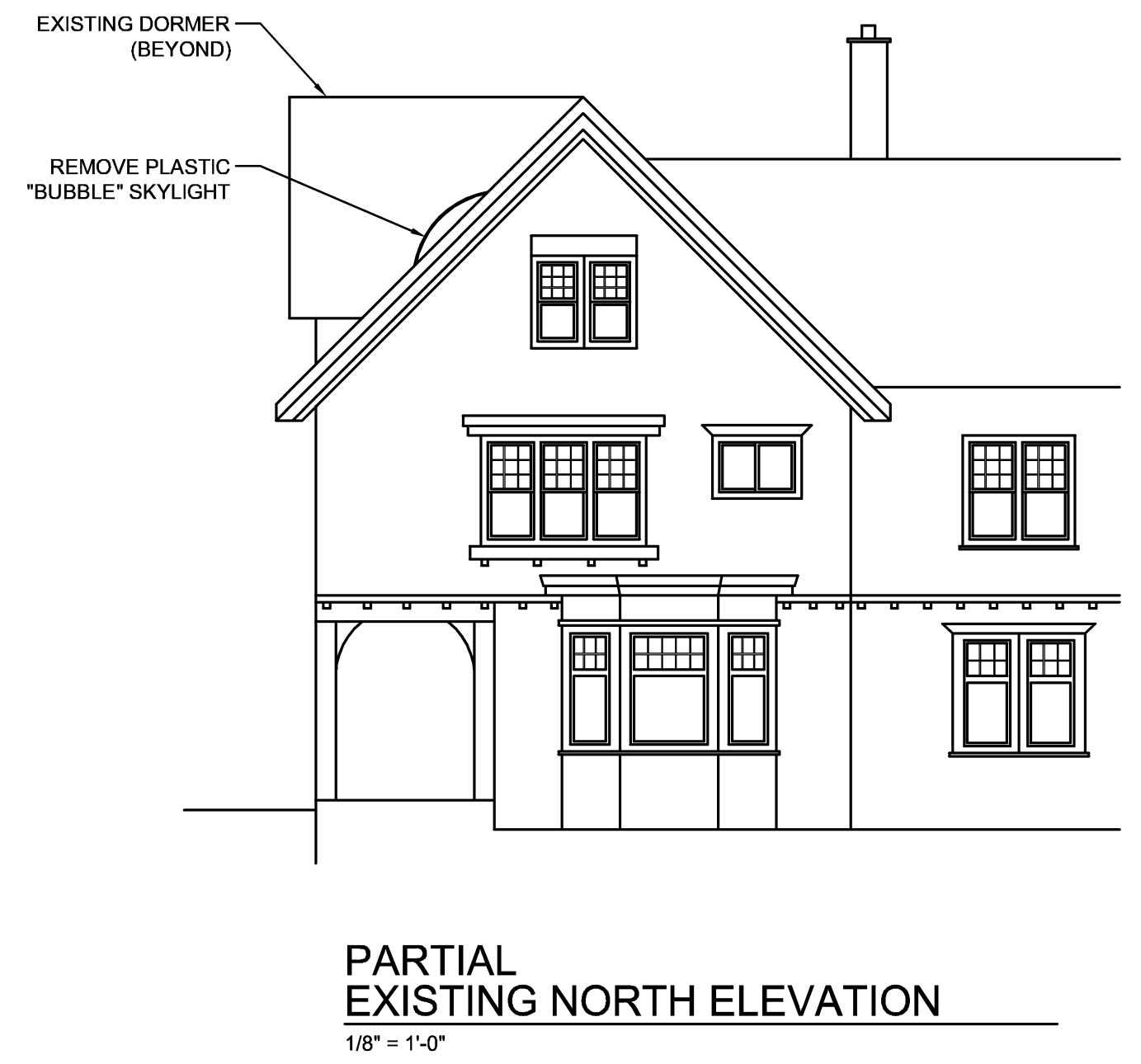
Item	Length	Grade	Roof		Wall	
			Exposure	Coverage	Exposure	Coverage
		<i>#1 Blue Label</i>				
<i>16" Fivex</i>	<i>16"</i>	<i>100% Edge Grain</i>	<i>5"</i>	<i>25 Sq Ft</i>	<i>7"</i>	<i>33 Sq Ft</i>



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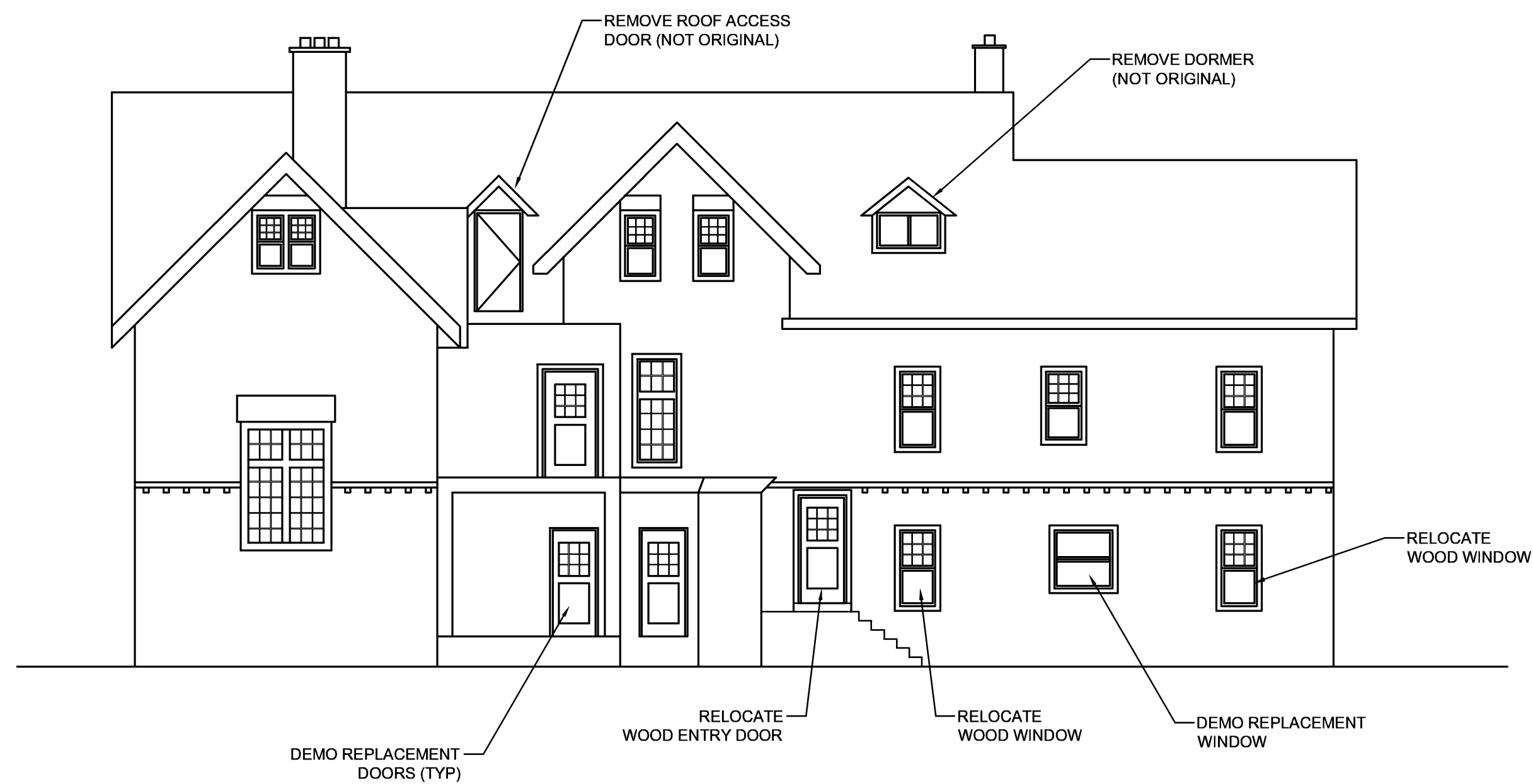
KEY PLAN
PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	03-23-18	ADD NORTH ELEVATION

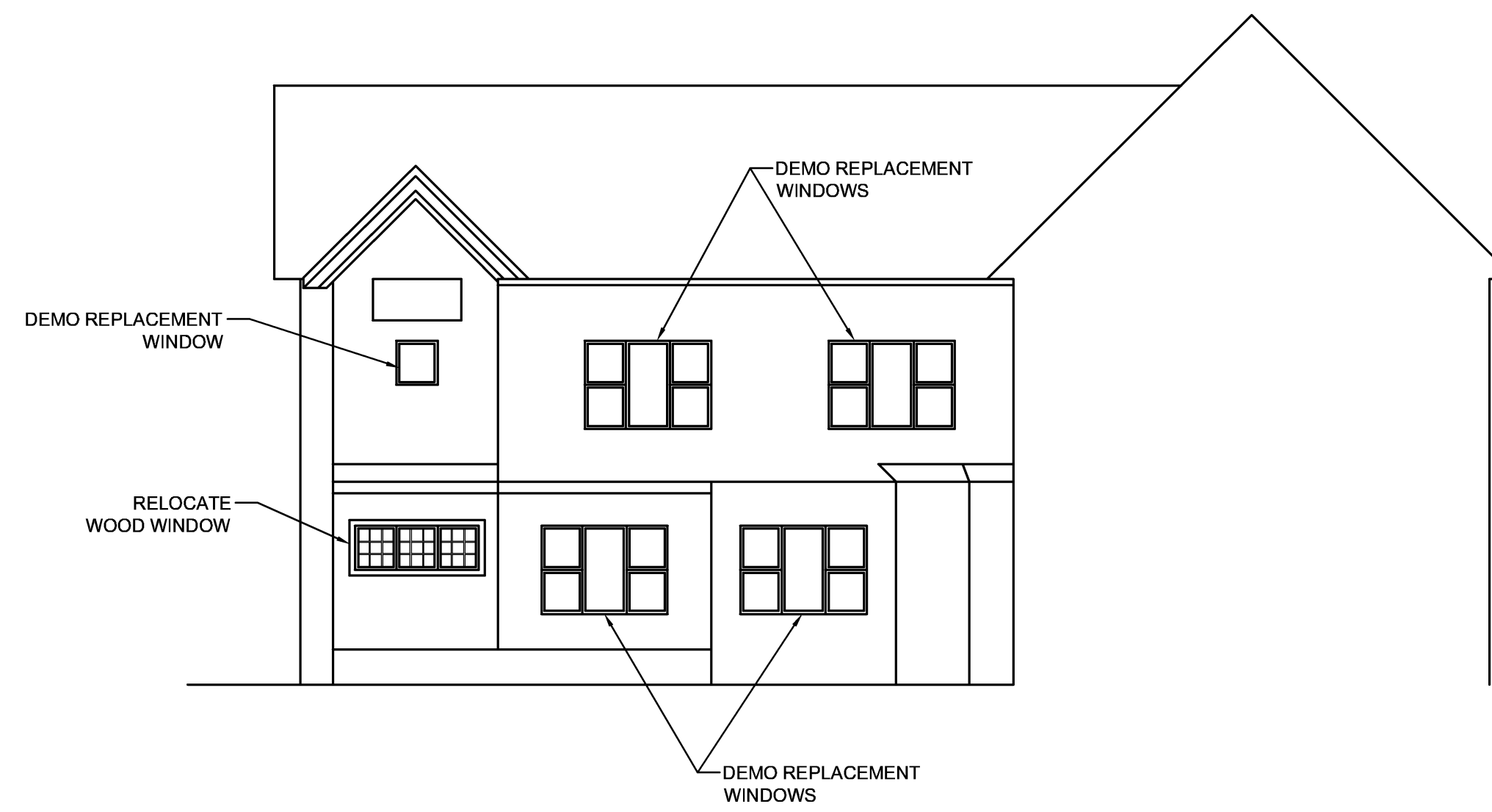
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BY: KMR CHK: JRG
SCALE: AS INDICATED
BUILDING ELEVATIONS

DRAWING NO:
A101



EXISTING WEST ELEVATION

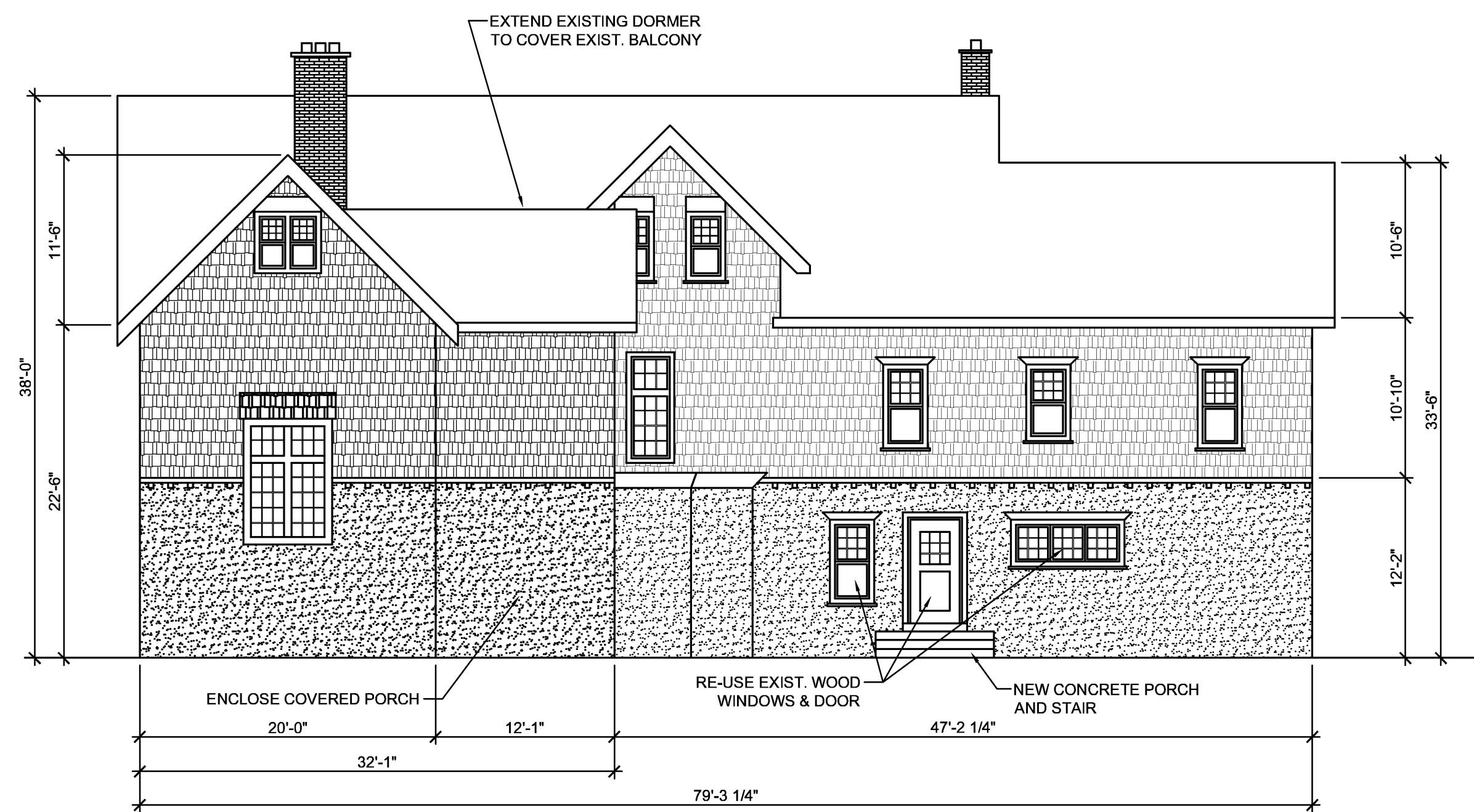
1/8" = 1'-0"



EXISTING SOUTH 'COURTYARD' ELEVATION

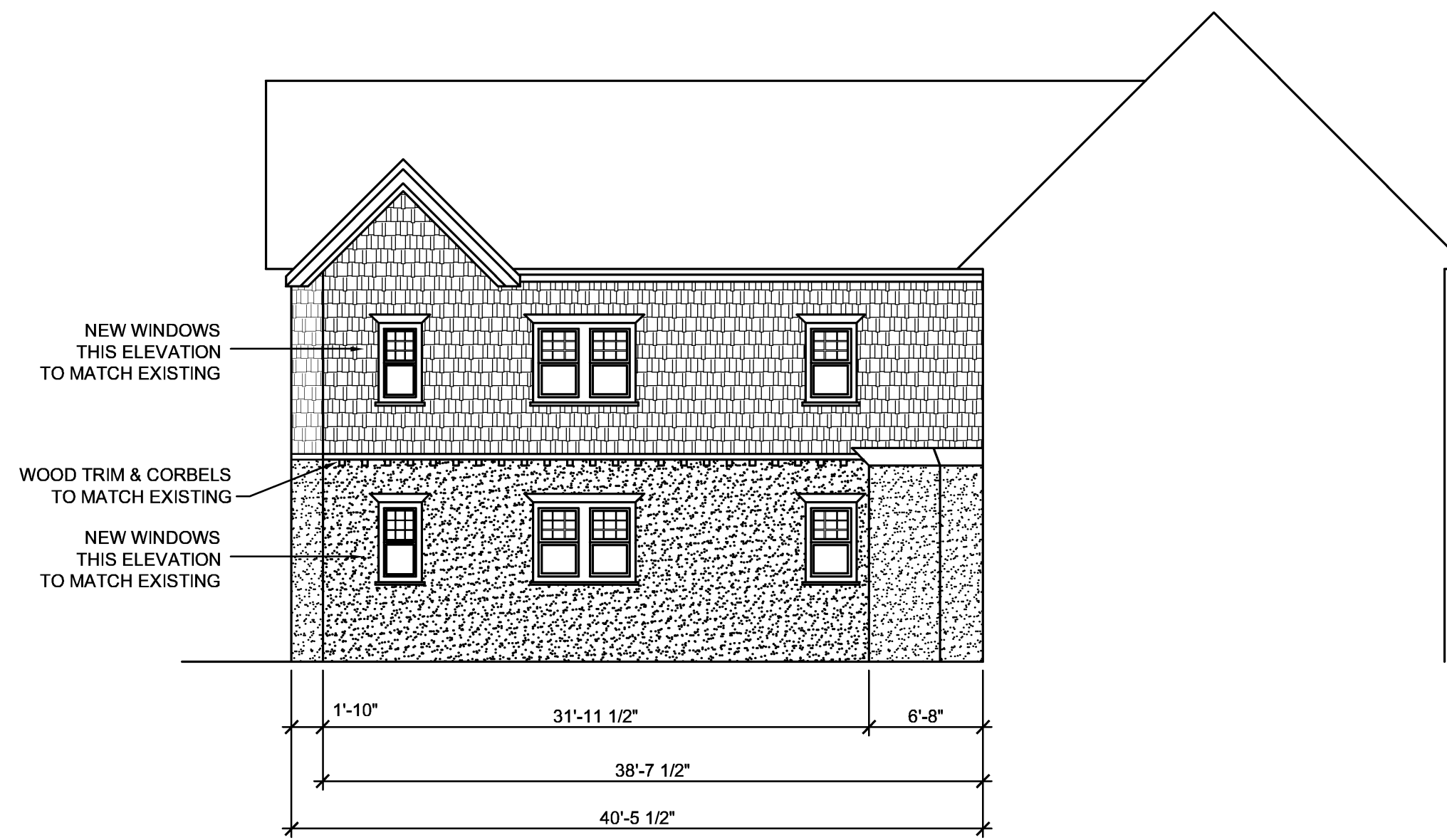
1/8" = 1'-0"

APPROVED
By Tim Askin at 9:29 am, May 22, 2018



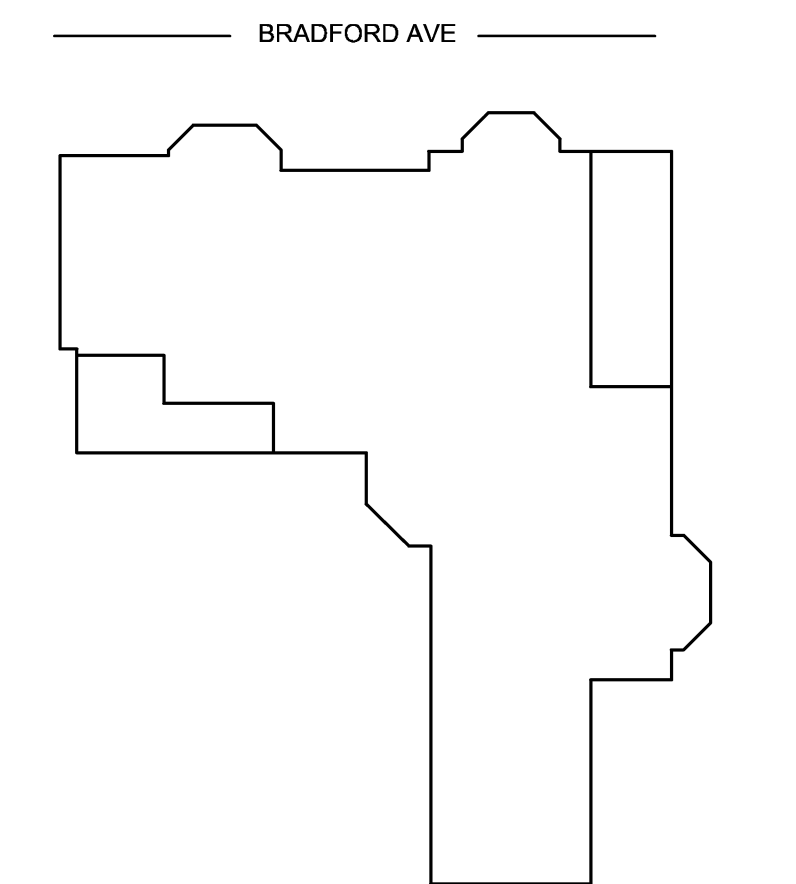
PROPOSED WEST ELEVATION

1/8" = 1'-0"



PROPOSED SOUTH 'COURTYARD' ELEVATION

1/8" = 1'-0"



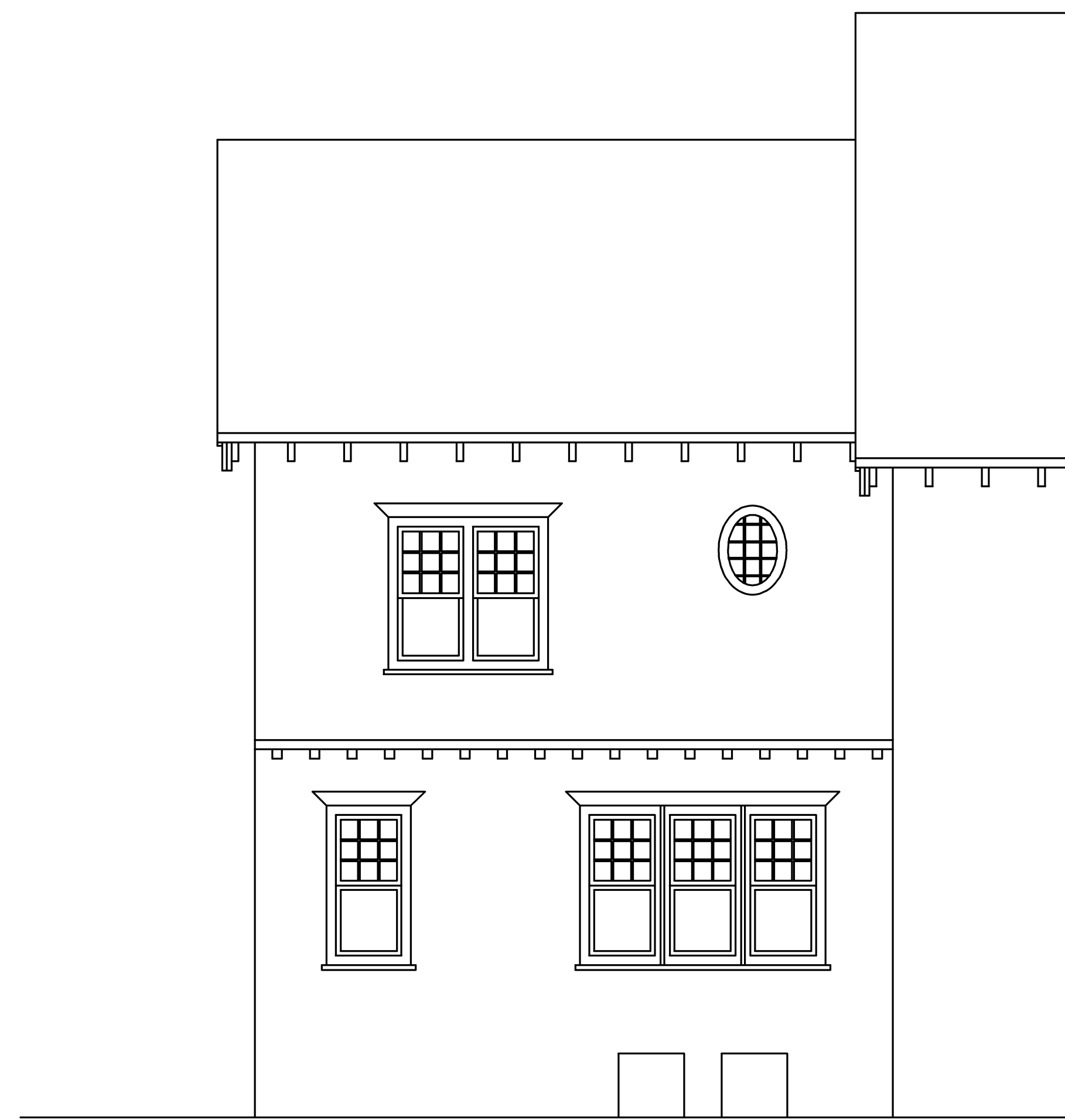
KEY PLAN
PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

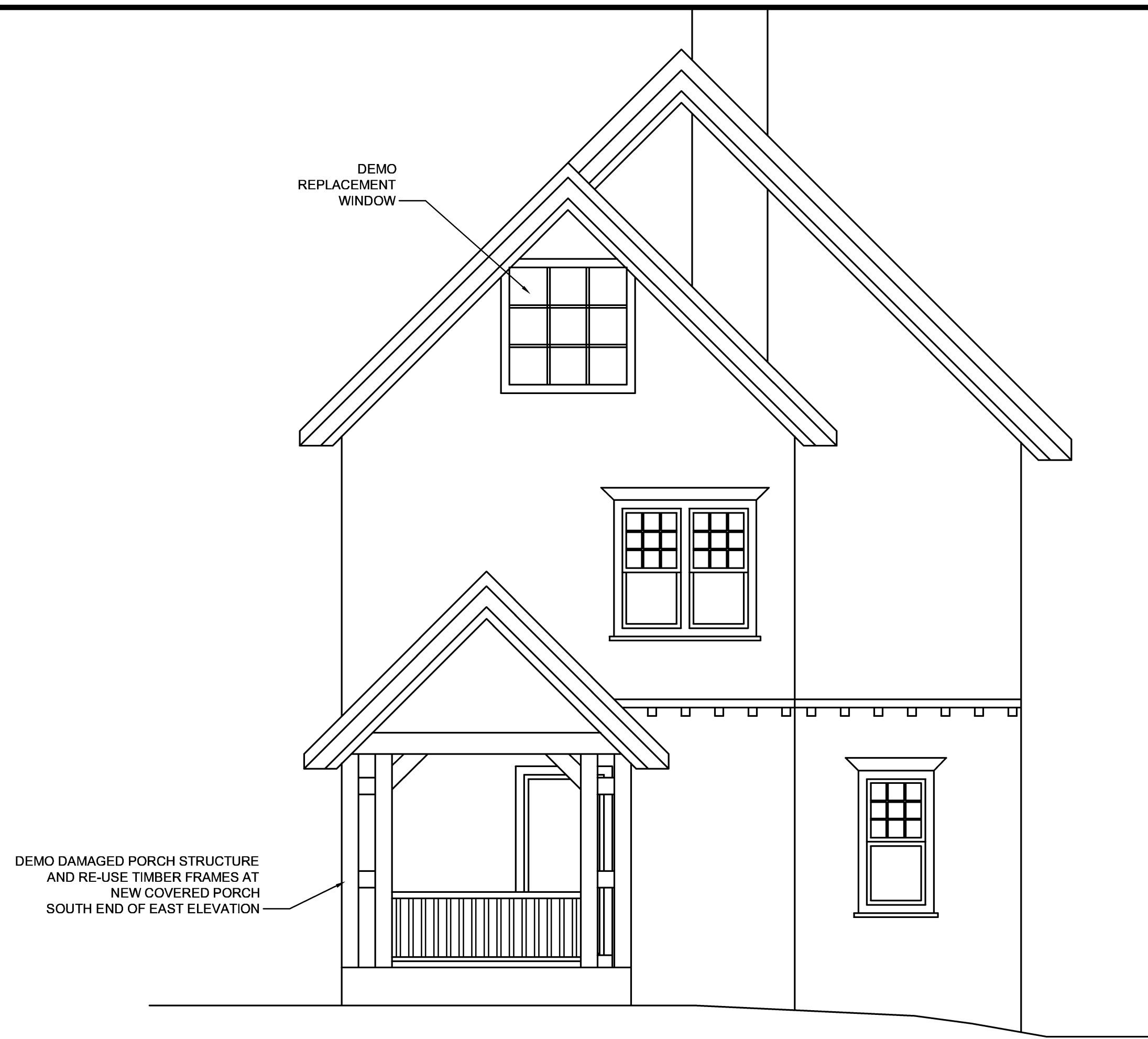
REV.	DATE	DESCRIPTION

DATE: 03-19-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
BUILDING ELEVATIONS

DRAWING NO:
A102



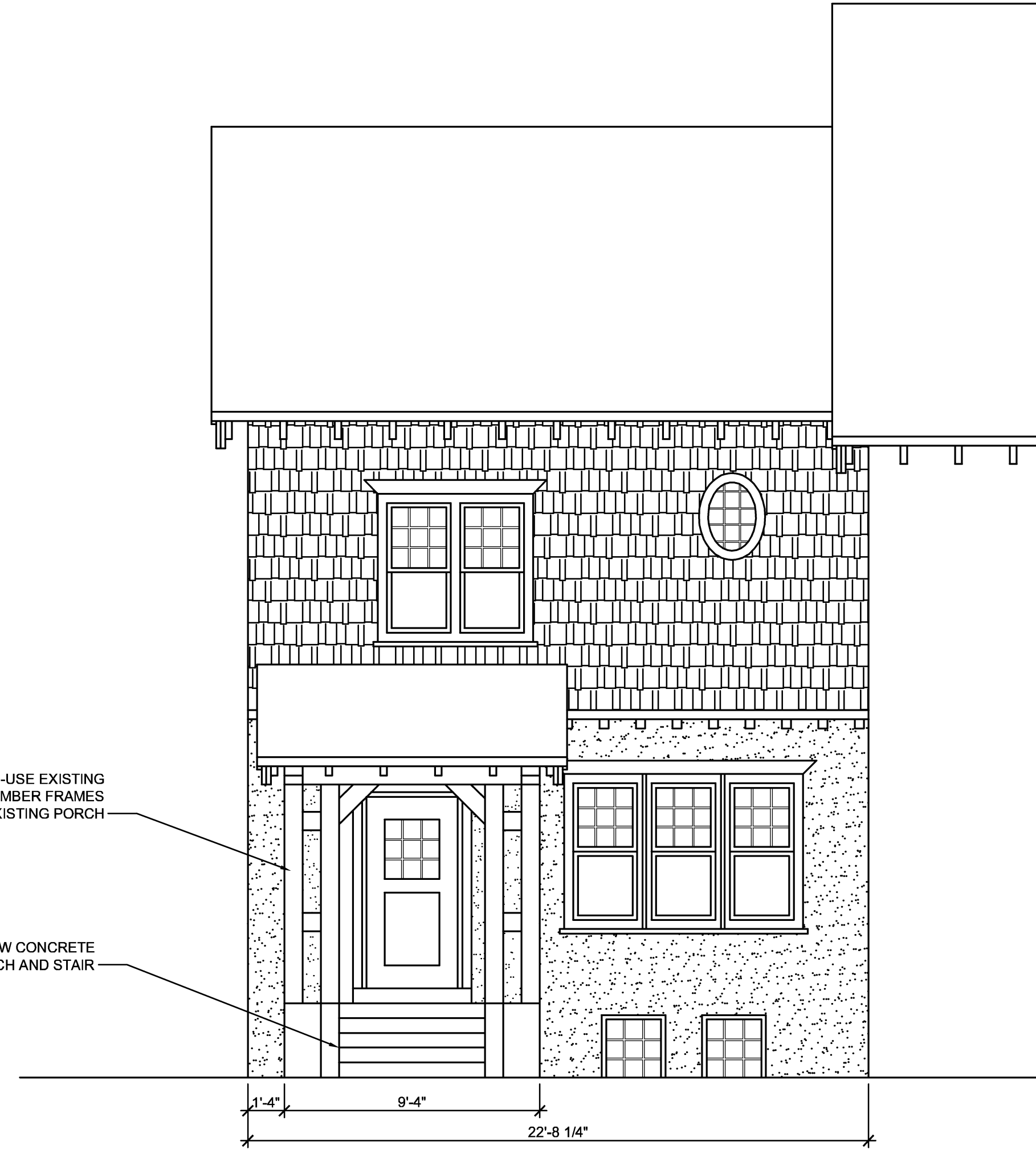
EXISTING EAST ELEVATION
1/4" = 1'-0"



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

DEMO DAMAGED PORCH STRUCTURE
AND RE-USE TIMBER FRAMES AT
NEW COVERED PORCH
SOUTH END OF EAST ELEVATION

DEMO
REPLACEMENT
WINDOW

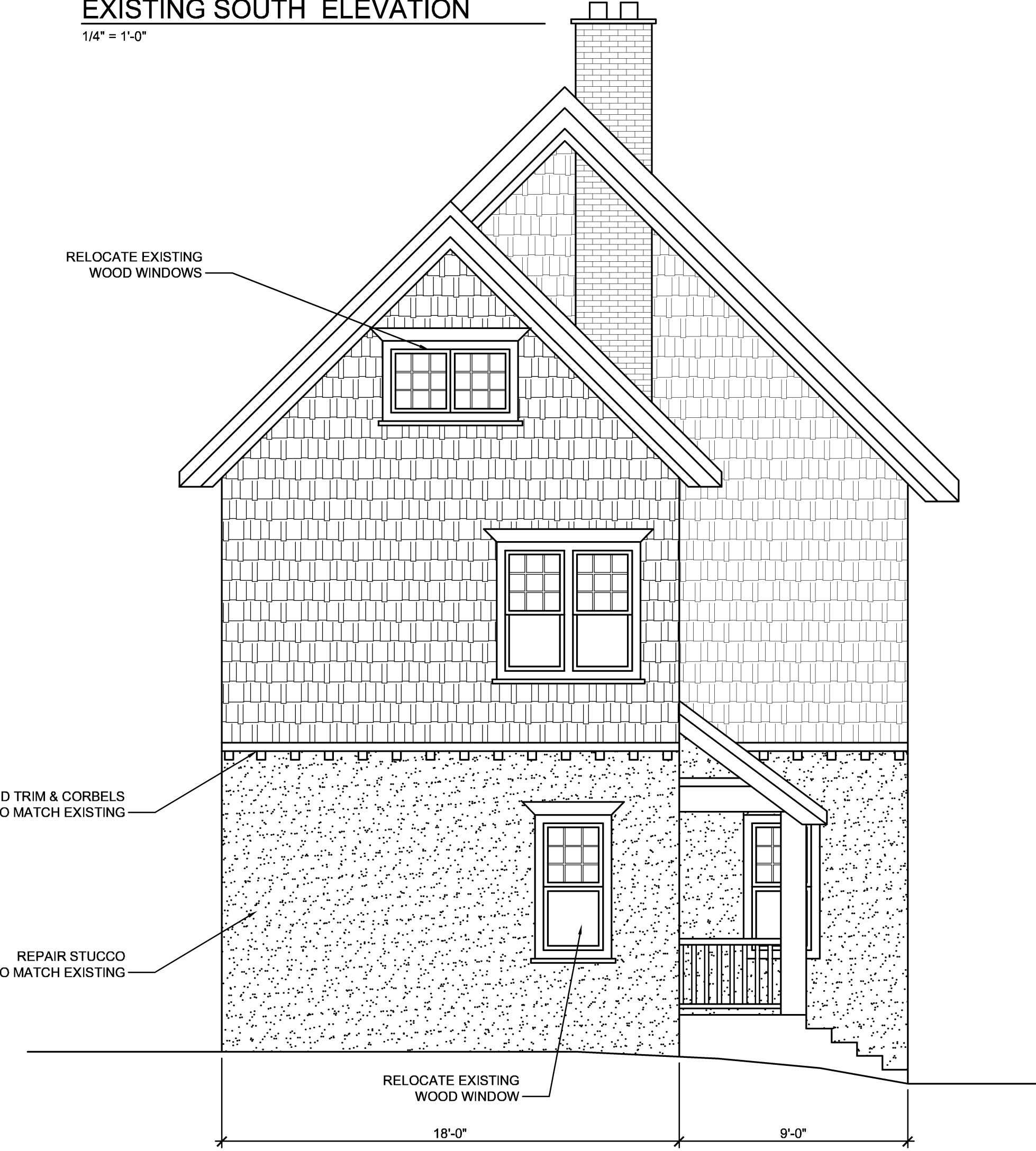


PROPOSED EAST ELEVATION
1/4" = 1'-0"

RE-USE EXISTING
WOOD TIMBER FRAMES
FROM EXISTING PORCH

NEW CONCRETE
PORCH AND STAIR

1'-4" 9'-4" 22'-8 1/4"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

RELOCATE EXISTING
WOOD WINDOWS

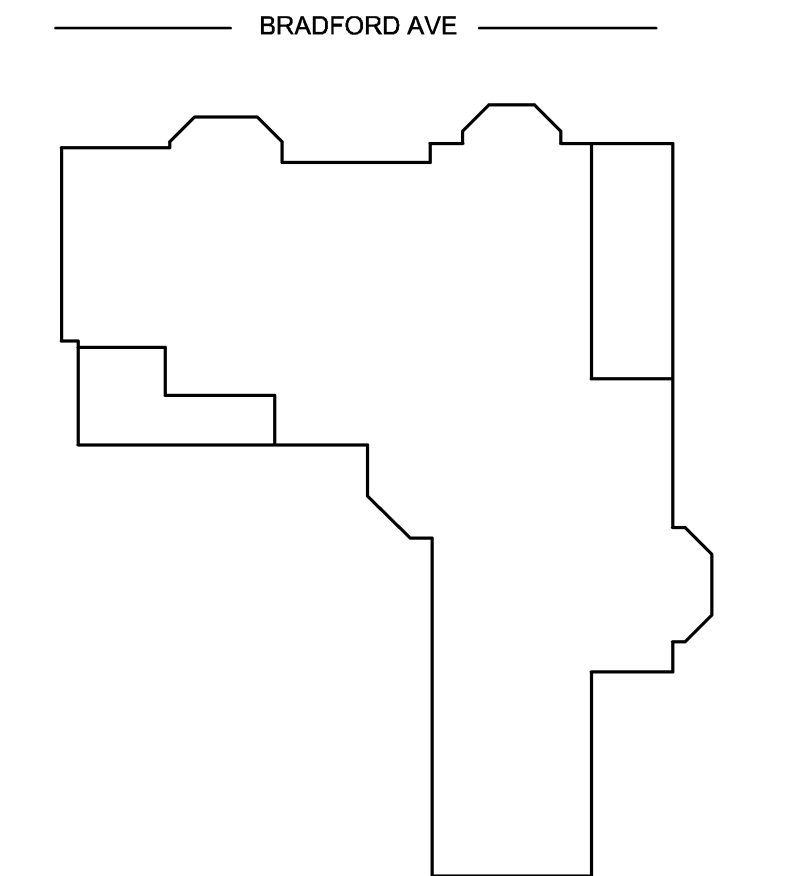
WOOD TRIM & CORBELS
TO MATCH EXISTING

REPAIR STUCCO
TO MATCH EXISTING

RELOCATE EXISTING
WOOD WINDOW

18'-0" 9'-0"

APPROVED
By Tim Askin at 9:29 am, May 22, 2018



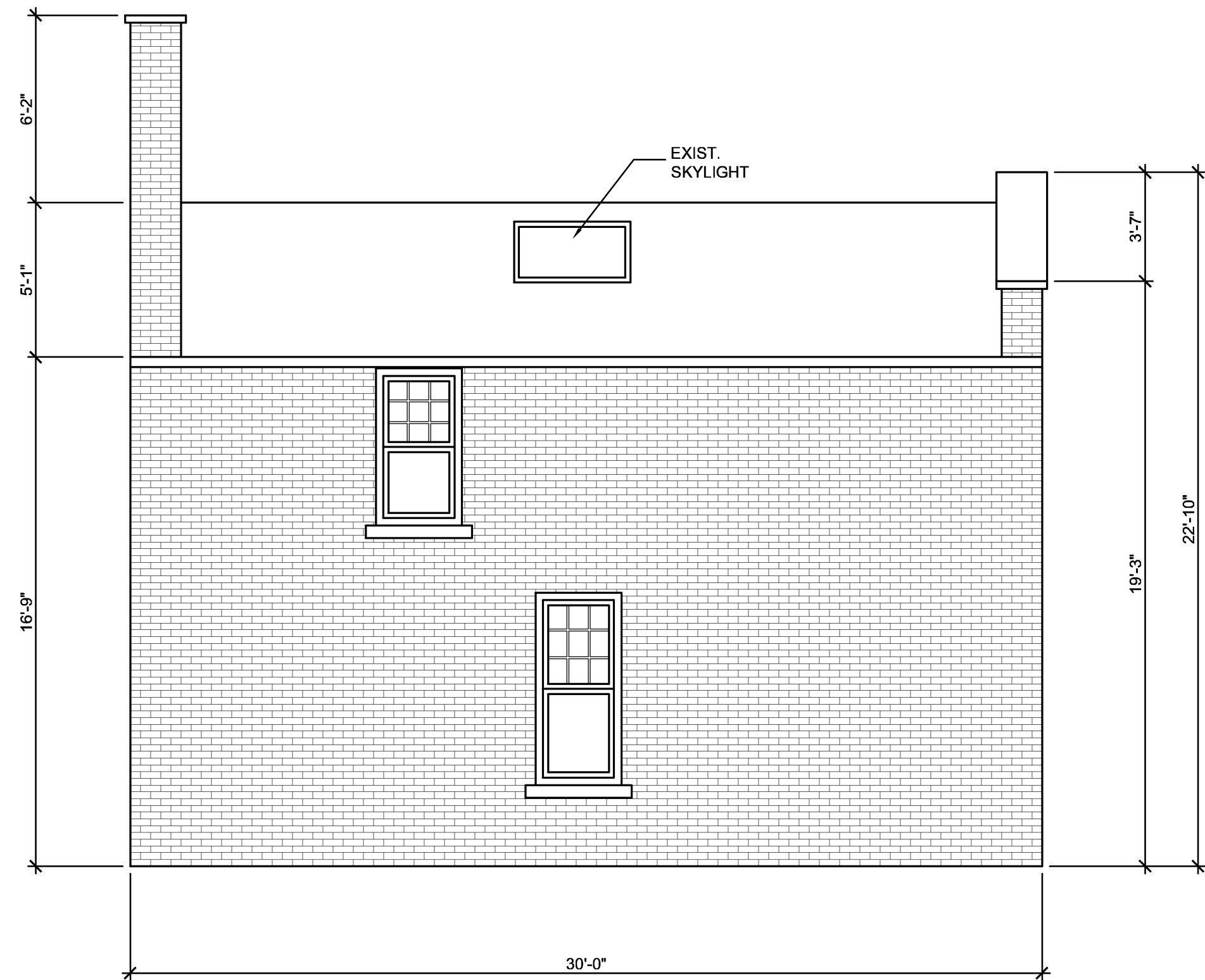
KEY PLAN
PLAN
NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE:	DESCRIPTION

DATE: 03-19-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
BUILDING ELEVATIONS

DRAWING NO:
A103

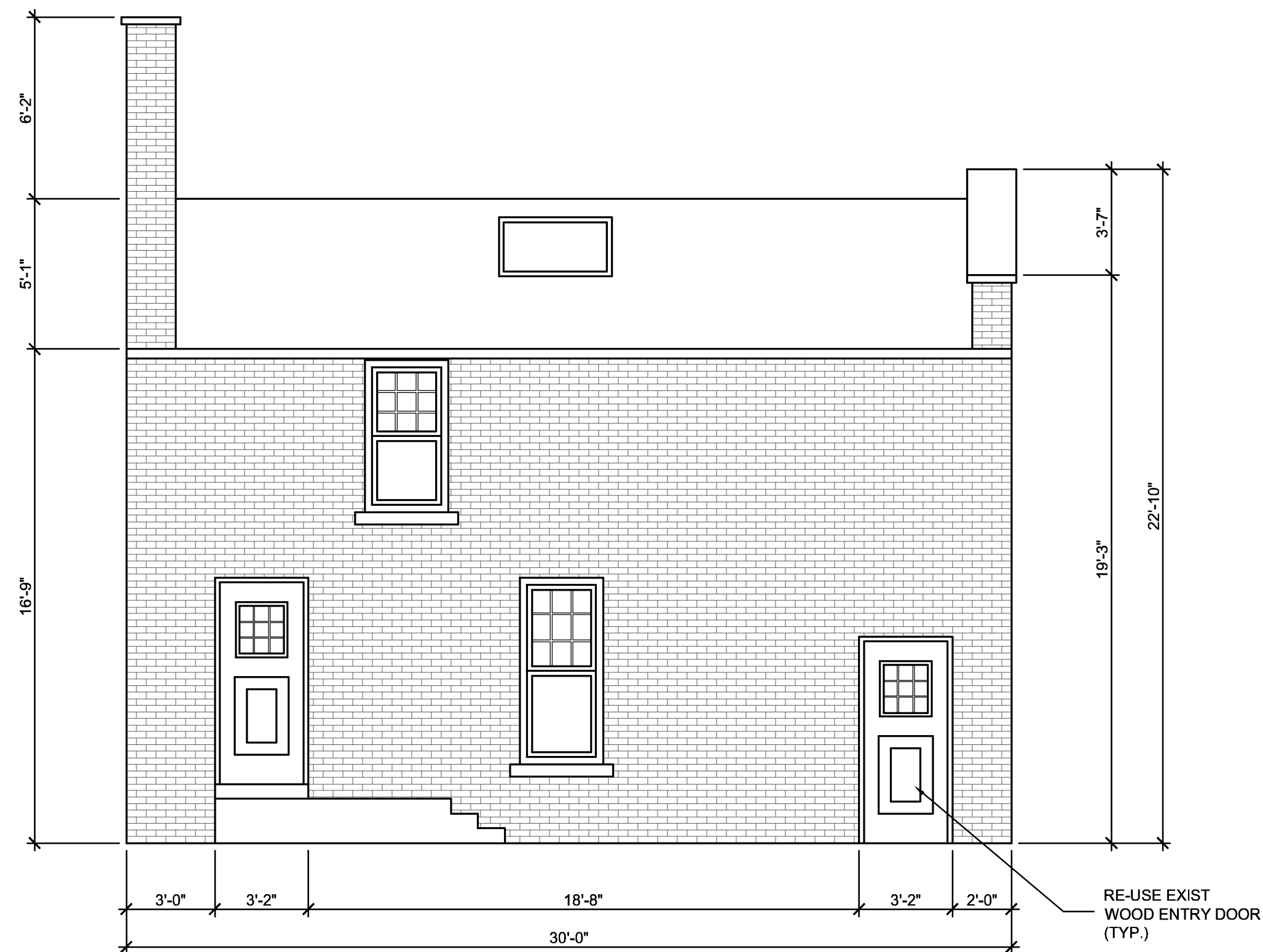


**COACH HOUSE
EXISTING EAST ELEVATION**
1/4" = 1'-0"

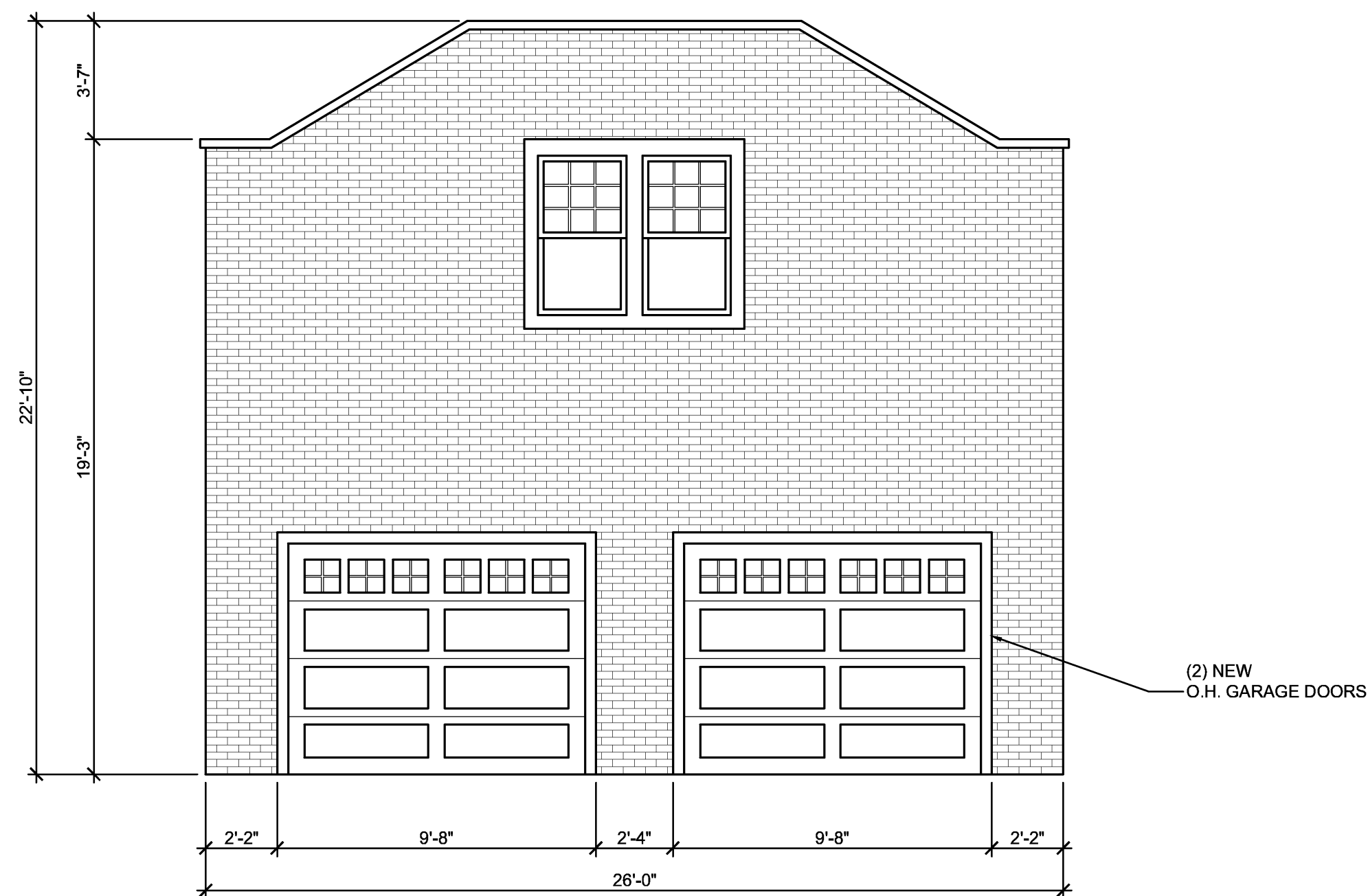


**COACH HOUSE
EXISTING NORTH ELEVATION**
1/4" = 1'-0"

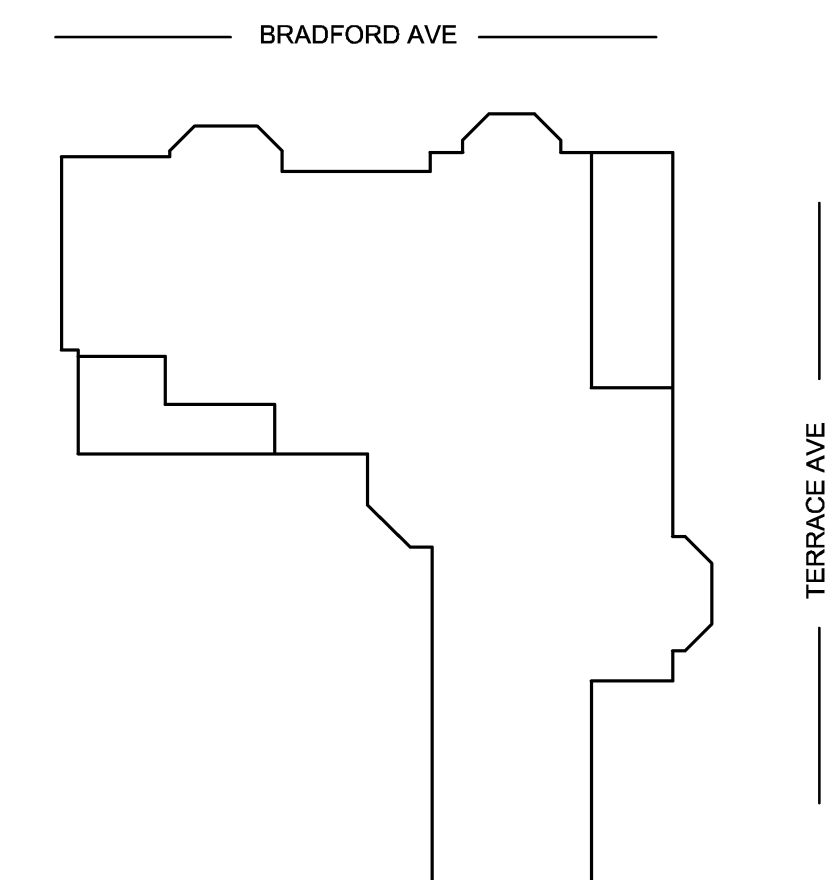
APPROVED
By Tim Askin at 9:29 am, May 22, 2018



**COACH HOUSE
PROPOSED EAST ELEVATION**
1/4" = 1'-0"



**COACH HOUSE
PROPOSED NORTH ELEVATION**
1/4" = 1'-0"



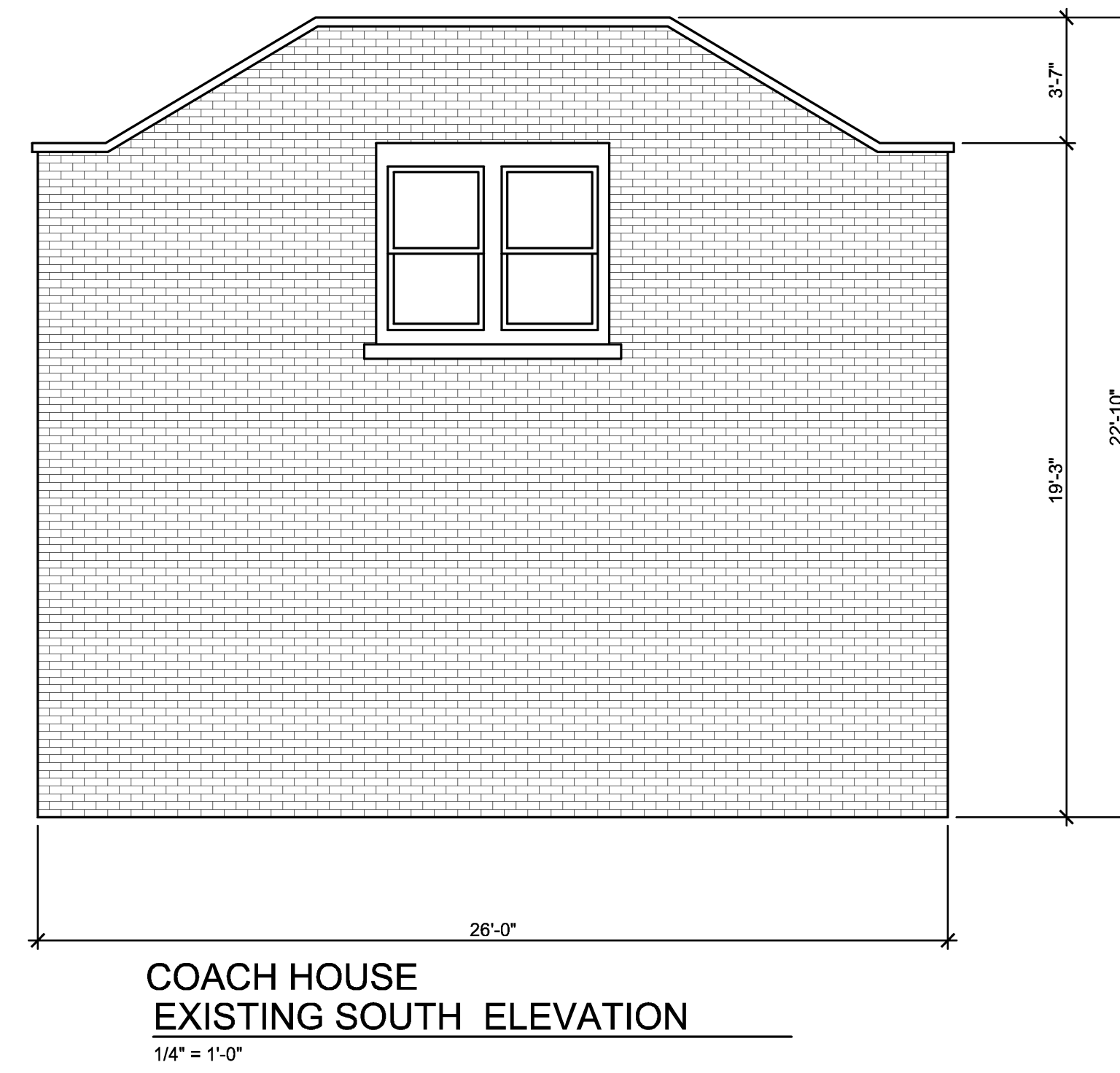
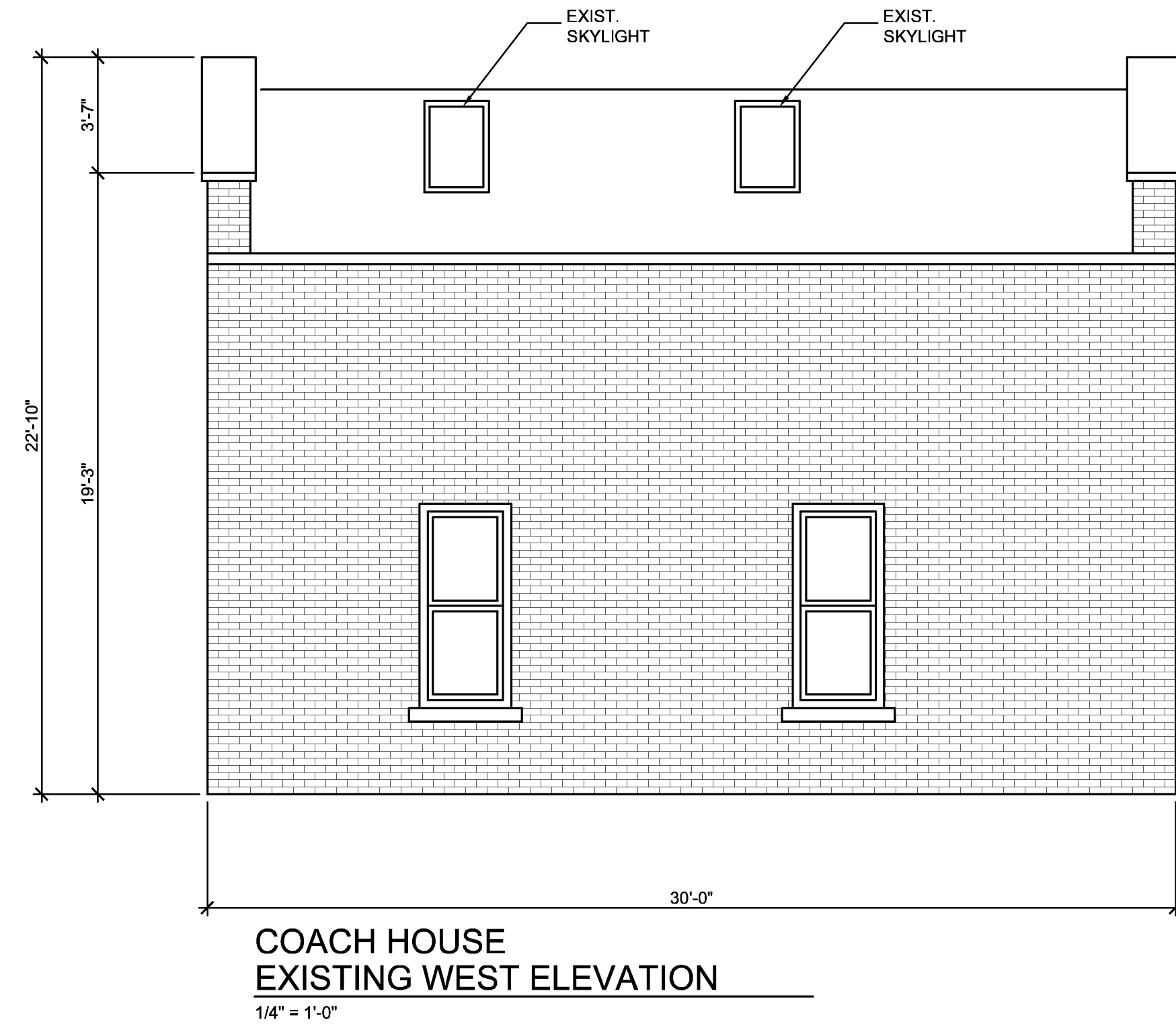
KEY PLAN
PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

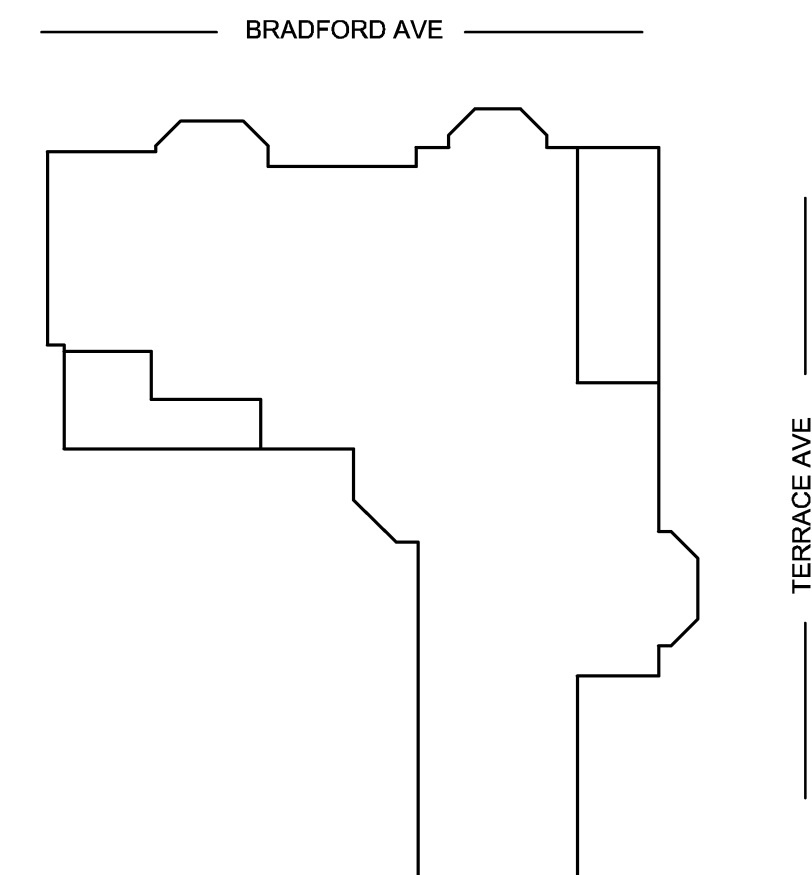
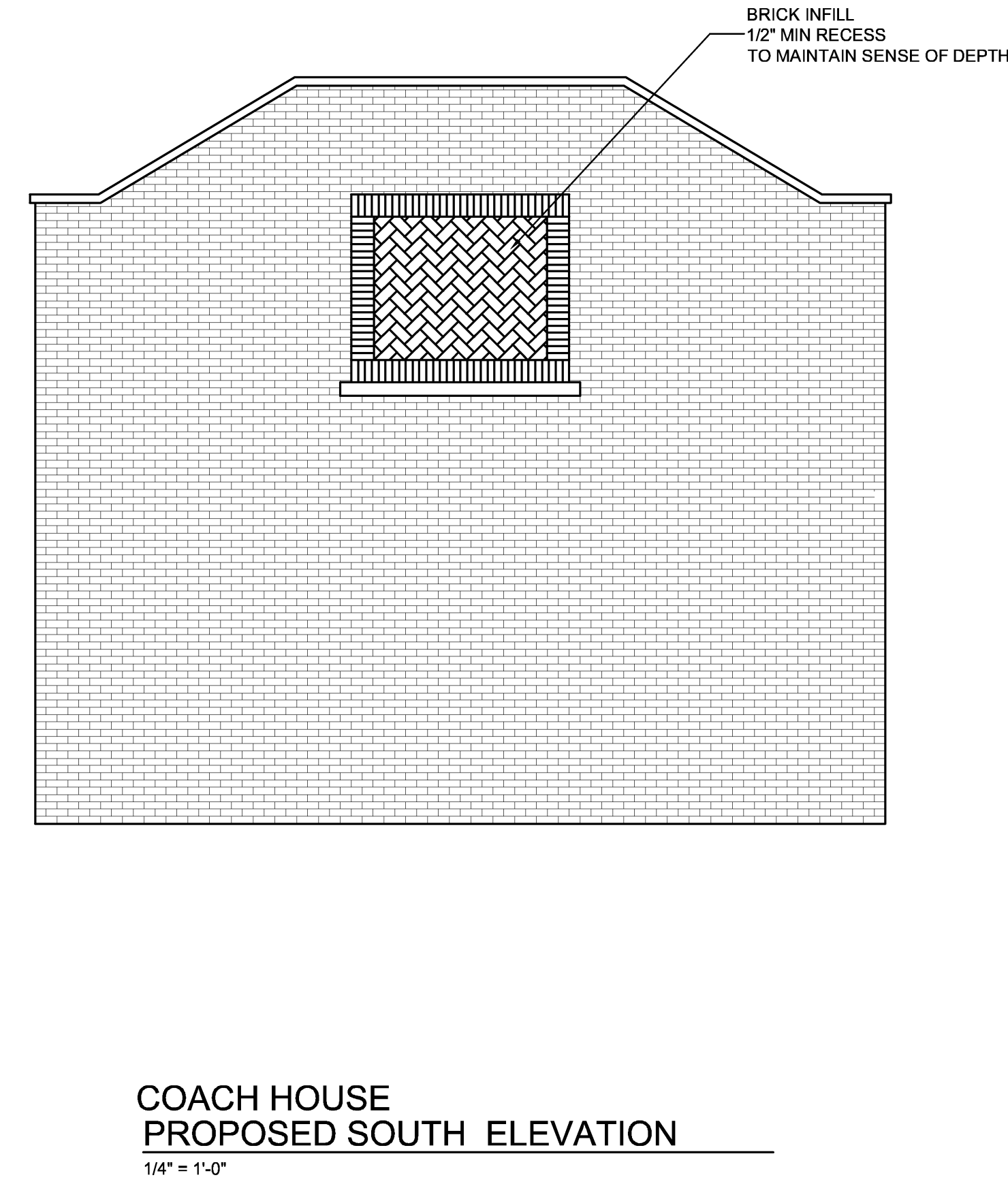
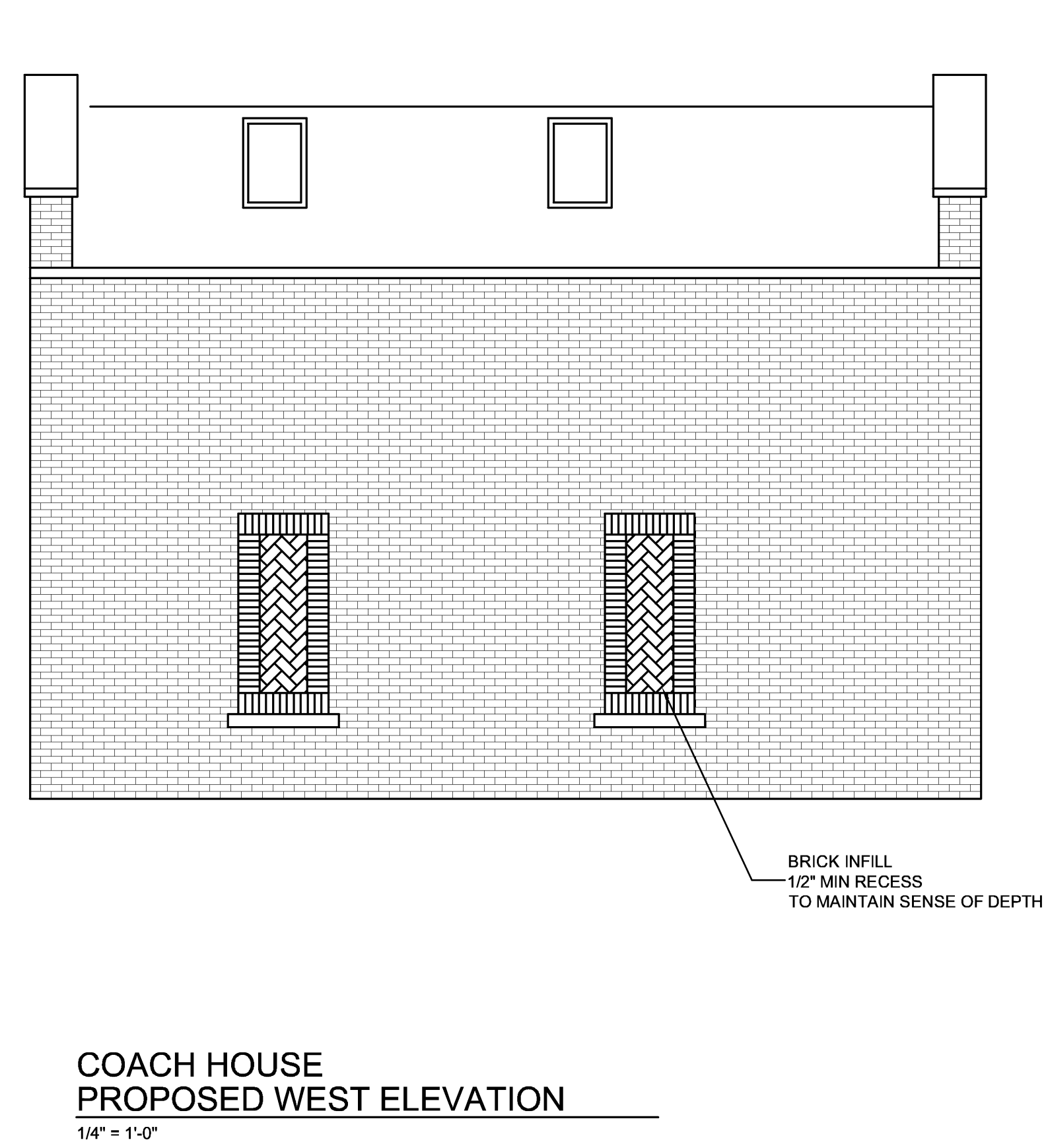
REV.	DATE:	DESCRIPTION

DATE: 03-19-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
BUILDING ELEVATIONS

DRAWING NO:
A104



APPROVED
By Tim Askin at 9:29 am, May 22, 2018

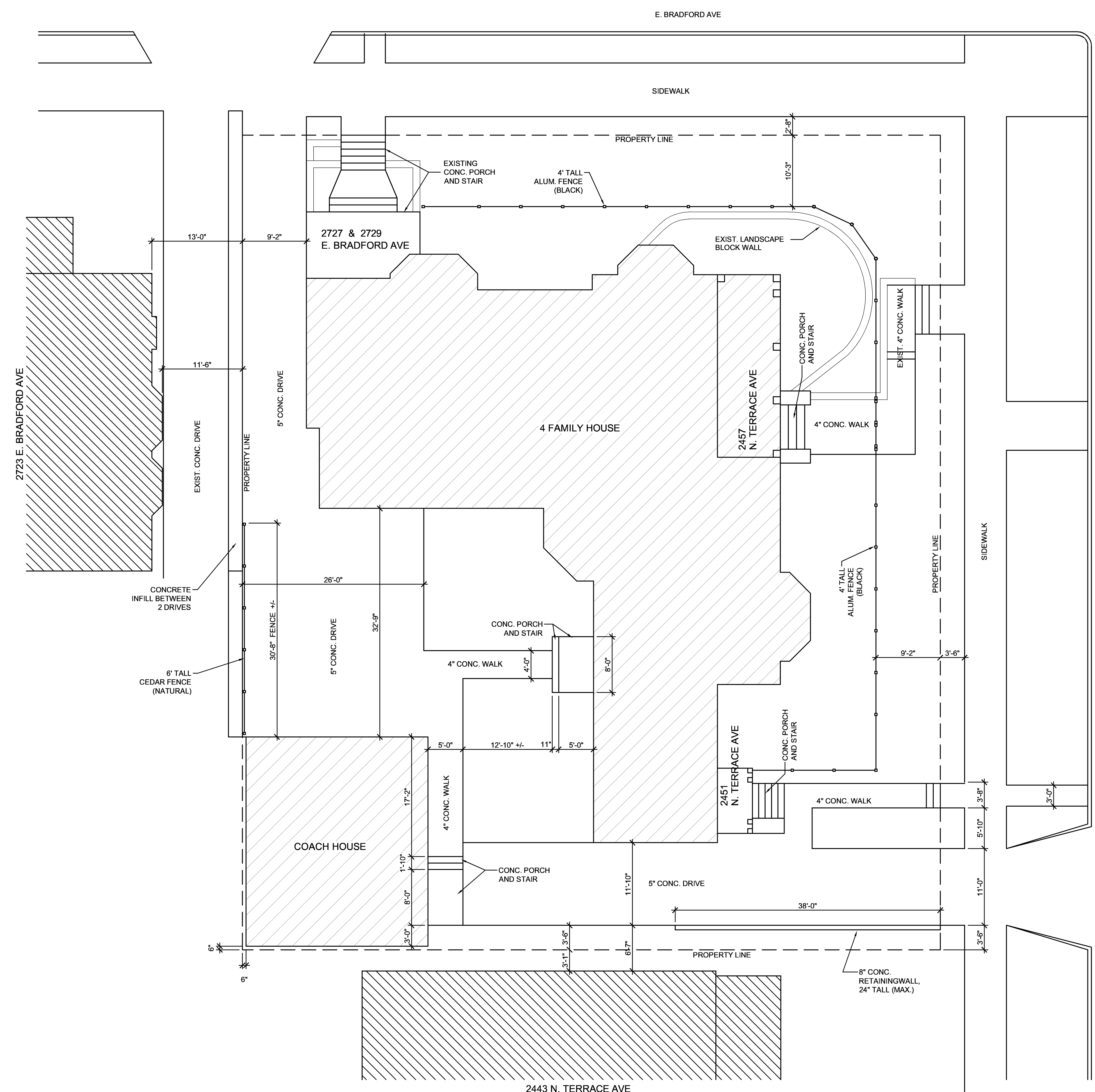


TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION

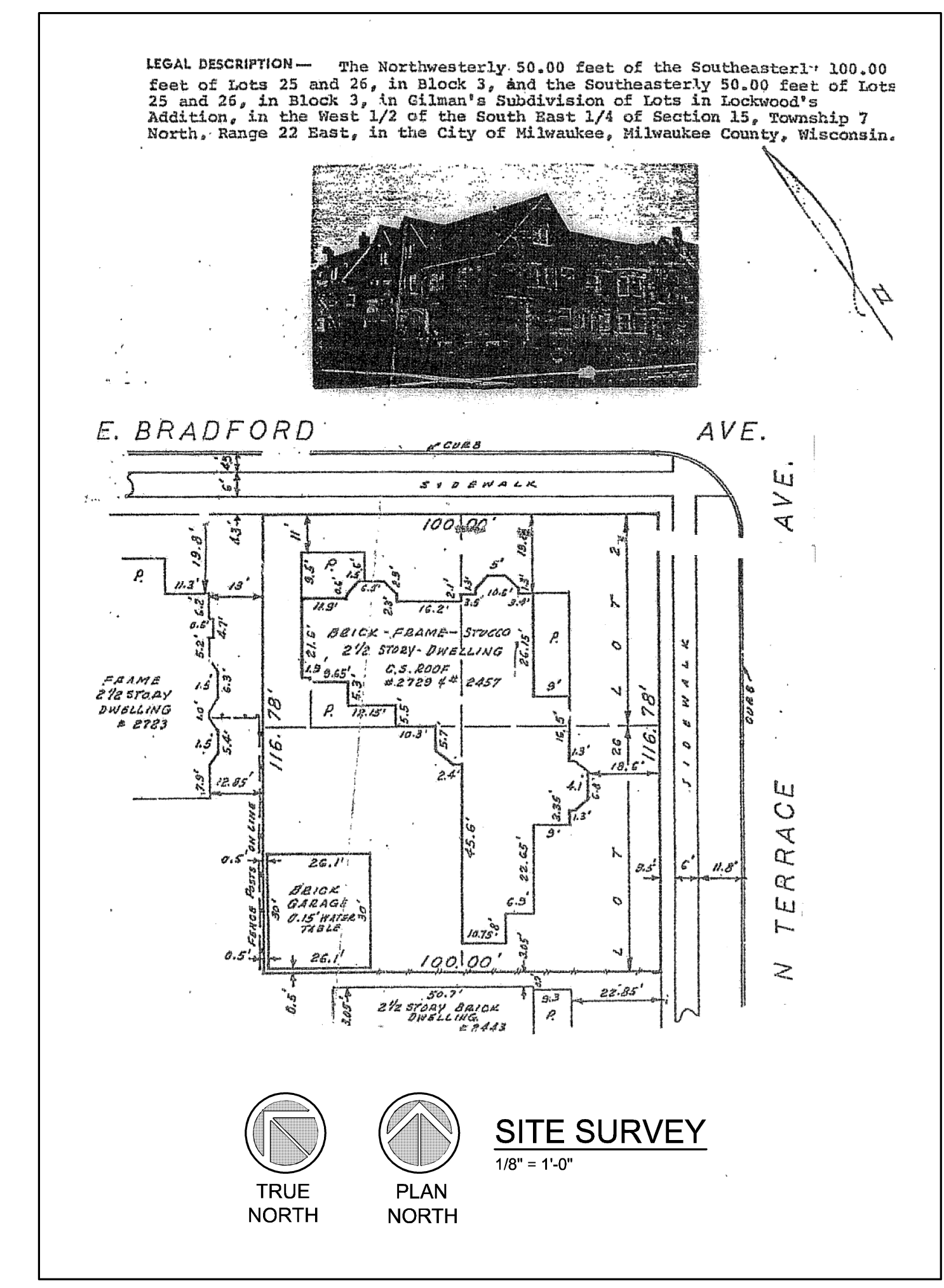
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BUILDING ELEVATIONS

DRAWING NO:
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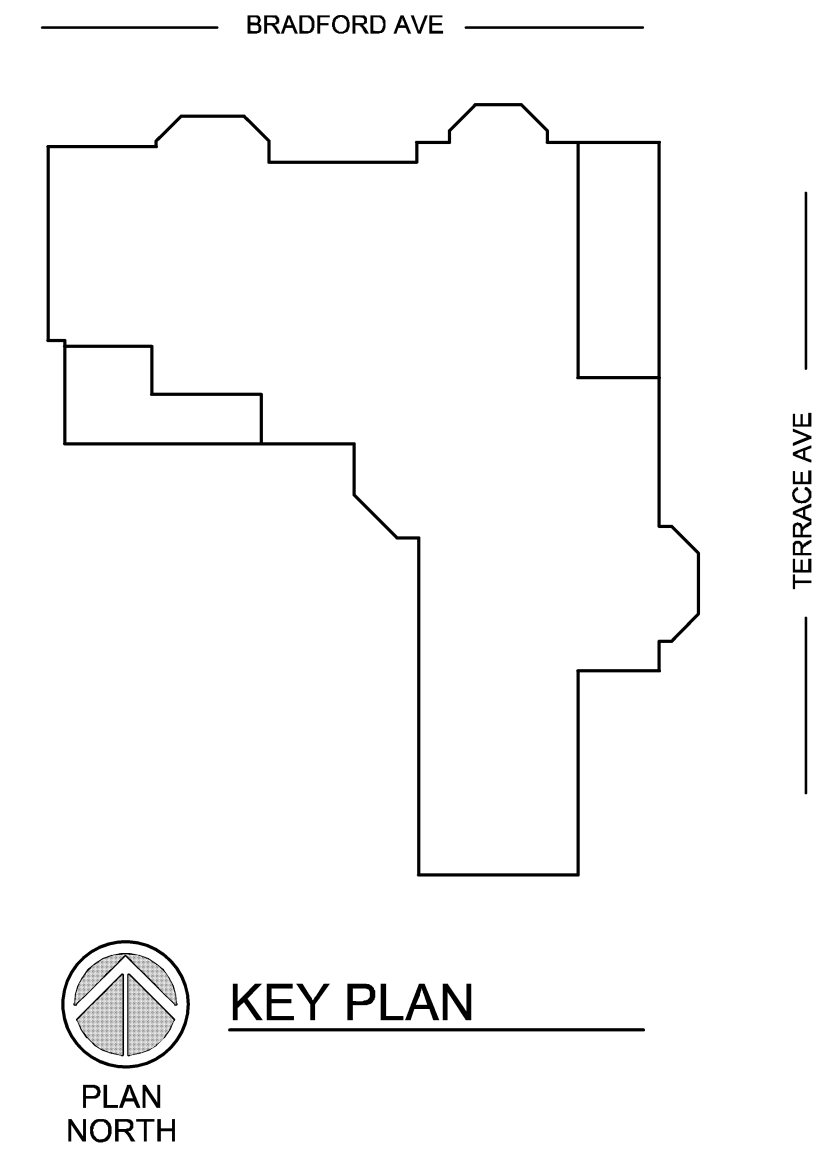


PROPOSED SITE PLAN
1/8" = 1'-0"

TRUE NORTH
PLAN NORTH



APPROVED
By Tim Askin at 9:29 am, May 22, 2018

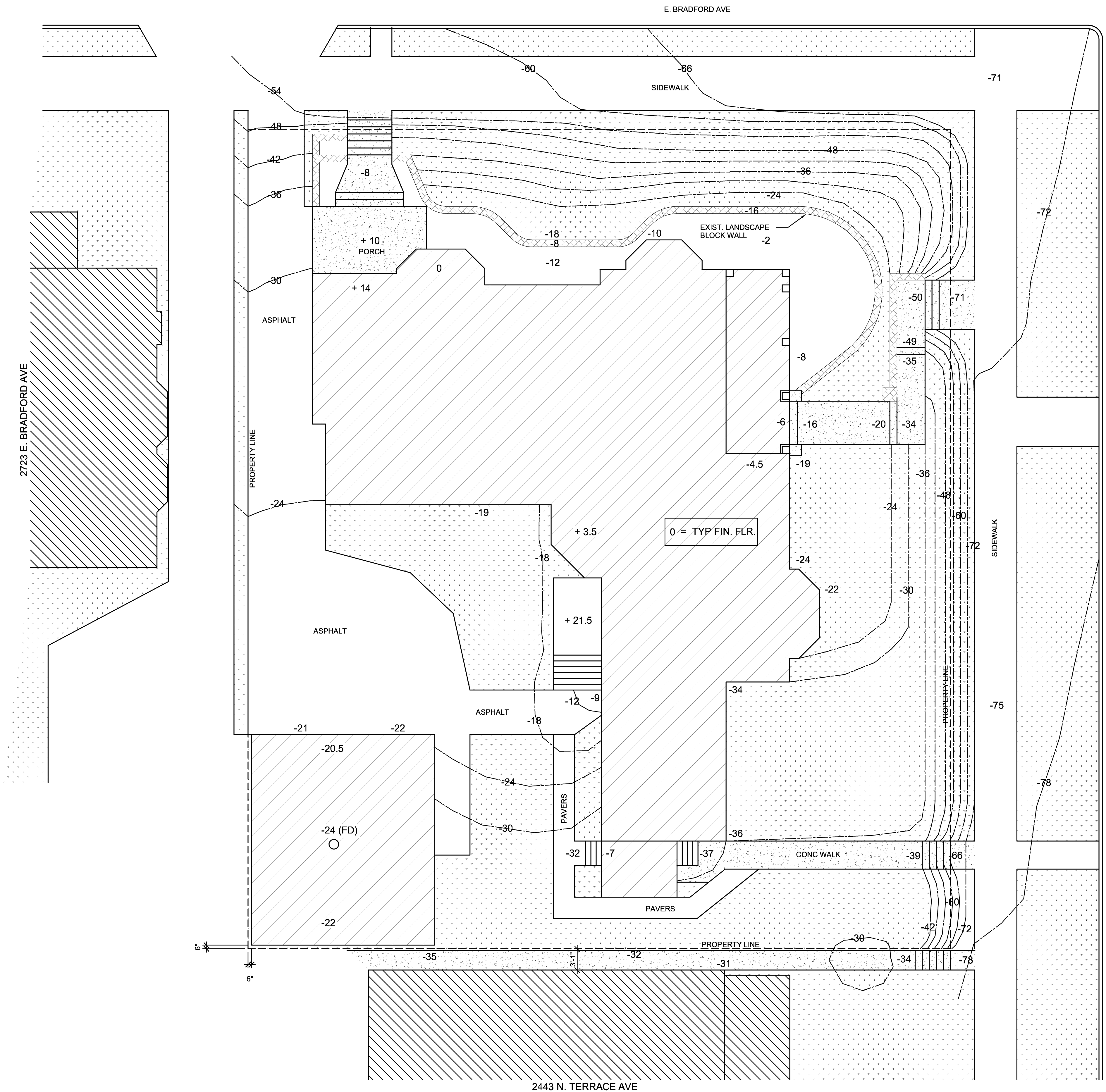


TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

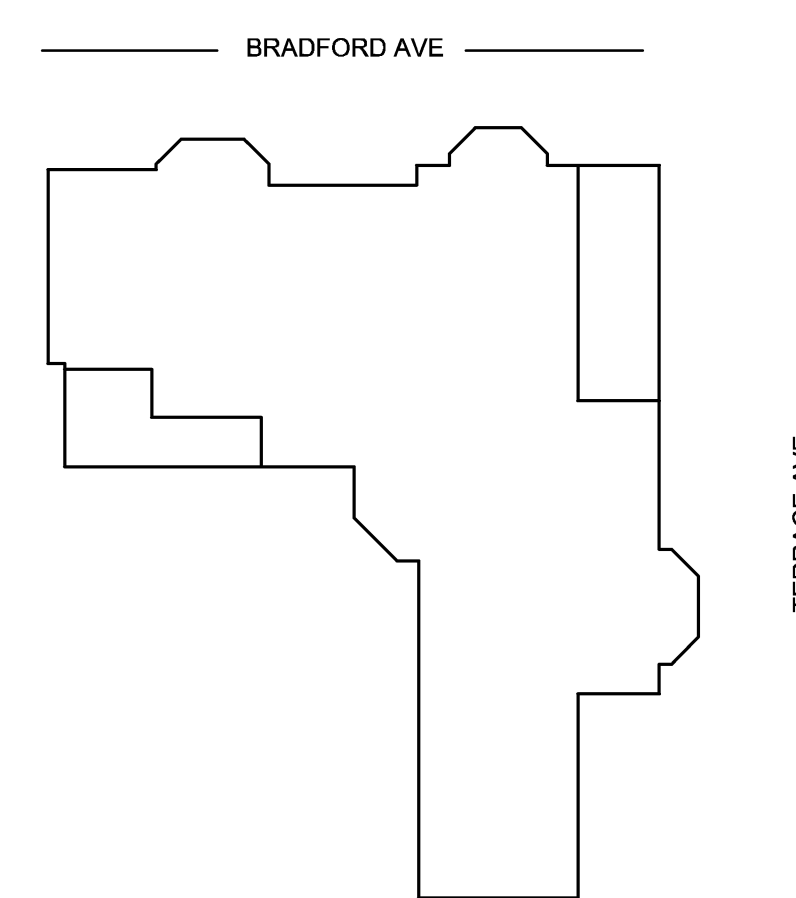
REV.	DATE:	DESCRIPTION

DATE: 03-19-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
SITE PLAN

APPROVED
By Tim Askin at 9:29 am, May 22, 2018



N. TERRACE AVE



KEY PLAN
PLAN NORTH

EXISTING SITE GRADE PLAN
1/8" = 1'-0"
TRUE NORTH PLAN NORTH

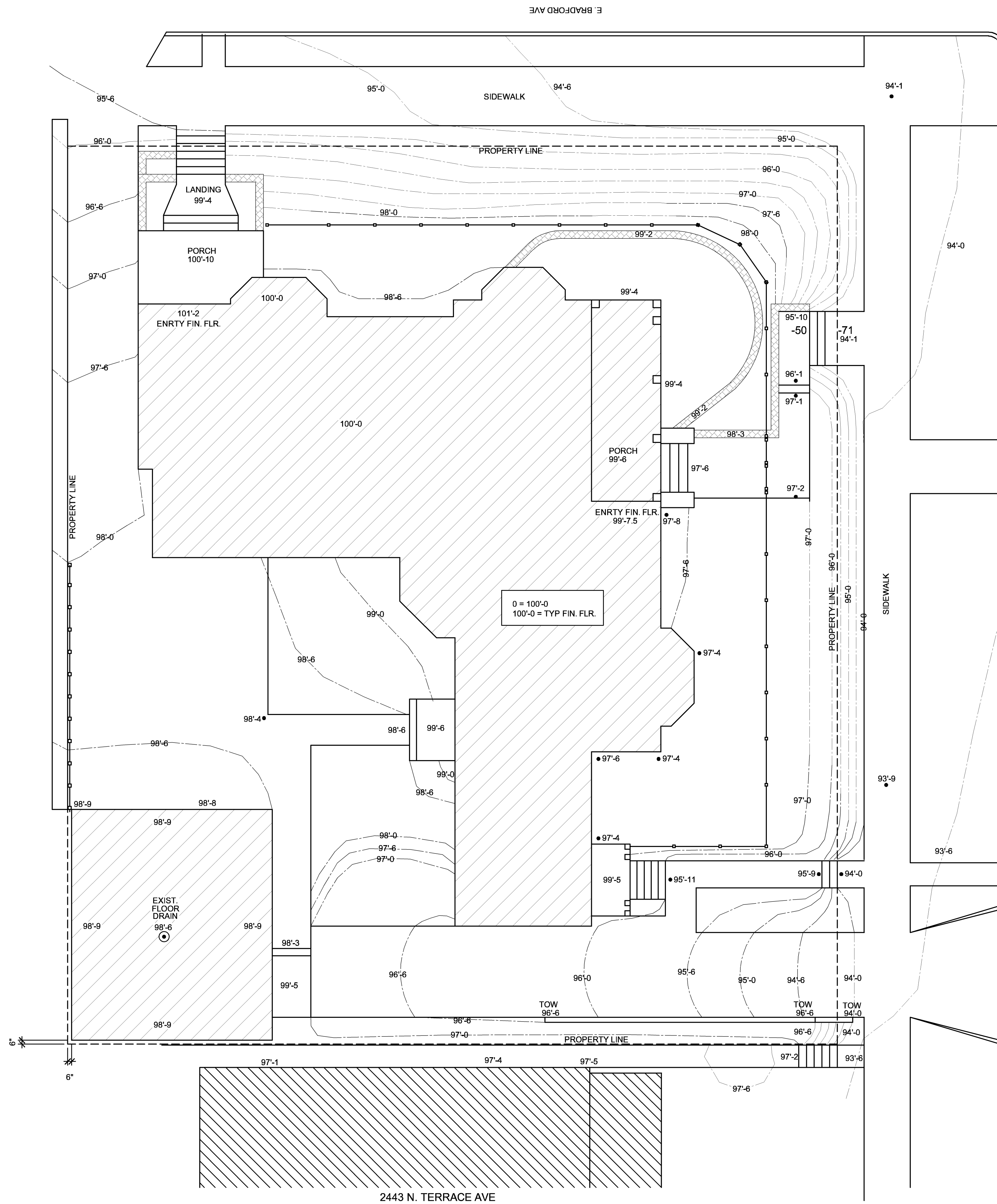
TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE:	DESCRIPTION

DATE: 03-19-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
SITE PLAN

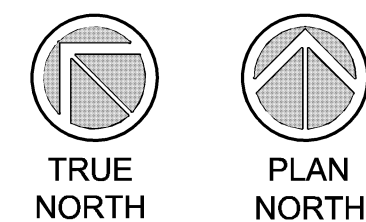
DRAWING NO:
C101

2723 E. BRADFORD AVE



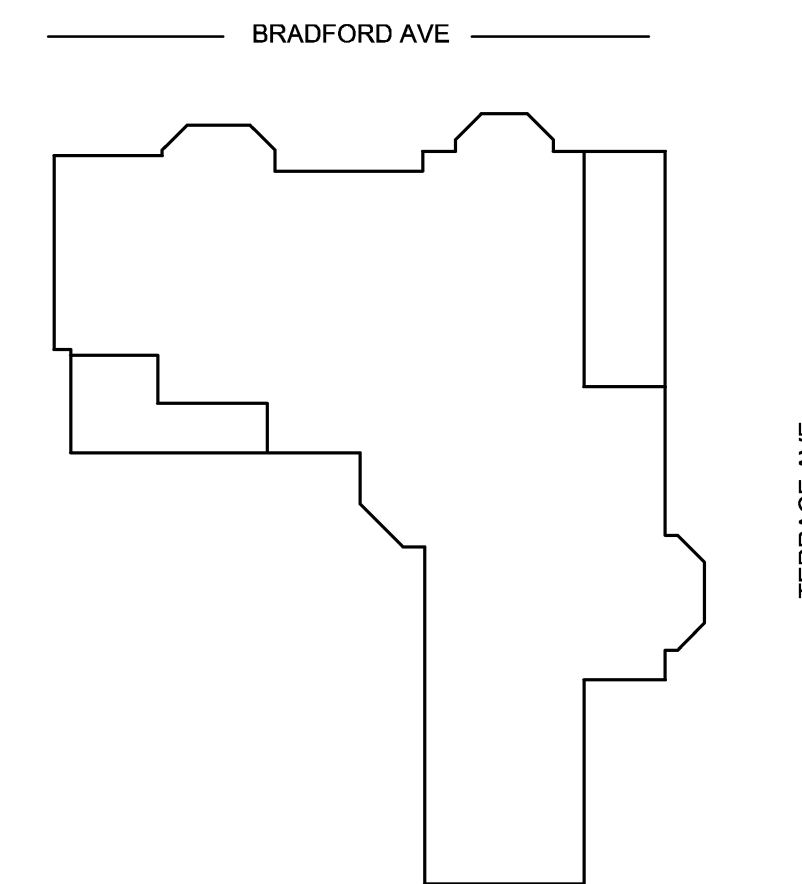
N. TERRACE AVE

2443 N. TERRACE AVE



PROPOSED SITE GRADE PLAN
 1/8" = 1'-0"

APPROVED
 By Tim Askin at 9:29 am, May 22, 2018



KEY PLAN
 PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
 2457 N. TERRACE AVE.
 MILWAUKEE, WI 53211

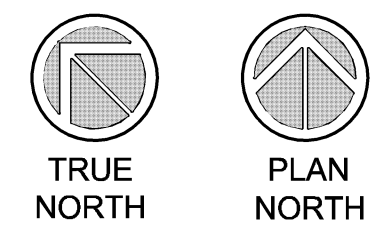
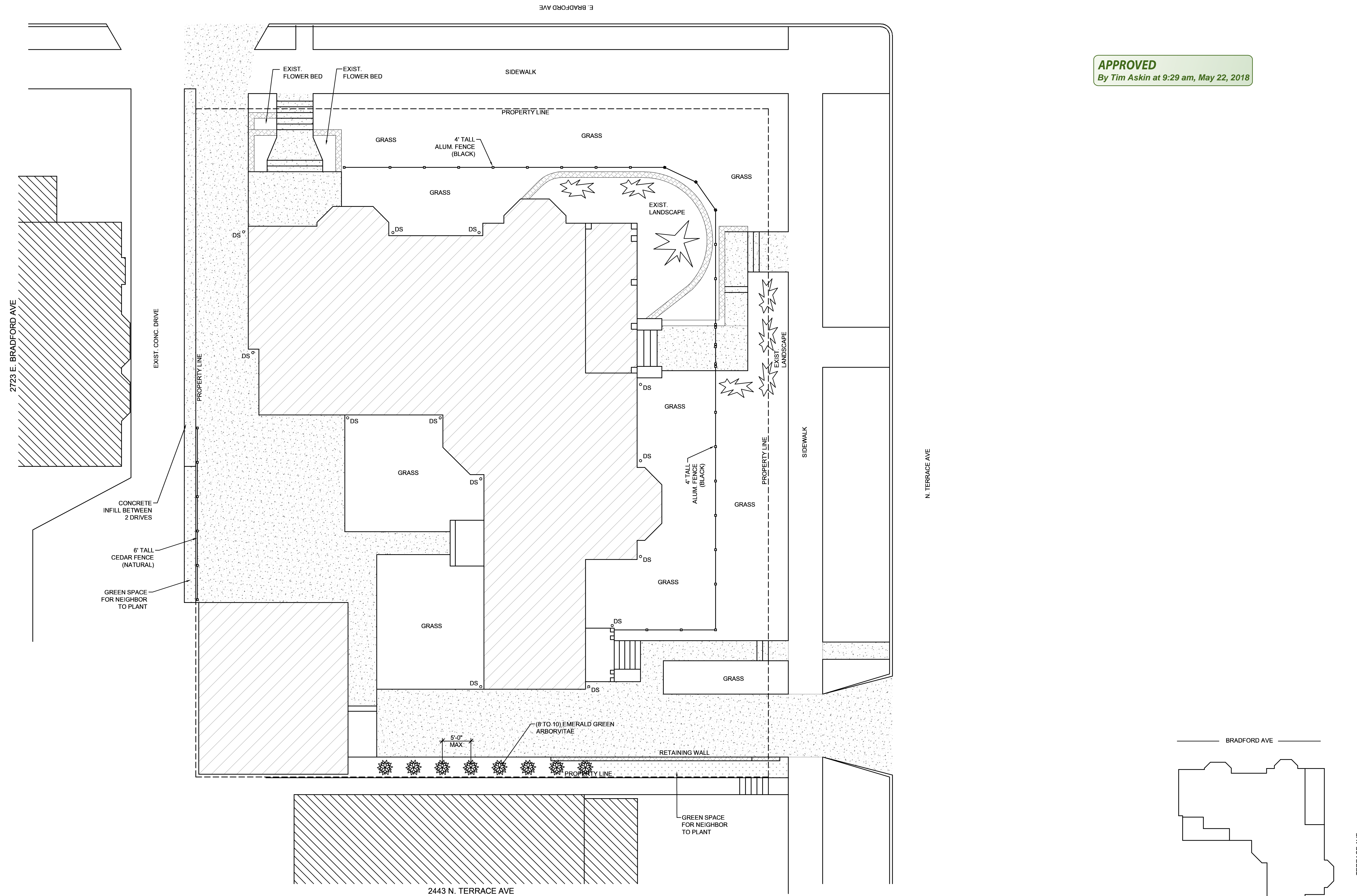
REV.	DATE	DESCRIPTION

DATE: 03-19-2018
 BY: KMR CHK: JRG
 SCALE: AS INDICATED

SITE PLAN

DRAWING NO:
C102

APPROVED
By Tim Askin at 9:29 am, May 22, 2018



PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

°DS = DOWNSPOUT
DRAIN TO GRADE



TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE:	DESCRIPTION

DATE: 03-19-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
SITE PLAN

DRAWING NO:
C103