



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

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

Property

2105 E. LAFAYETTE PL.

North Point South Historic District

Description of work

This property currently includes the vacant lot next door addressed as 2115 East Lafayette Place. The vacant lot will be developed with a new house. A shared drive will be built between the two properties and, to preserve the view from the houses and to keep vistas more open to the neighborhood, both properties will feature below grade parking. New landscaping is included as well.

The garage for 2105 East Lafayette Place will be located behind the existing house and built into the hillside. The roof of the garage will form a deck. Two overhead garage doors will be installed, made of wood and having the appearance of swing open carriage barn doors.

Portions of the garage's exterior will be visible, with vertical composite siding framed into panels. The panels are designed to carry through the design of the garage doors.

The upper deck will have newly built steps, handrails and guardrails. The guardrails and handrails will consist of simple picket balusters and square posts. All of this construction as well as the decking are proposed to be of composite material.

Retaining walls flanking the new driveway and steps flanking the east end of the garage will be constructed of Waukesha buff stone from Halquist Stone.

Date issued

10/21/2015

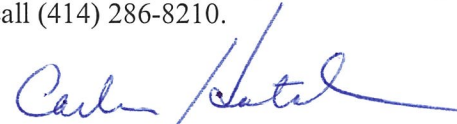
PTS ID 104826 COA

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:

The project will be built as designed.

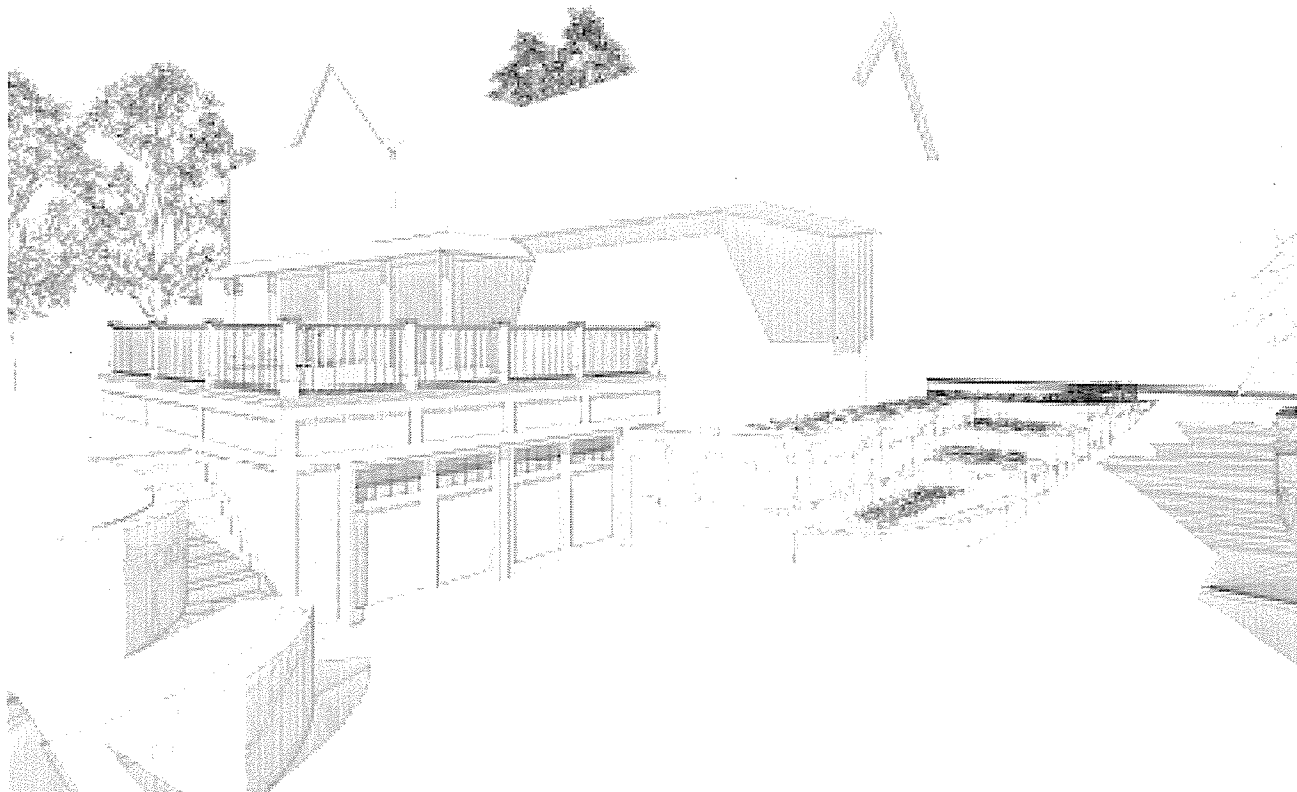
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. **Staff must approve any changes or additions to this certificate before work begins.** Work that is not completed in accordance with this certificate may be subject to correction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



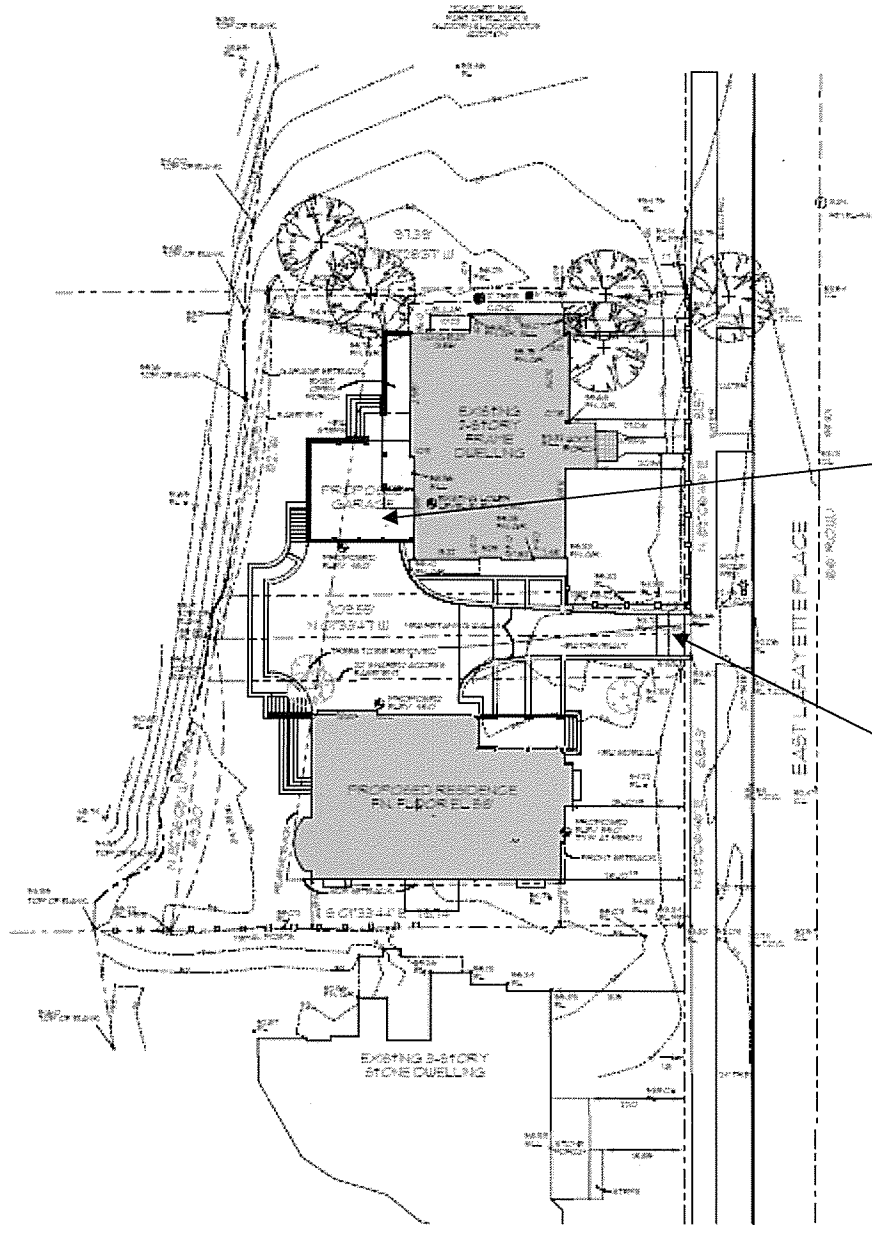
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Construction Section (286-2513)



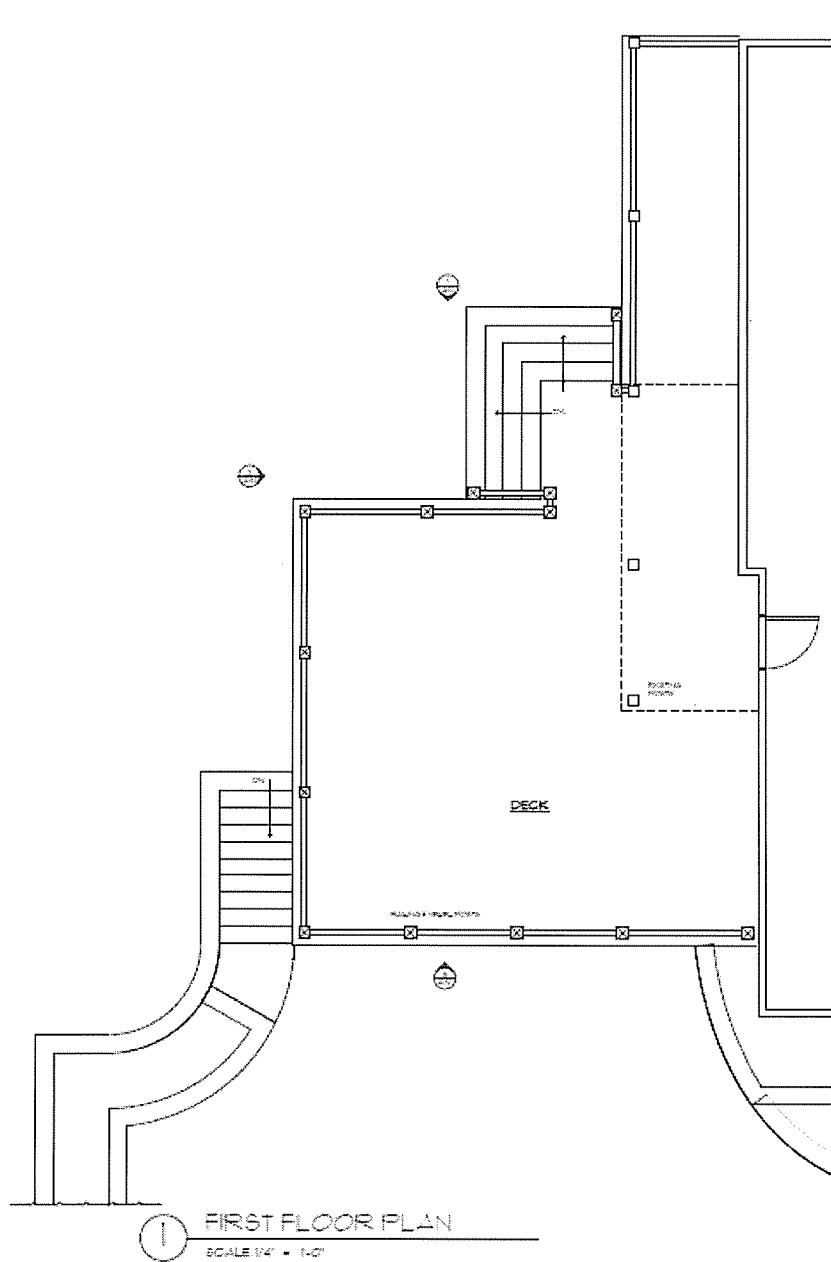
PROPOSED VIEW FROM SOUTHEAST

Note: Irregular field stone depicted in the rendering will not be used. Instead, stone blocks will be set in regular courses at the retaining walls.

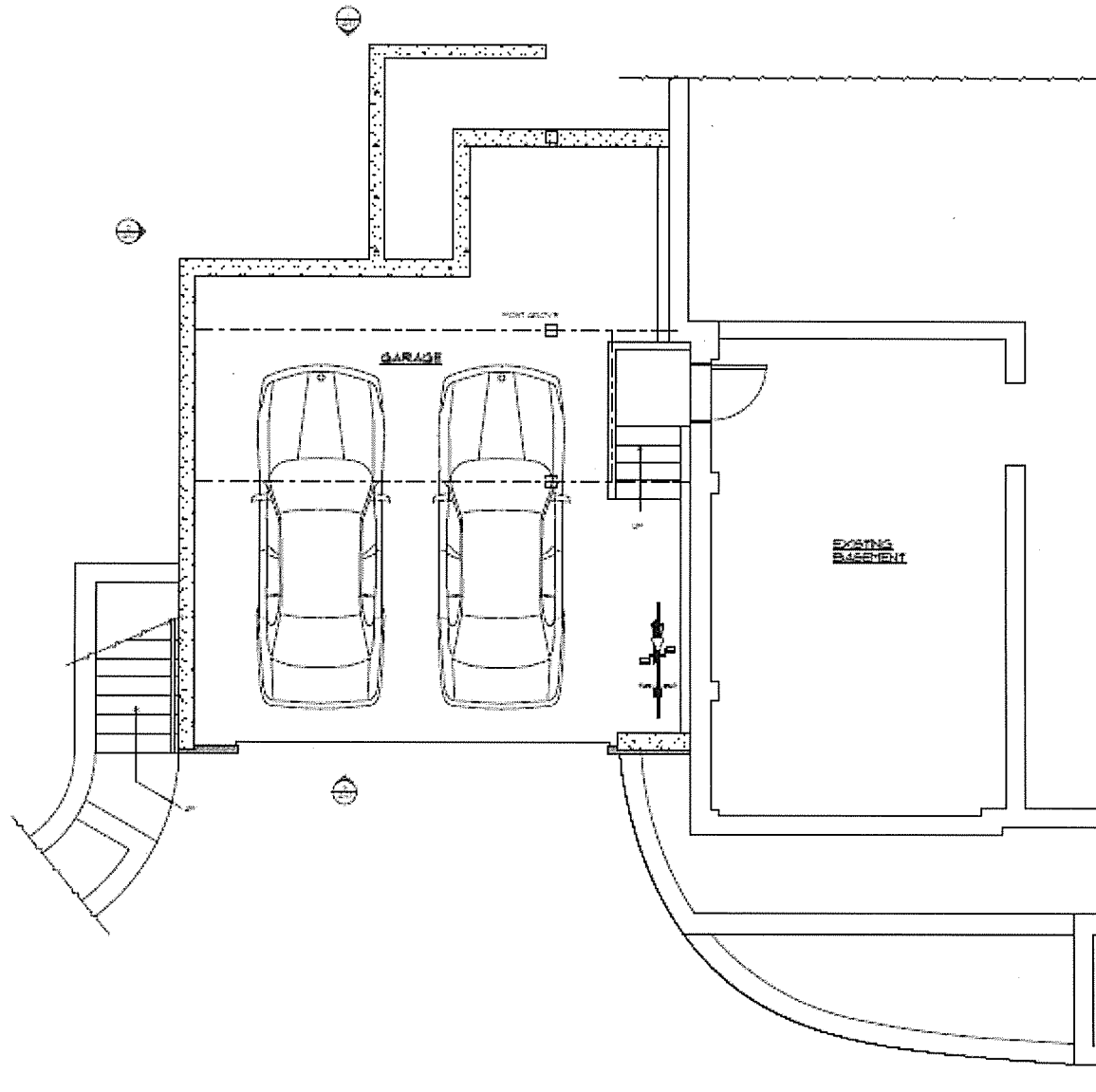


The new below grade garage will be located behind the house.

The two properties will utilize a shared driveway.



**The plan of the deck
that will be located
above the new garage.**



1 LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



The Waukesha Buff stone that will be used at the retaining walls and steps.