



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 2830 W. STATE ST. Concordia Historic District
Description of work This project involves the construction of a hipped-roof garage at the rear of the property.

The applicant proposes to construct a slab-on-grade, hipped-roof, three car garage facing the alley to the north of dwelling. The building measures 24x36', with an approximate ridge height of 16'. The garage will have one 12' and two 9' doors facing north. A 9' overhead door, half-light passage door, and a horizontal window pierce the south elevation. The lower wall surface will be stone to match the house and addition. The upper wall surface is proposed as "Smartside," a composite-wood weatherboard. The hip roof will have a 1' overhang, similar to the addition, and standard ogee gutters with rectangular downspouts. The hipped-roof is covered in black, asphalt shingles. The applicant proposes steel, sectional, overhead doors at each major opening.

Date issued 11/10/2015 PTS ID 106189 COA

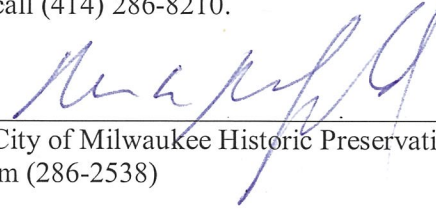
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

Reconfigure south elevation to create a symmetrical balance of openings. Final details on siding material, windows and doors, gutters and downspouts, and trim to be submitted to staff for approval. Pursuant to the findings of the HPC, steel overhead doors are approved due to security concerns. The HPC also found that the fourth overhead door on the south elevation is appropriate.

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

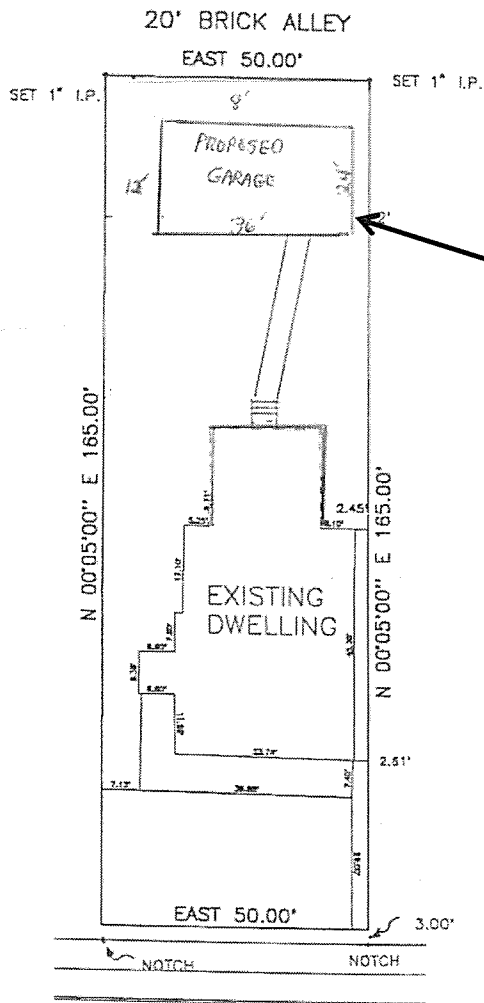
correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@milwaukee.gov.

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

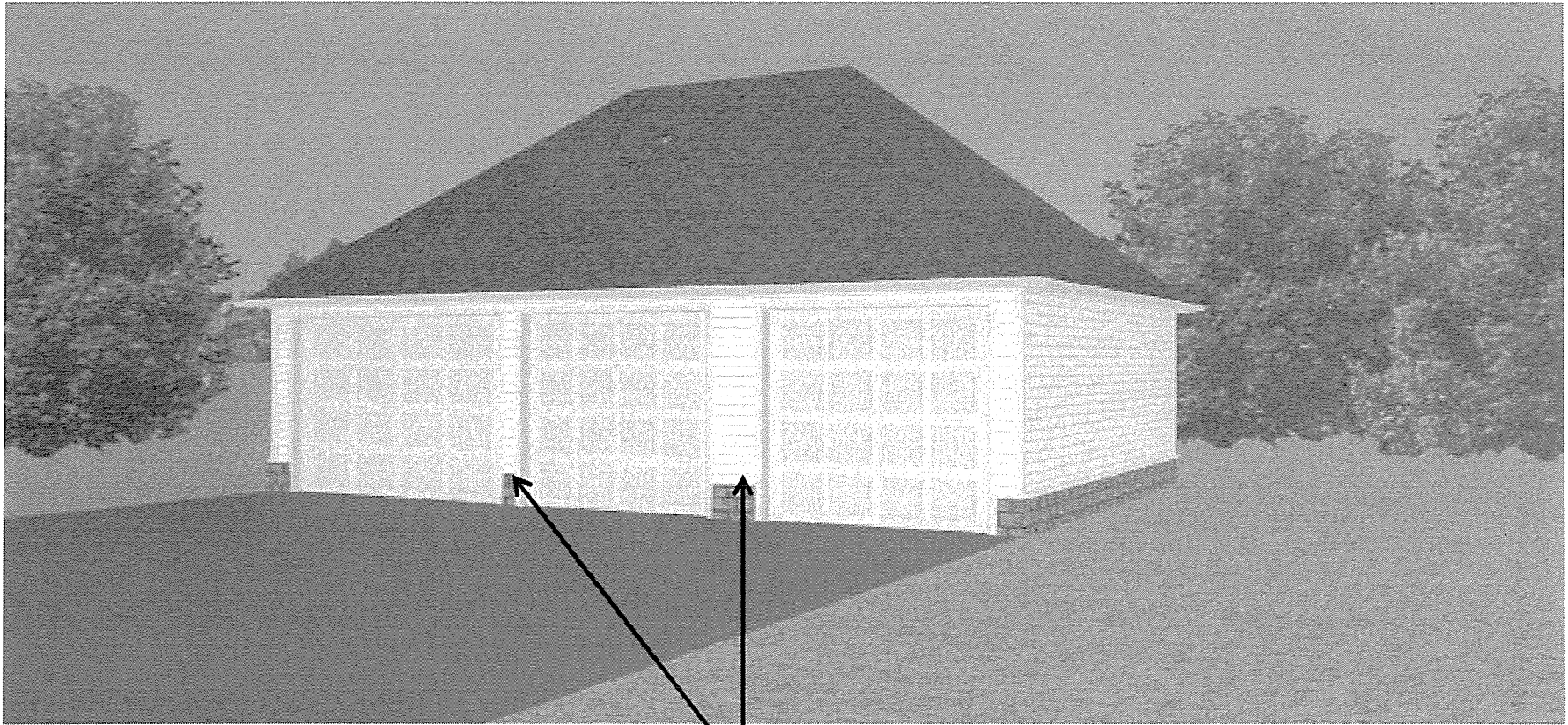
Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector John Cunningham (286-2538)



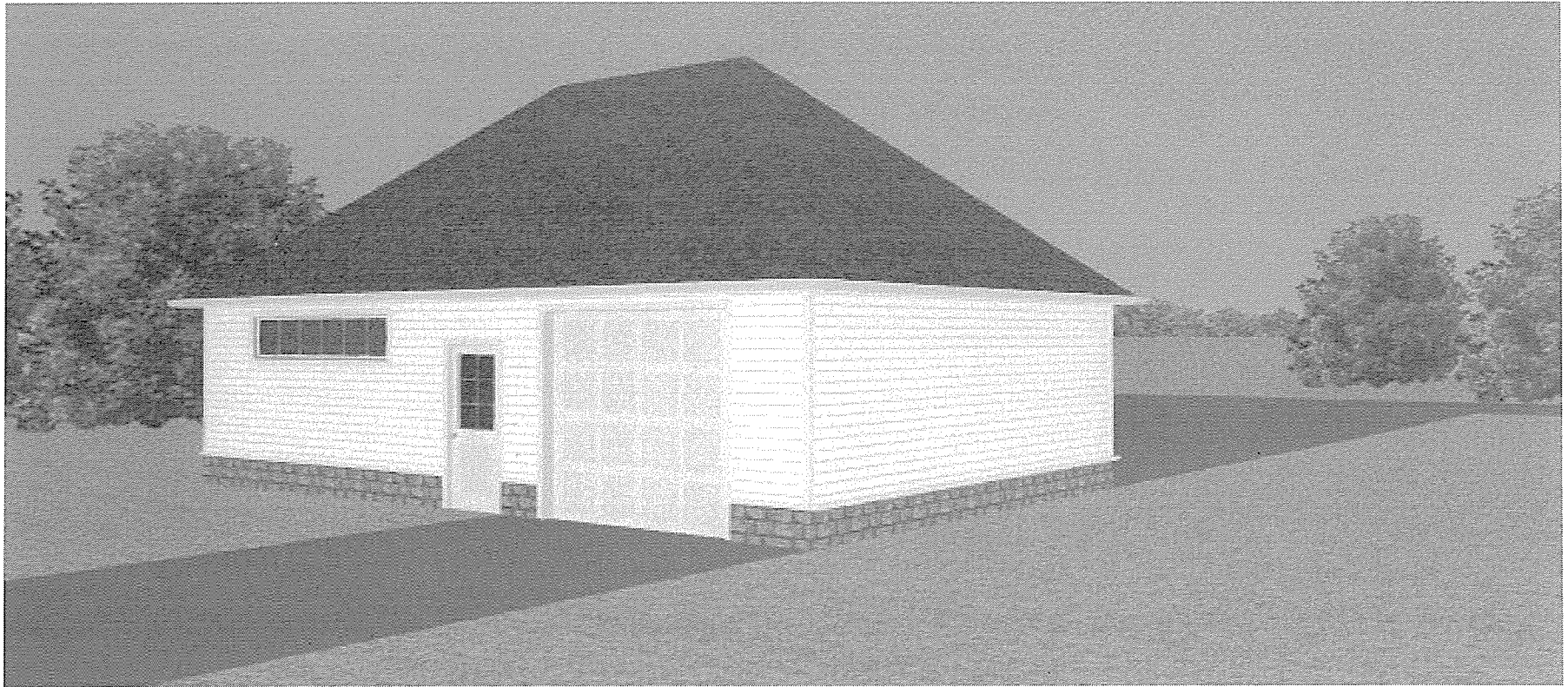
Proposed garage location

SCALE:
1" = 30'

W. STATE ST.



Revise north elevation to provide symmetry of wall surfaces.



South and east elevations