



Certificate of Appropriateness

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

Property

2618 N. TERRACE AV. North Point North Historic District

Description of work

The applicant proposes to make alterations to what had once been a full open porch at the rear, southeast corner of the second story. It is unclear whether or not this upper porch was original to the house or a later addition.

In 1969 half of the porch was enclosed to accommodate the construction of a bathroom. The remainder of the porch will now be enclosed so that the bathroom can be expanded.

The original enclosure was simple in design and made no attempt to match the character of the house. It features a simple one-over-one window and is clad with clapboards. The open porch that remained had simple posts and flat balusters.

The new expanded enclosure will have three elevations. The north elevation will remain windowless. The east elevation will feature three windows. The 1969 window will be removed and new wood double hung windows will be added. The south elevation will feature one new window that will match the others. Wood clapboards will be used, with 5 inch exposure. Corner trim will feature classical details in keeping with large first story porch below.

The proposal also includes 2 skylights that will be located in the slightly sloped roof of the former porch. It will not be visible from the front elevation and only visible in the upper stories of the neighboring houses.

Date issued

7/8/2015

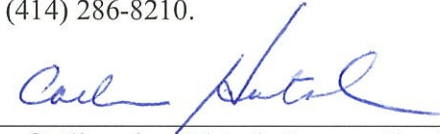
PTS ID 103357 COA

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:

All work must be done according to the proposal submitted. All wood surfaces must be painted upon completion of the project to ensure longevity of the clapboards, windows and trim.

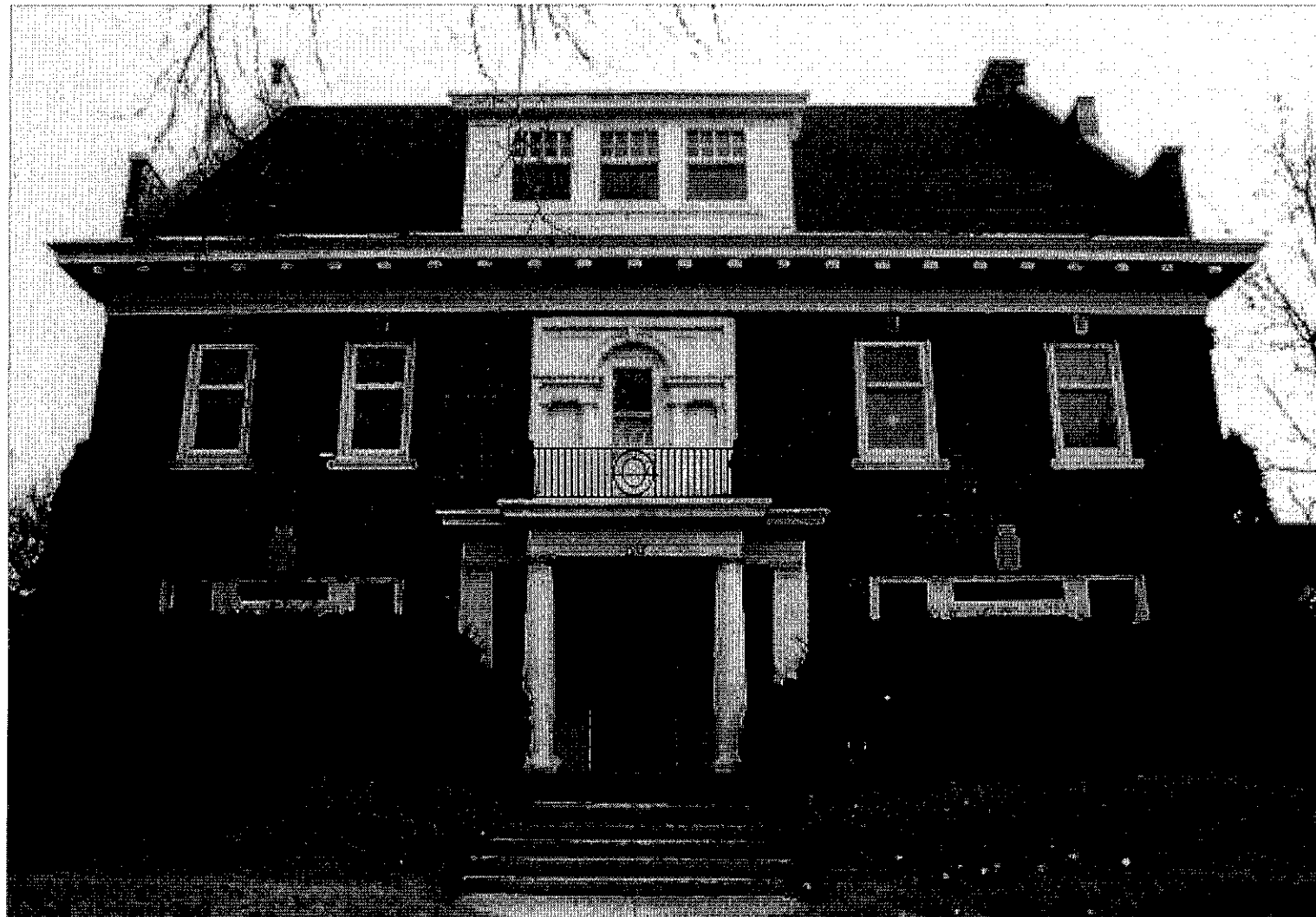
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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) 286-3004 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 Jason Golec (286-2553)

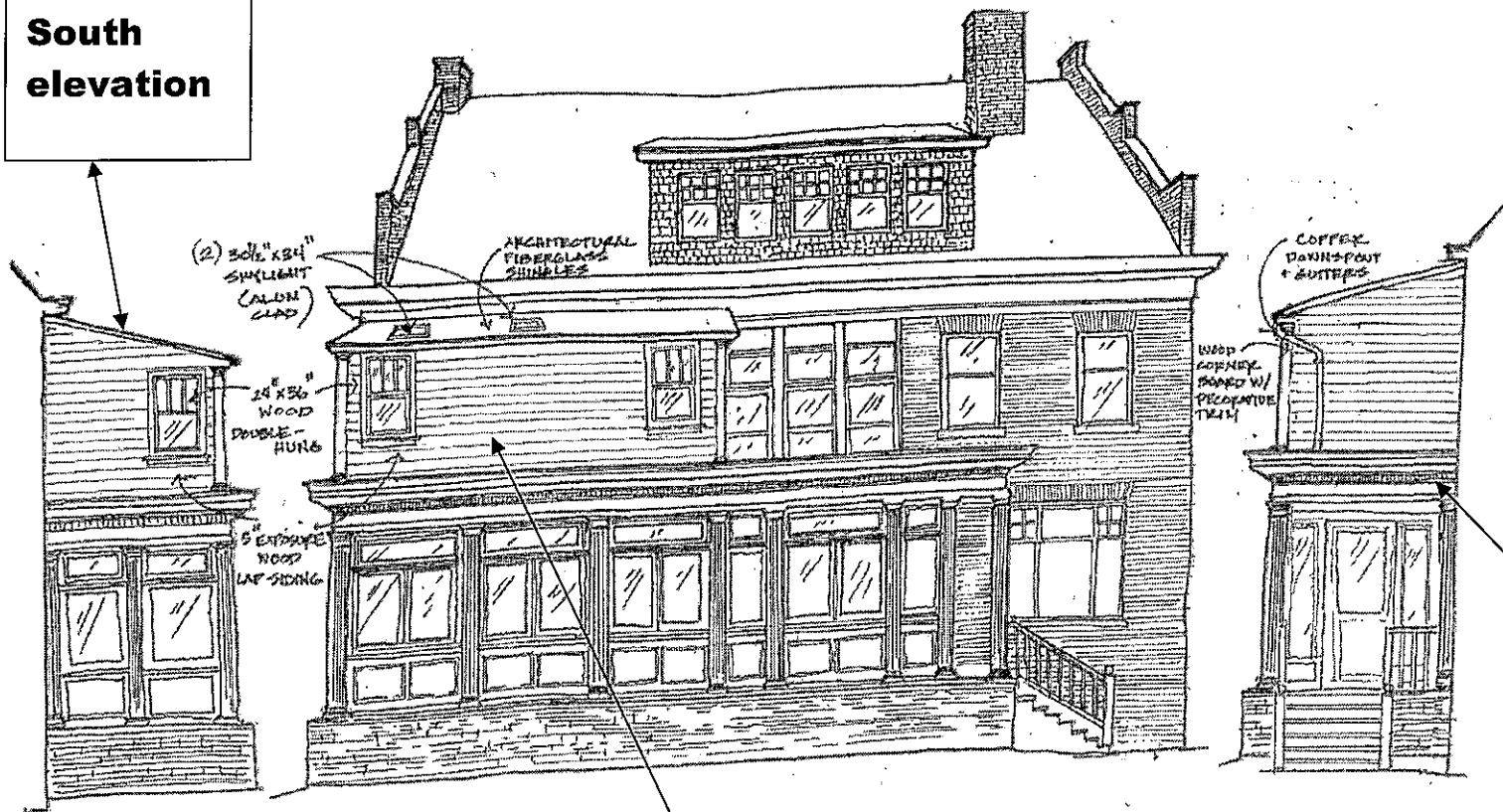


2618 North Terrace Avenue



Remainder of porch to be enclosed for bathroom expansion

South elevation



North elevation

$\frac{1}{4}'' = 1'-0''$

MASTER BATH REMODEL
2618 NORTH TERRACE AVENUE
MILWAUKEE, WI

5/13/2015

Proposed east elevation. A third window will be added.