



[Reset Form](#)

## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Isreal Kaufer House / North Point South Historic District

**ADDRESS OF PROPERTY:**

2205 N Lake Drive, Milwaukee WI 53202

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Eric Wagner

Address: 2205 N Lake Drive

City: Milwaukee State: WI ZIP: 53202

Email: ewagner@lowlandsgroup.com

Telephone number (area code & number) Daytime: 414-975-6509 Evening: \_\_\_\_\_

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Therese Hanson - The Kubala Washatko Architects

Address: W61 N617 N Mequon Ave

City: Cedarburg State: WI ZIP Code: 53012

Email: thanson@tkwa.com

Telephone number (area code & number) Daytime: 651-261-4225 Evening: \_\_\_\_\_

**4. ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

Incl. Photographs of affected areas & all sides of the building (annotated photos recommended)

Incl. Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Incl. Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

\_\_\_\_\_ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

This project intends to fully reconstruct the walls and floor of the porch that wraps the south east and south west side of the home. The existing brick masonry walls are in poor condition due to water infiltration within the porch walls, and the existing concrete floor is cracked. The walls will be constructed using a new brick veneer over CMU. The new brick will match the color of the existing brick and the existing stone caps and stone scuppers will be reused. The reconstructed walls will be built 24" above the porch floor, which matches the original porch wall height, and aligns with the historic window sills. During demolition, existing porch wall bricks in good condition will be salvaged to be used to repair and tuckpoint the house. It has been determined that the foundation walls below the brick porch walls are in good condition and do not need repair.

This project will also create an addition to porch along the south west wall to allow for a small outdoor dining and sitting area. The walls and floor of the porch addition will match the materials used for the reconstruction of the porch walls. The porch addition has a curved shape which allows it to more gently interface with the public way along Kilbourn avenue. Additional landscaping and plantings will be added around the porch addition. The four (4) existing columns supporting the covered porch roof will be relocated to a bundled condition allowing for clear passage to the new porch addition. The south east facing porch features bundled columns and was used as a precedent for the column placement. See attached photos.

To provide additional lighting for the porch addition, four (4) new recessed downlights will be added to the soffit of the existing porch roof. Additionally, a small linear strip light will be recessed into the bottom of the stone cap, see detail 5/A1.1. To provide shade, a new retractable canvas awning will be added to the fascia of the existing porch roof, see annotated photos included with this application. Two (2) Solatubes will be added to the existing porch roof to bring additional daylighting within the covered porch area and into the kitchen windows located below the roof.

A new 4'-0" decorative black metal metal fence is shown in the attached images which was approved through a previous COA, dated 6/2/2022 and amended 6/29/2022, PTS ID 115258

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Therese Hanson  
Please print or type name

August 16, 2022  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**      [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)      [www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

**Or click the SUBMIT button to automatically email this form for submission.**

**SUBMIT**



Existing brick masonry porch wall to be reconstructed with matching brick and salvaged stone cap and stone through wall scuppers

Note existing bundled columns at front porch

Existing brick masonry porch wall to be reconstructed with matching brick and salvaged stone cap and stone through wall scuppers



Existing brick masonry porch wall to be reconstructed with matching brick and salvaged stone cap and stone through wall scuppers. Existing stone base will be salvaged and reused or repaired/replaced to match where required.

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Existing roof to remain, columns will be bundled at the corners to allow for passage to new addition, a new lintel will be added to support increased span

Area where existing porch wall will be removed for new porch addition

Existing brick masonry porch wall to be reconstructed with matching brick and salvaged stone cap and stone through wall scuppers. Existing stone base will be salvaged and reused or repaired/replaced to match where required.



Existing concrete stairs to remain

Existing brick masonry porch wall to be reconstructed with matching brick and salvaged stone cap and stone through wall scuppers. Existing stone base will be salvaged and reused or repaired/replaced to match where required.



Photo of existing brick porch wall condition



Photo of existing brick porch wall condition

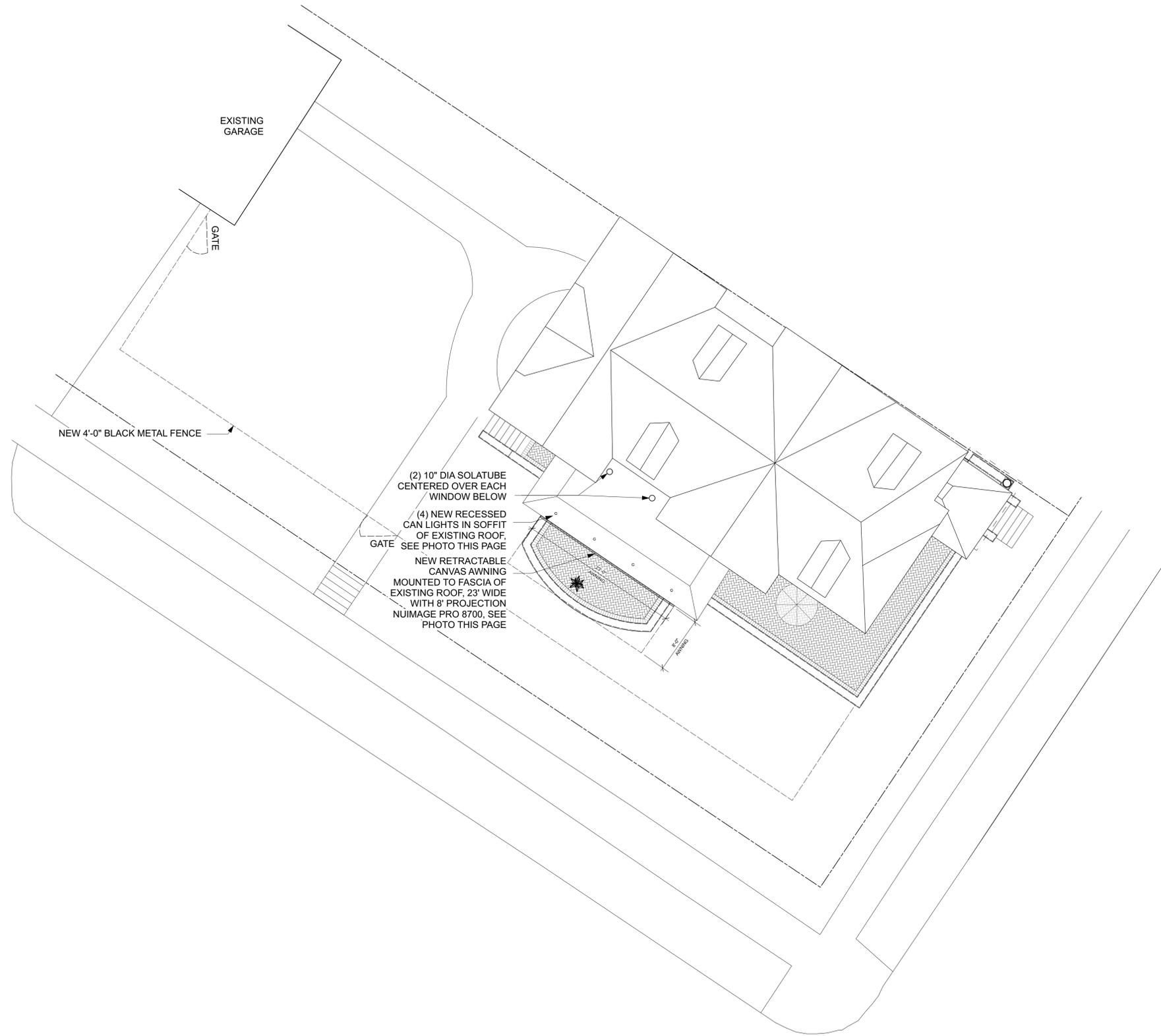
PROJECT

**Wagner  
Residence  
Porch Remodel**

2205 N Lake Dr  
 Milwaukee, WI 53202

OWNER

Eric Wagner  
 2205 N Lake Dr  
 Milwaukee, WI 53202



1 WAGNER RESIDENCE - ROOF PLAN  
 Scale: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION

DATE

AUGUST 16, 2022

PROJECT NUMBER

245122.00

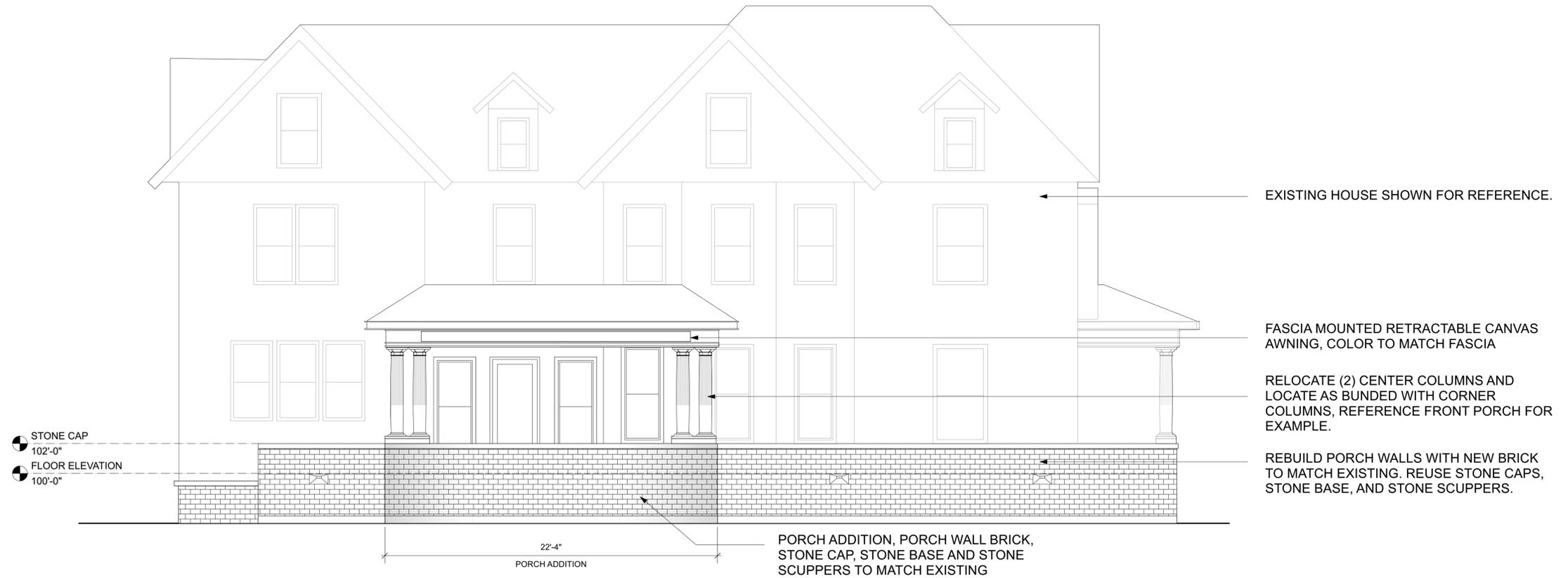
SHEET TITLE

**PORCH  
ROOF  
PLAN**

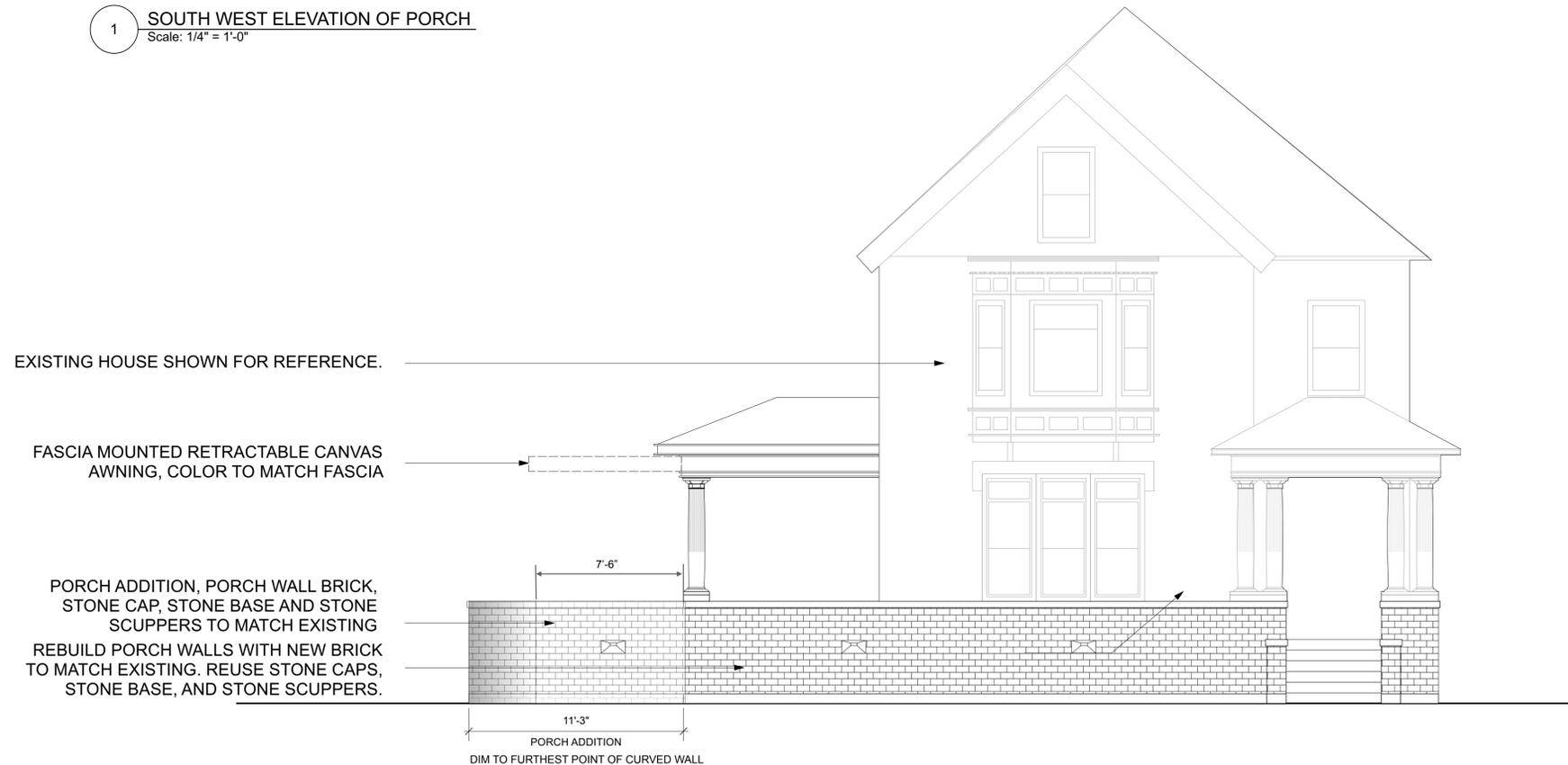
SHEET NUMBER

**A1.0**

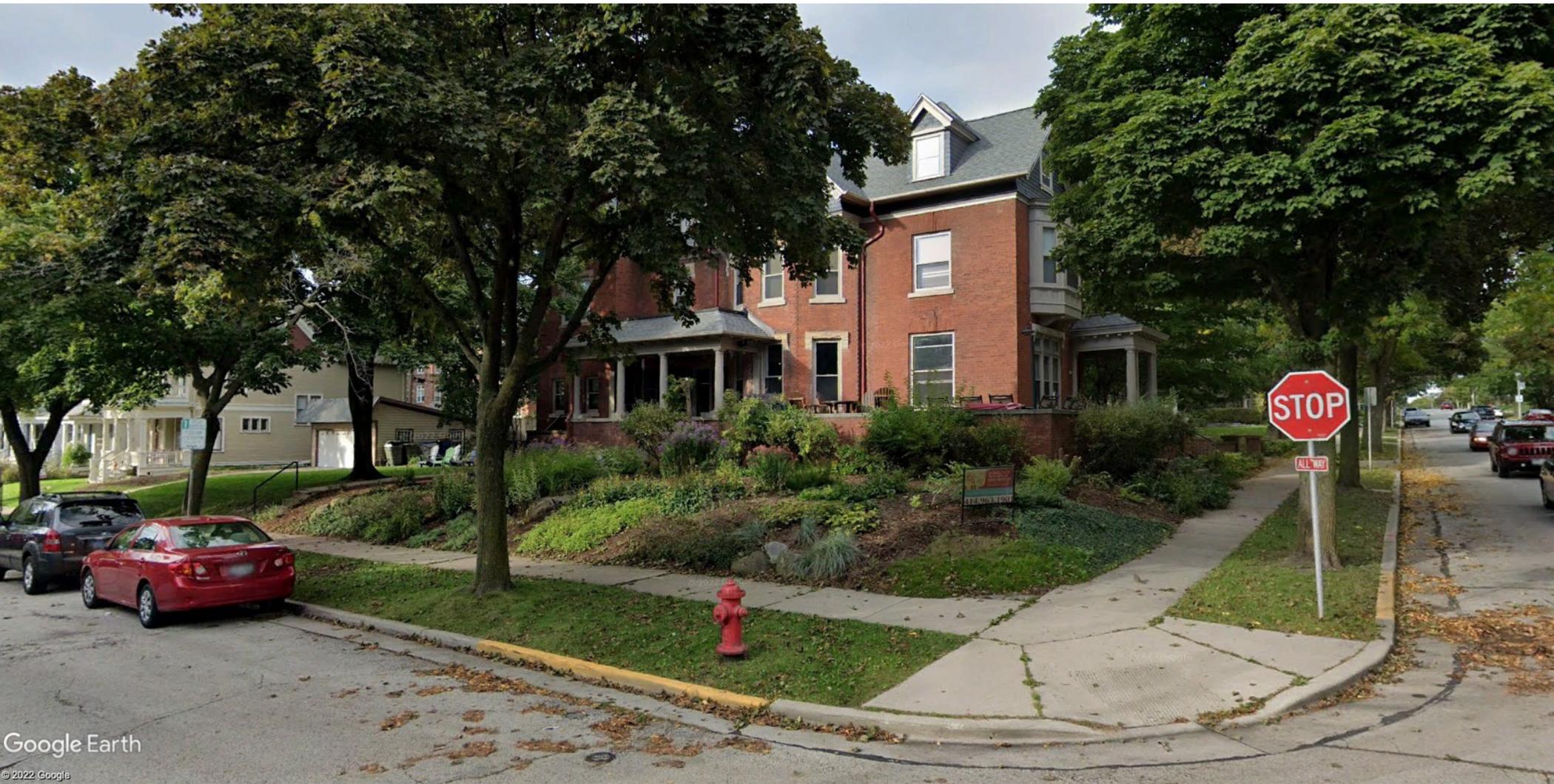




1 **SOUTH WEST ELEVATION OF PORCH**  
Scale: 1/4" = 1'-0"



2 **SOUTH EAST ELEVATION OF PORCH**  
Scale: 1/4" = 1'-0"



View toward NW from N Lake Dr and E Kenilworth Pl



View toward NW from N Lake Dr and E Kenilworth Pl



Google Earth

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View toward NW from E Kenilworth Pl



Google Earth

© 2022 Google

View toward NW from E Kenilworth Pl

2205 N Lake Drive - Porch Remodel and Addition COA

August 16 2022

Proposed Porch Addition showing new fence and landscaping



Photo showing proposed Ragland Plantation Brick - best match to existing



Photo showing proposed Ragland Plantation Brick - best match to existing