



Certificate of Appropriateness

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

Property

3452 N. LAKE DR. North Lake Drive Estates Historic District

Description of work

The owners had a sump pump installed that drains to the rear of their house. Their plumber installed a back-up sump pump and installed a PVC drain adjacent to their entrance. This drain is located at the front of the house and penetrates a masonry wall, a situation not generally approved by the Historic Preservation Commission. It is also not code-compliant.

To meet code, the plumber proposes to add an elbow to the existing pipe to raise it 3 inches to the required 12-inch high level. He will also add 13 inches to the length of the pipe to make it meet the required length.

Date issued

9/26/2016

PTS ID 113896 COA Drain for back-up sump pump

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:

It would be preferable to have the pipe relocated to another elevation of the house, for example, the north façade. Should the pump discharge from its current location, the water may extend beyond the confines of the landscape bed and onto the front walkway or driveway. If the location of the back-up sump pump in the basement makes relocation difficult or impossible, the current location may be retained. The façade of the house is set back from the street and the PVC drain pipe discharges into a planting bed making it less visible.

The PVC pipe must be painted out to blend in with the brick and/ or foliage to be less conspicuous.

The new length of pipe and the new height will be more visible than it is currently. The pachysandra does not completely obscure the pipe at present. It is recommended that an additional planting of a small scale perennial would help to conceal the pipe. Such a planting would not block the window but provide another layer of screening.

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: carlen.hatala@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.

A handwritten signature in black ink, reading "Carlen Hatala". The signature is written in a cursive, flowing style. The first name "Carlen" is written in a larger, more prominent script, and "Hatala" is written in a slightly smaller, more compact script to its right.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



Home as seen from the sidewalk.



Home as seen halfway up the driveway.



Home approaching the front door.



View of home slightly to the left of front door.

Back-up sump pump discharge pipe is located here.



Existing discharge pipe for the back up sump pump. Elbow would be attached at the end to raise the pipe up three inches and extend it out 13 additional inches. This would comply with code.



Pipe with slim wire protruding to indicate the additional length need to comply with code.



Different view of pipe with wire to indicate additional length needed.