



Certificate of Appropriateness

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

Property

2212 E. KENILWORTH PL.

North Point South Historic District

Description of work

Applicant will be remodeling kitchen that is at the rear of his house. One pair of one-over-one sash (2 windows) is located in an existing alcove and a single window (one window) is located on east elevation of this alcove. A second pair of one-over-one sash (2 windows) is currently located behind the sink and dishwasher and is essentially non-functional. Shorter windows will be installed at these locations to accommodate new counters. A fifth window with diamond shaped panes is located at the pantry and new cabinets will be installed in this area. This window will be removed.

Applicant will be removing rear chimney at his house to eliminate that stack that runs through an interior wall that is being removed to enlarge the kitchen.

Applicant will replace rear concrete steps with new concrete ones that are code compliant.

Applicant will replace rear entry door and side entry door.

Date issued

4/7/2015

PTS ID 101732 COA

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:

Windows may be raised/shortened as shown in the attached drawings. If the exterior frame is retained as shown in the alternative proposal, the infill must be of wood and painted to match the rear clapboards. If the exterior frame is shortened, wood clapboards to fill in must match the existing in size, thickness and wood species.

Replacement windows will be of wood and made by Marvin WUDH 2820 (northeast windows) and WUDH 2420 (northwest windows). They will match the current windows in thickness and size of the rails, stiles, stool, apron and muntins. No vinyl, vinyl clad, aluminum, aluminum clad, or fiberglass windows will be installed.

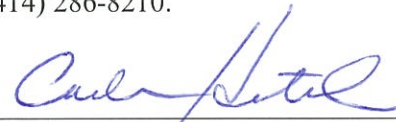
The rear chimney may be removed and the roof patched.

The rear porch steps may be removed and rebuilt to be code-compliant.

The rear and side doors may be replaced but must be of wood and match the existing/originals or match one of the attached options. Side and rear doors were generally not as elaborate as the front door but had one or more glass panes below which were three or four panels. An alternative to new replacement doors would be to install full view wood storm doors and follow the instructions about weather stripping in As Good As New pages 133-134.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-5722 E-mail: chatal@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 , Inspector Peter Schwartz (286-2537)



2212 East Kenilworth Place front

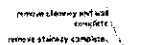
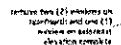
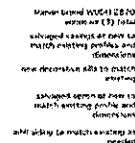


2212 East Kenilworth Place rear



Pair of windows to be replaced as well as diamond paned window at current pantry

Pair of windows in alcove to be replaced along with one window at side.

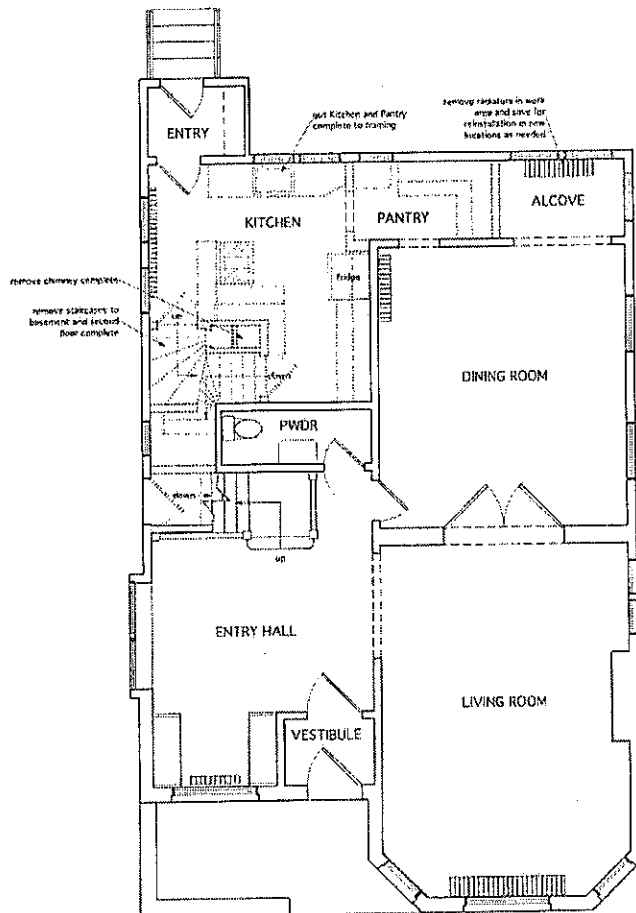

$$\left(\frac{3}{D1} \right)$$


$\frac{1}{A^2}$

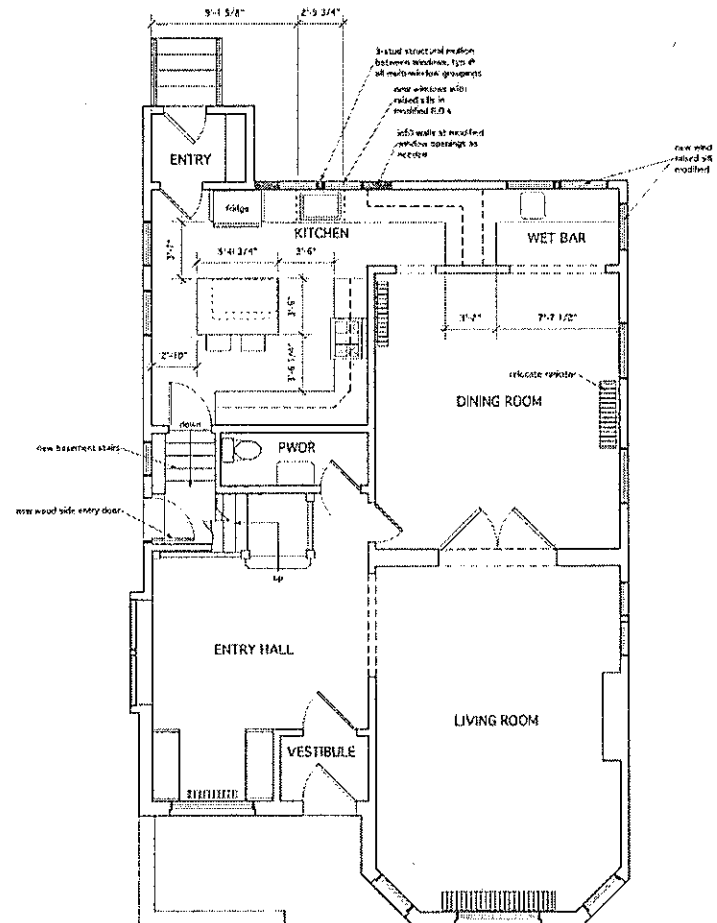


3
A1





2
D1 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



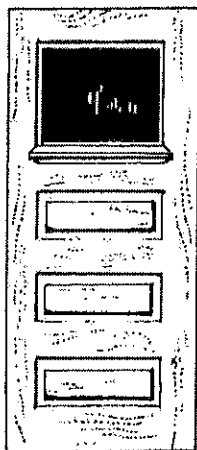
2
A1 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



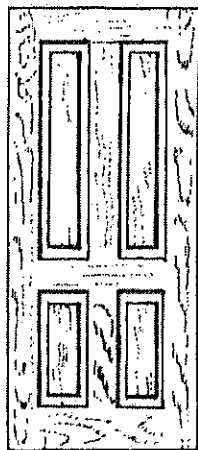


1 ALTERNATE PROPOSED REAR/NORTH ELEVATION
A2 Scale: 3/16" = 1'-0"

Alternative solution to shortening windows is acceptable. It preserves potential for re-installing larger windows in future. If selected, the panels must be of wood and painted to match the house.



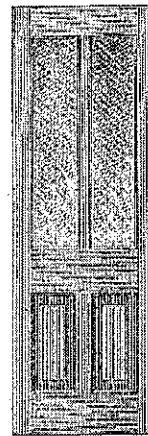
Queen Anne
1885-1895



All styles
1860-1910



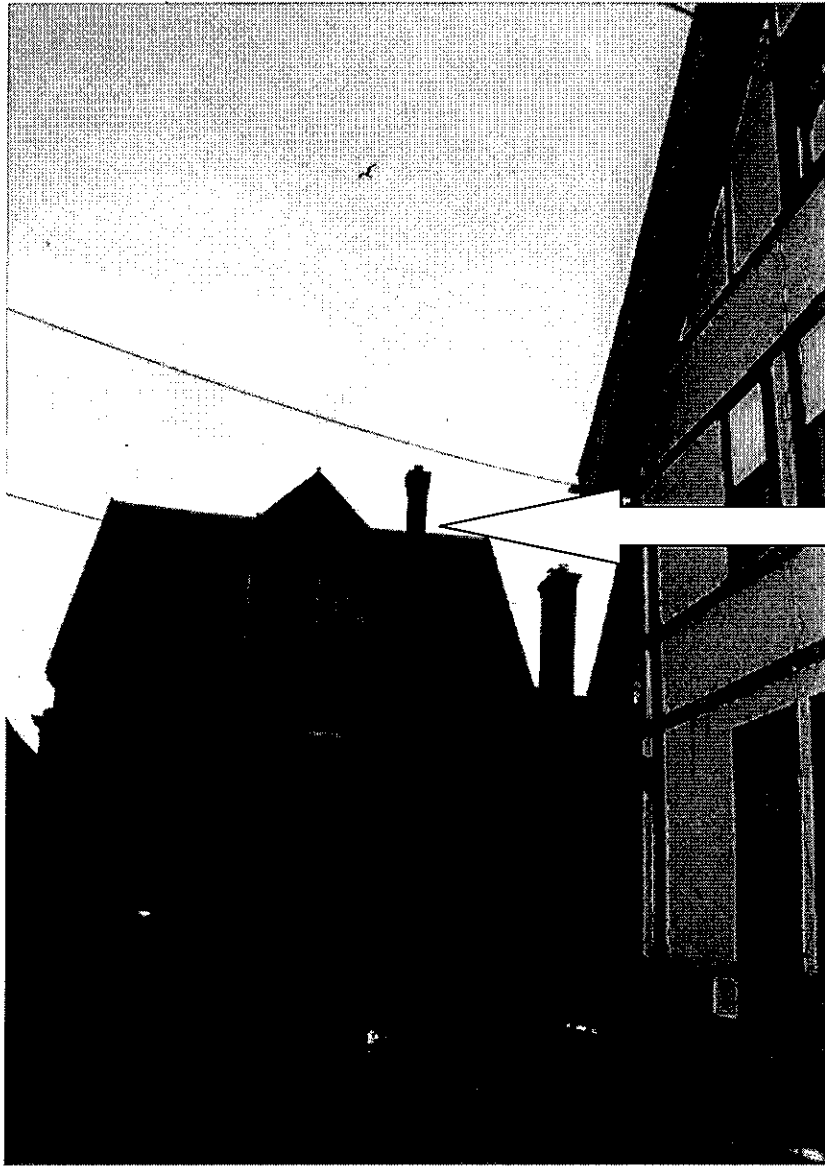
#10



#11



Rear concrete stoop to be replaced. New wood doors should match existing as in photograph or resemble images from period catalogue at right. Another alternative would be to properly weather strip prime door and install a new wood full view storm door.



Rear chimney will be removed