



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**

2115 E. LAFAYETTE PL North Point South Historic District

**Description of work**

The applicant proposes to build a new house on the currently vacant lot at 2115 East Lafayette Place in the North Point South Historic District.

The proposed new house will be traditional in character with features that tie into some of the architectural forms within the neighborhood. There is a cross gabled roof, dormers, wall dormers, twin dormers and a variety of projecting bays and recessed areas as well as a variety of materials. Details like the gables, label moldings at the windows, banks of multipaned windows and decorative metal railings all give the exterior an English revival character. It takes some design cues from the house next door at 2121 East Lafayette Place but is not a copy. The lakefront elevation is more contemporary in design and features banks of windows and has both a box bay and curved bay. This elevation appears as four stories. The other three elevations appear as three stories.

The Historic Preservation Commission determined that the proposal met the four requirements for new construction in the preservation guidelines: siting, scale, form, and materials.

**Date issued**

7/5/2016

PTS ID 104828 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 house is to be built as designed. The materials specified include:

Hand molded brick

Cast stone veneer

Cast stone trim, window surrounds, sills

Copper tile roof

Copper gutters and downspouts

Metal railings

Aluminum clad wood windows and clad brickmould casing

Composite wood trim and panels

Cast stone retaining walls

The wood front doors, metal railings, and garage doors will be installed as drawn. The design of the light fixtures is attached.

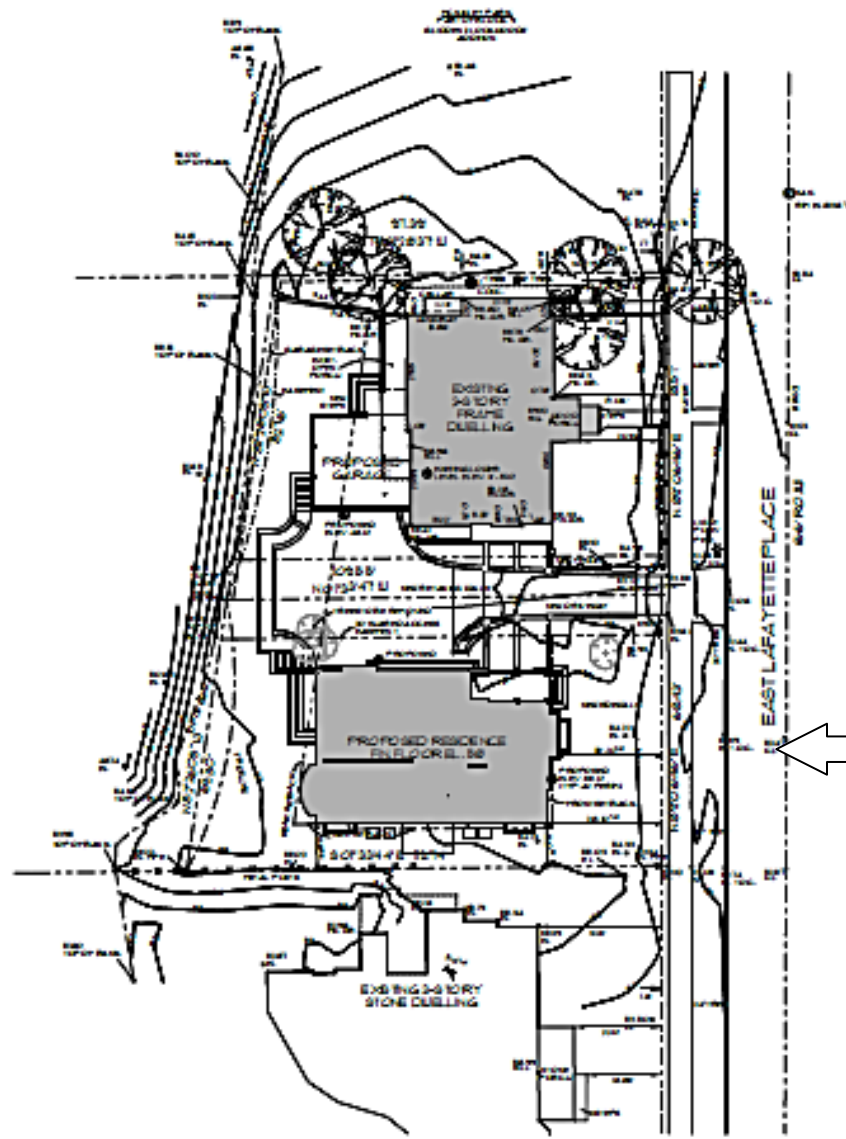
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.



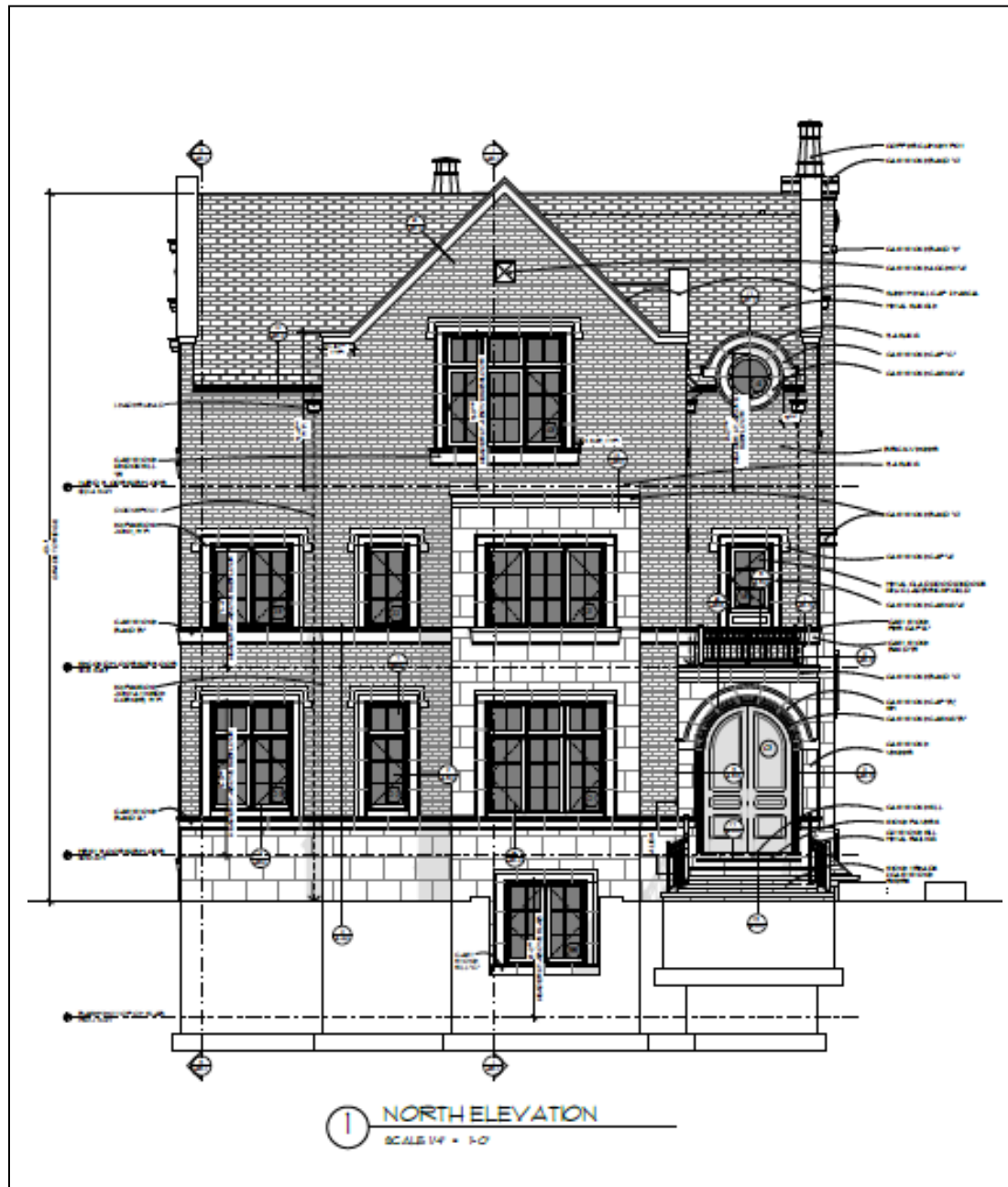
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Kovac, Contractor , Inspector

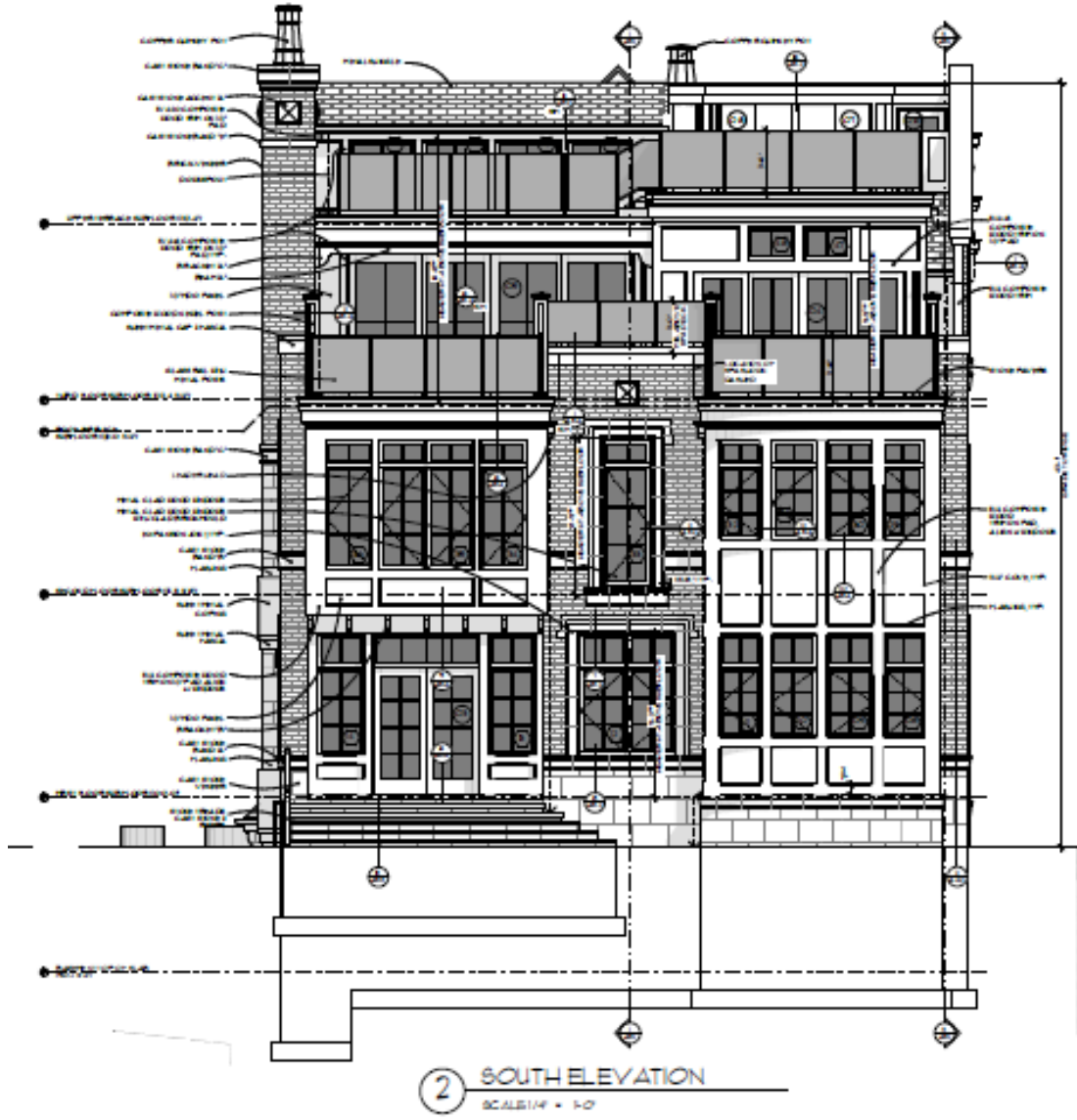


Location for new house

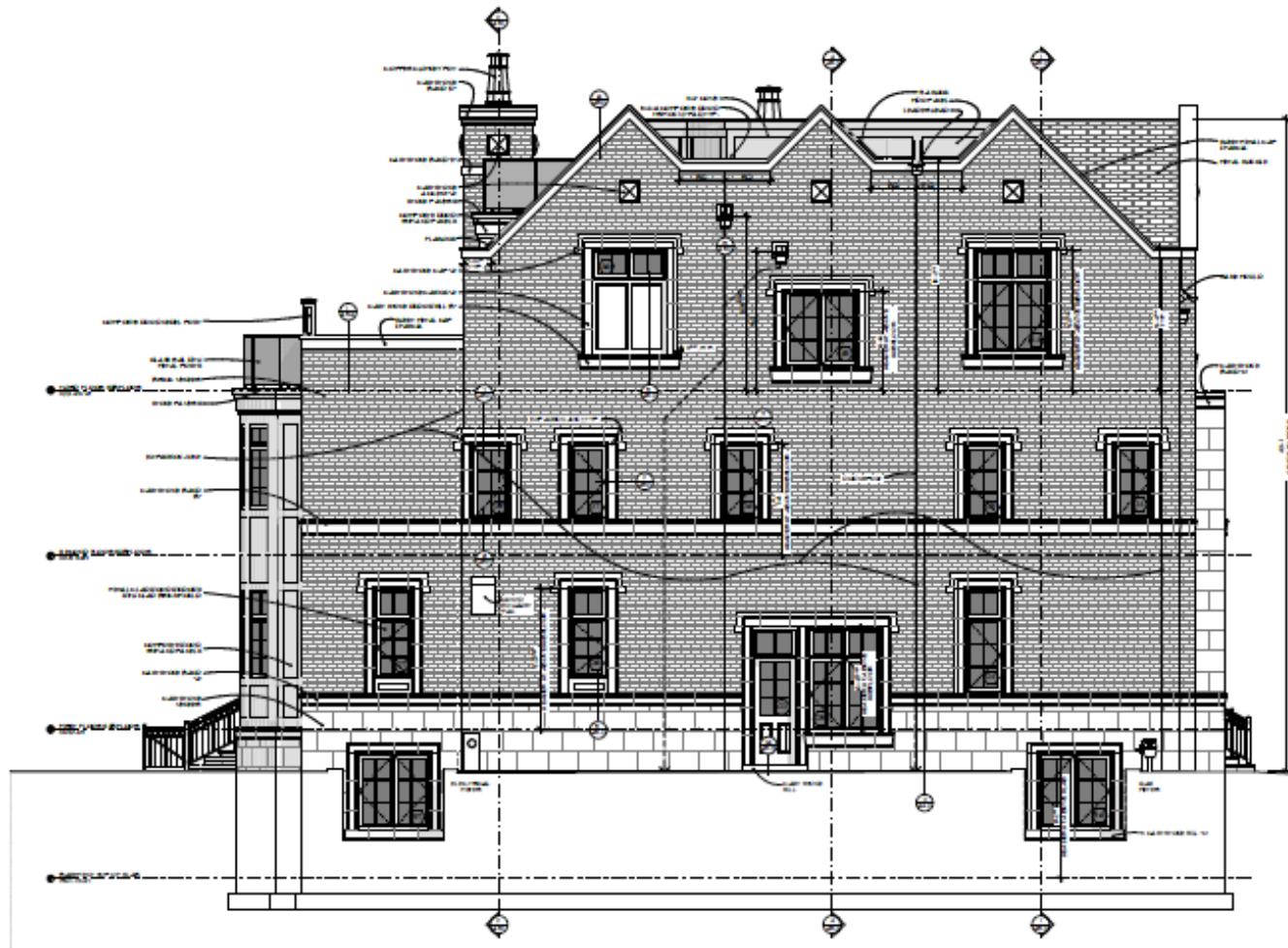
1 SITE PLAN  
SCALE: 1" = 20'



This elevation will front Lafayette Place



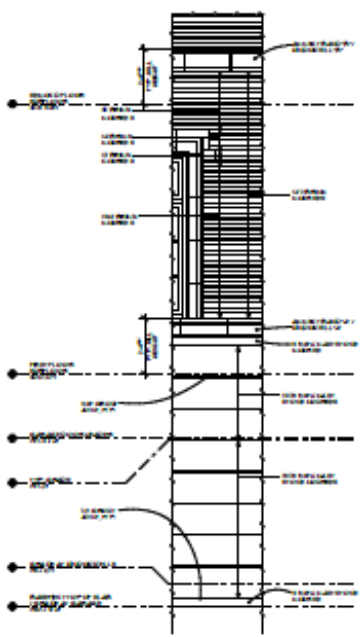
This elevation will face  
Lake Michigan



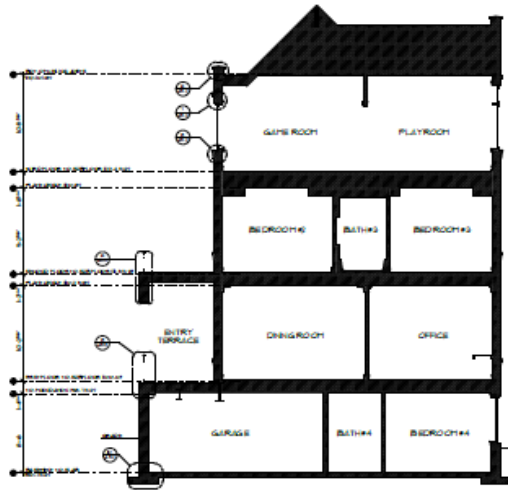
① EAST ELEVATION  
SCALE 1/4" = 1'-0"



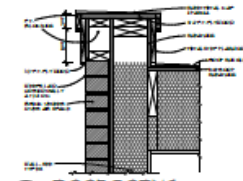
① WEST ELEVATION  
SCALE 3/8" = 1'-0"



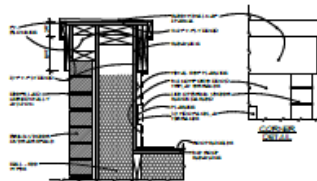
② COURSING DIAGRAM  
SCALE 3/8" = 1'-0"



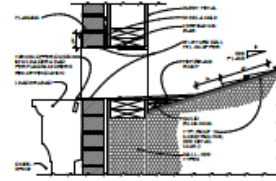
1 SECTION  
SCALE 1/4" = 1'-0"



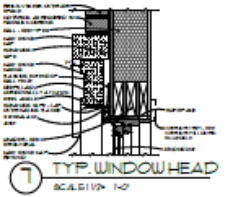
6 ROOF COPING  
SCALE 1/2" = 1'-0"



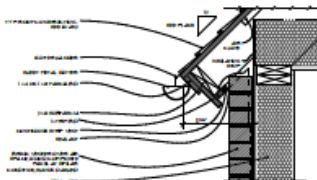
11 COPING CORNER  
SCALE 1/2" = 1'-0"



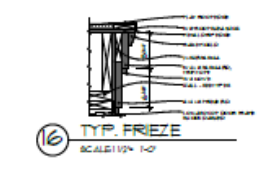
15 SCUPPER  
SCALE 1/2" = 1'-0"



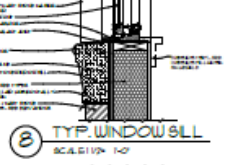
7 TYP. WINDOW HEAD  
SCALE 1/2" = 1'-0"



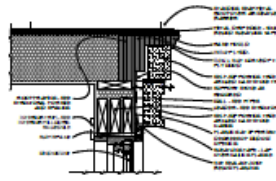
12 TYP. SOFFIT  
SCALE 1/2" = 1'-0"



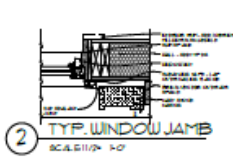
16 TYP. FRIEZE  
SCALE 1/2" = 1'-0"



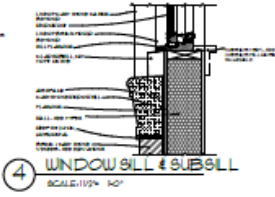
8 TYP. WINDOW SILL  
SCALE 1/2" = 1'-0"



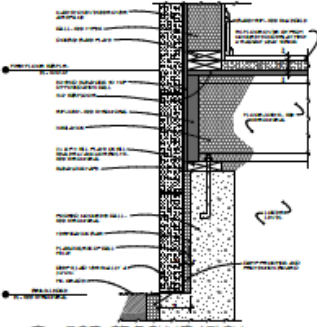
17 METAL ROOF RAKE  
SCALE 1/2" = 1'-0"



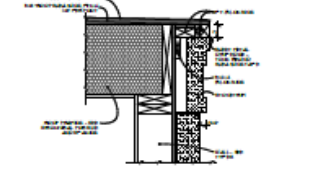
2 TYP. WINDOW JAMB  
SCALE 1/2" = 1'-0"



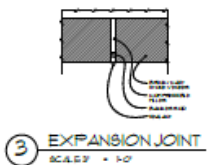
4 WINDOW SILL & SUBSILL  
SCALE 1/2" = 1'-0"



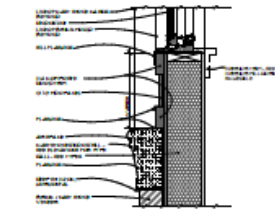
9 TOP OF FOUNDATION  
SCALE 1/2" = 1'-0"



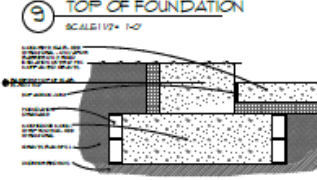
13 ROOF EDGE  
SCALE 1/2" = 1'-0"



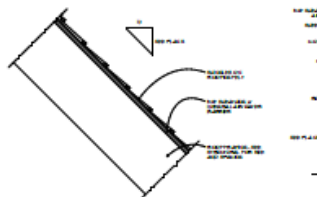
3 EXPANSION JOINT  
SCALE 1/2" = 1'-0"



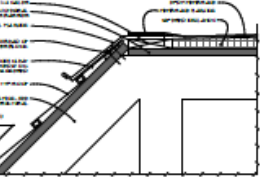
5 WINDOW SILL w/ PANEL  
SCALE 1/2" = 1'-0"



10 FOUNDATION/FOOTING  
SCALE 1/2" = 1'-0"

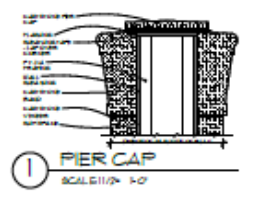


14 TYP. ROOF  
SCALE 1/2" = 1'-0"

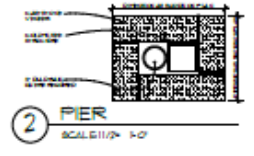


18 FLAT ROOF EDGE  
SCALE 1/2" = 1'-0"

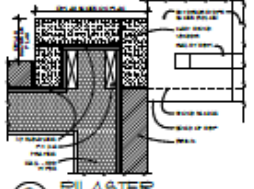




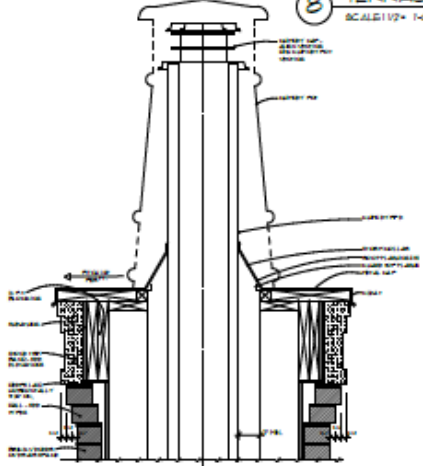
1 PIER CAP  
SCALE 1/2" = 1'-0"



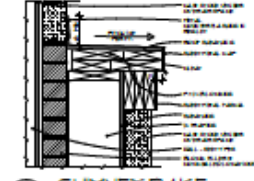
2 PIER  
SCALE 1/2" = 1'-0"



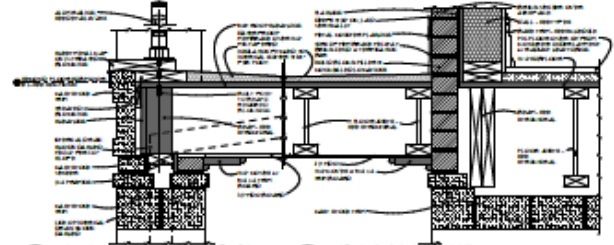
3 PLASTER  
SCALE 1/2" = 1'-0"



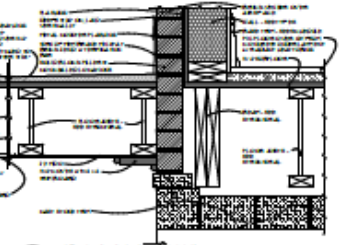
4 CHIMNEY CAP  
SCALE 1/2" = 1'-0"



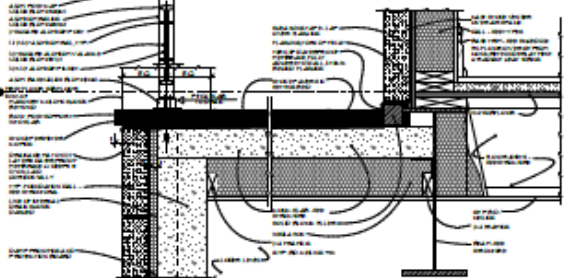
5 CHIMNEY RAKE  
SCALE 1/2" = 1'-0"



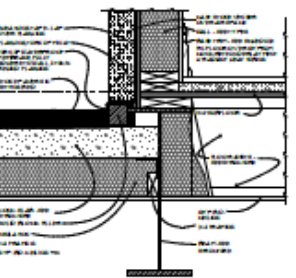
6 ENTRY ROOF EDGE  
SCALE 1/2" = 1'-0"



7 BARREL VAULT  
SCALE 1/2" = 1'-0"



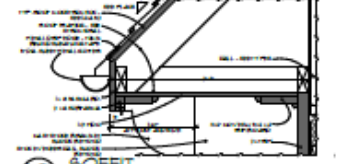
8 TERRACE EDGE  
SCALE 1/2" = 1'-0"



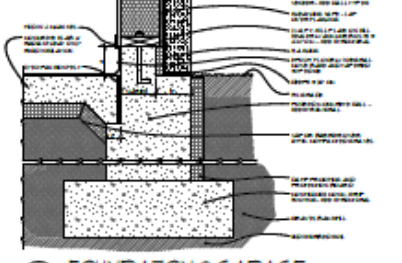
20 TERRACE WALL  
SCALE 1/2" = 1'-0"



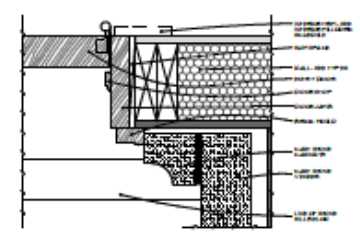
9 ROOF/WALL TRANSITION  
SCALE 1/2" = 1'-0"



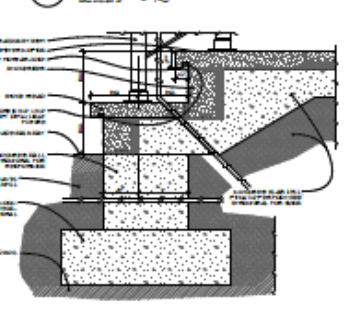
10 SOFFIT  
SCALE 1/2" = 1'-0"



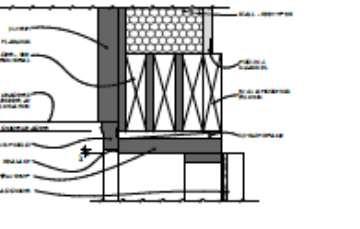
11 FOUNDATION @ GARAGE  
SCALE 1/2" = 1'-0"



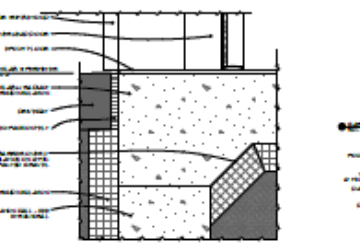
12 ENTRY DOOR JAMB  
SCALE 3/4" = 1'-0"



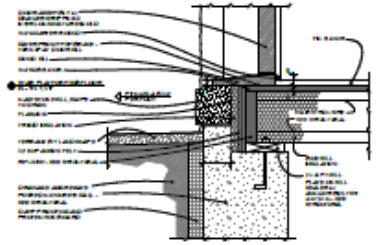
13 EXTERIOR STEPS  
SCALE 1/2" = 1'-0"



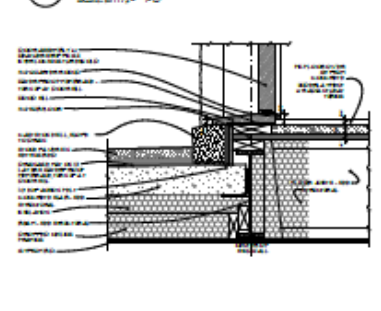
14 OH DOOR HEAD  
SCALE 3/4" = 1'-0"



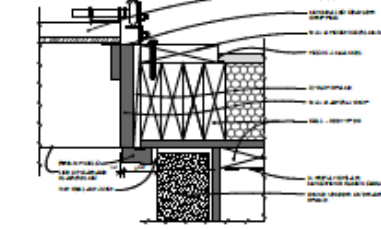
15 OH DOOR SILL  
SCALE 3/4" = 1'-0"



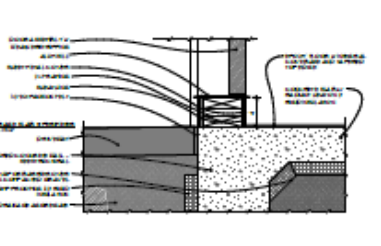
16 SIDE DOOR SILL  
SCALE 1/2" = 1'-0"



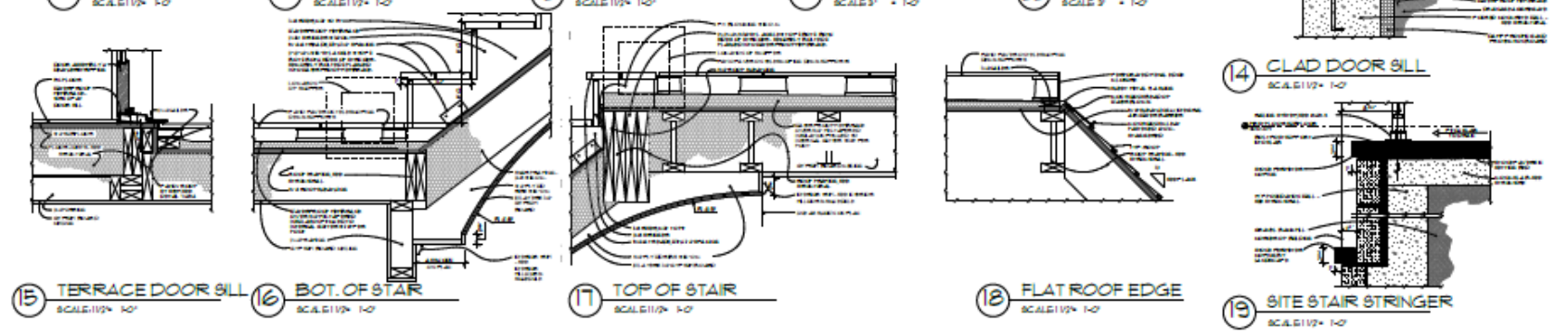
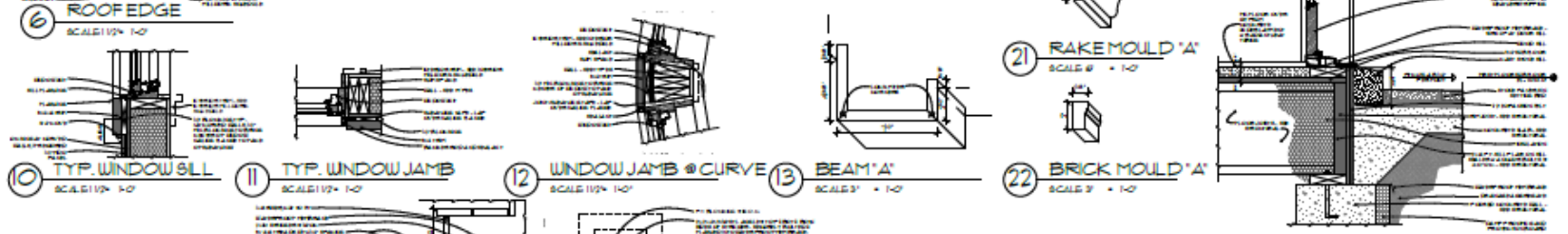
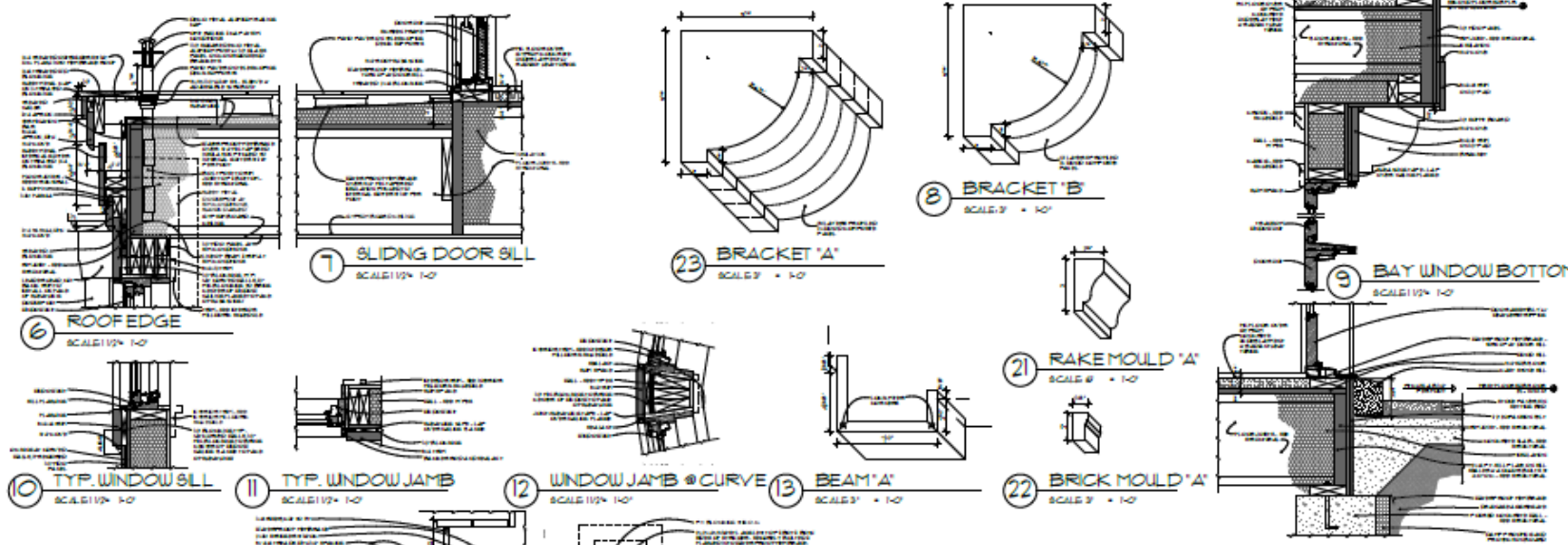
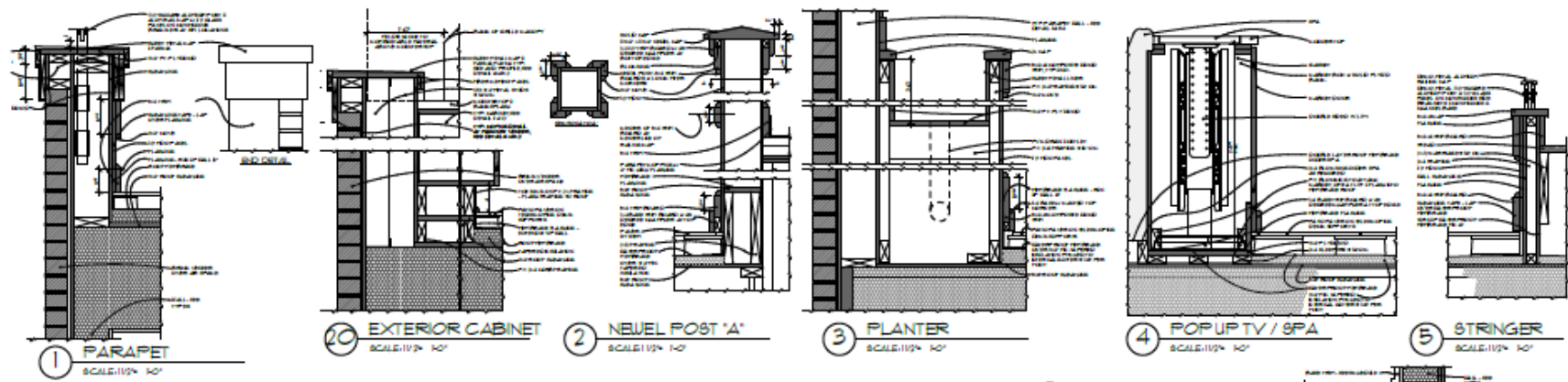
17 ENTRY DOOR SILL  
SCALE 1/2" = 1'-0"

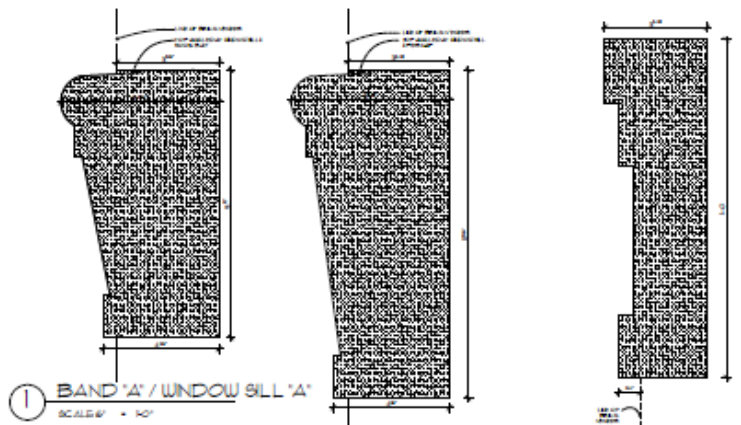


18 OH DOOR JAMB  
SCALE 3/4" = 1'-0"

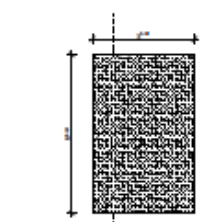


19 DOOR SILL  
SCALE 1/2" = 1'-0"

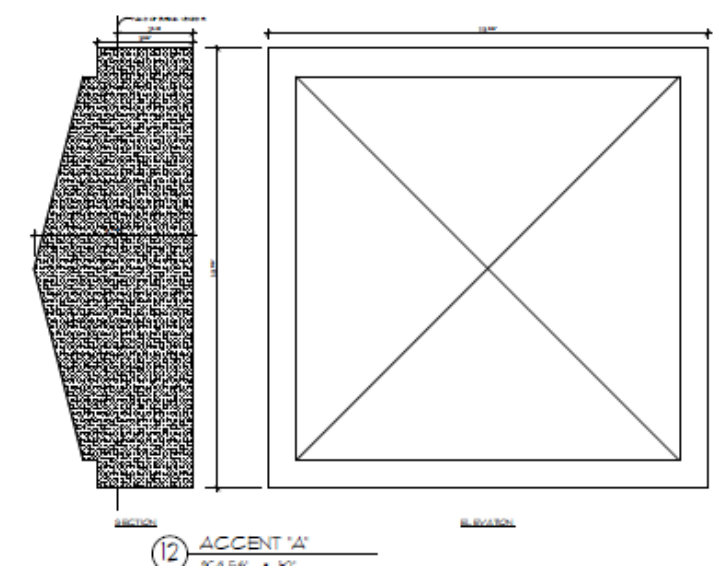
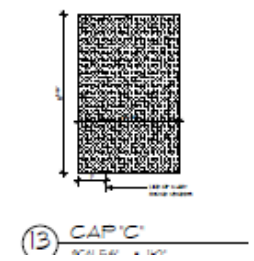
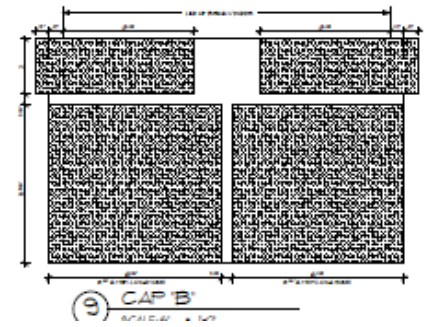
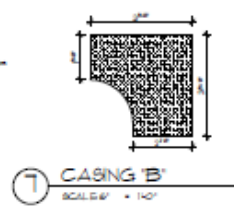
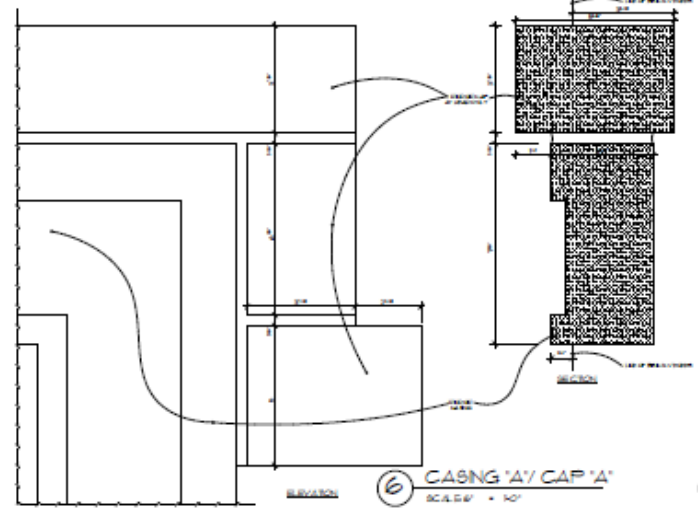
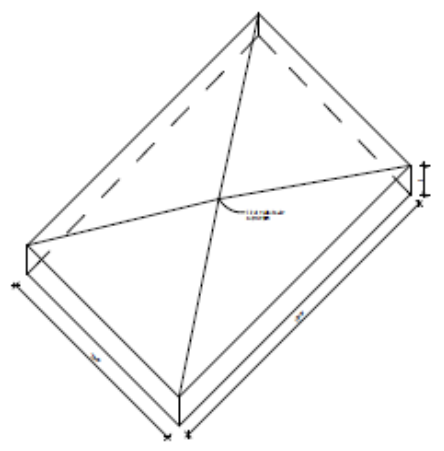
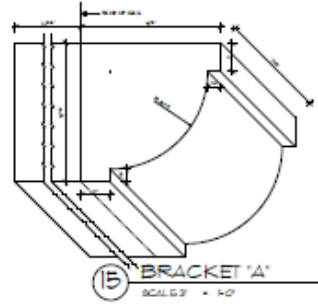
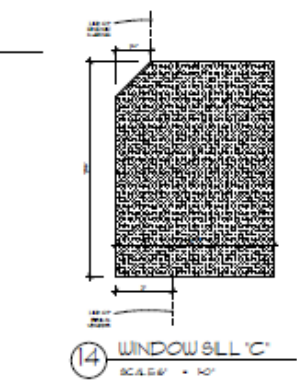


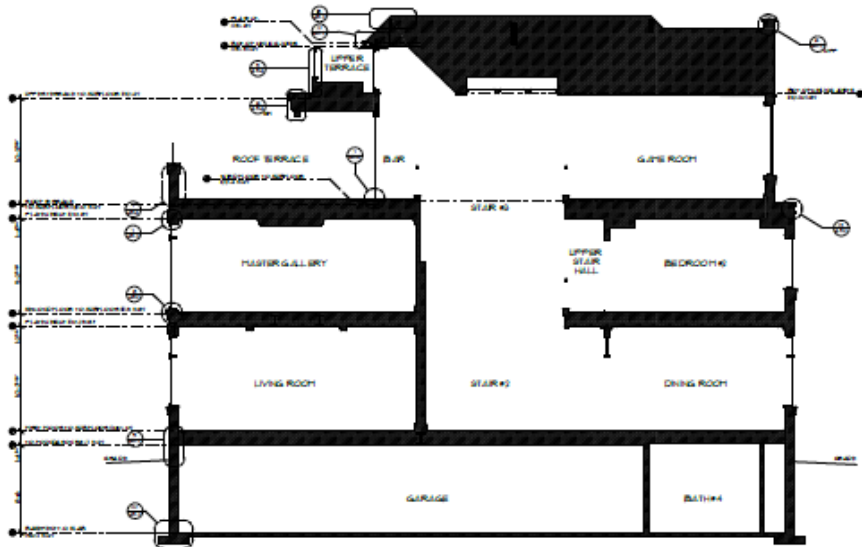


④ NOT USED  
BAND 'D'  
SCALE: 1/4" = 1'-0"

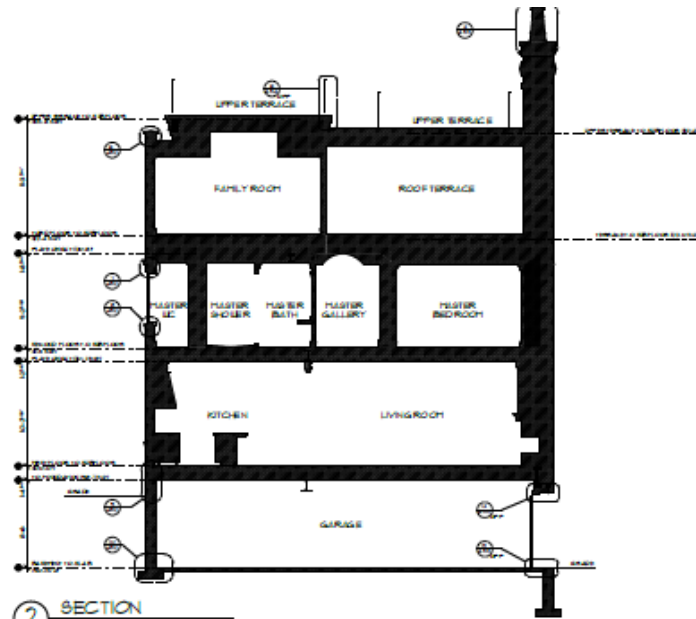


⑤ BAND 'E'  
SCALE: 1/4" = 1'-0"

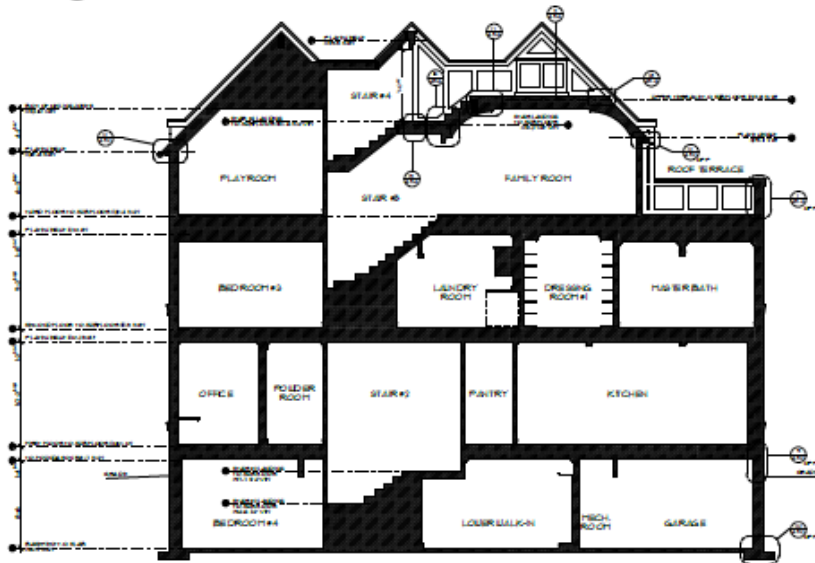




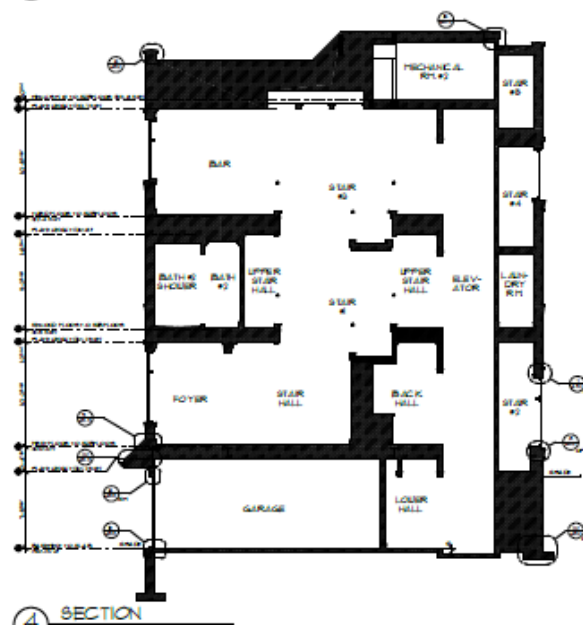
1 SECTION  
SCALE: 3/16" = 1'-0"



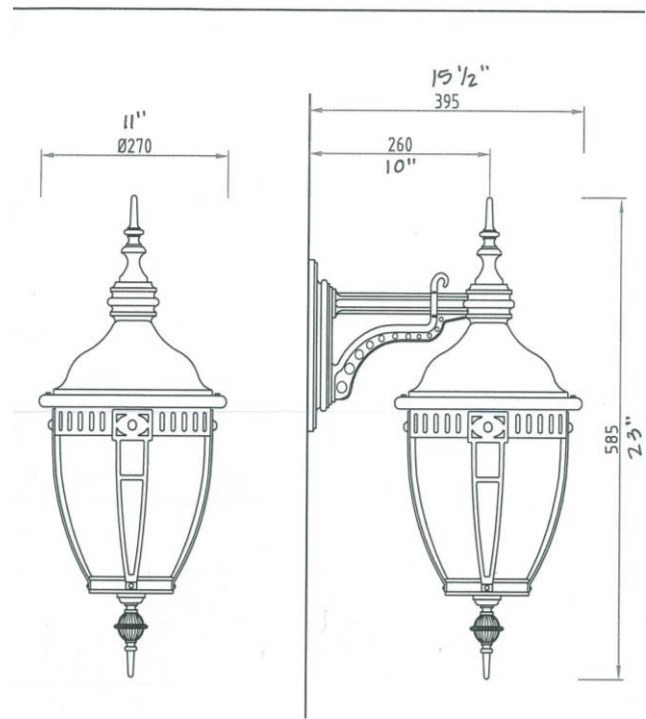
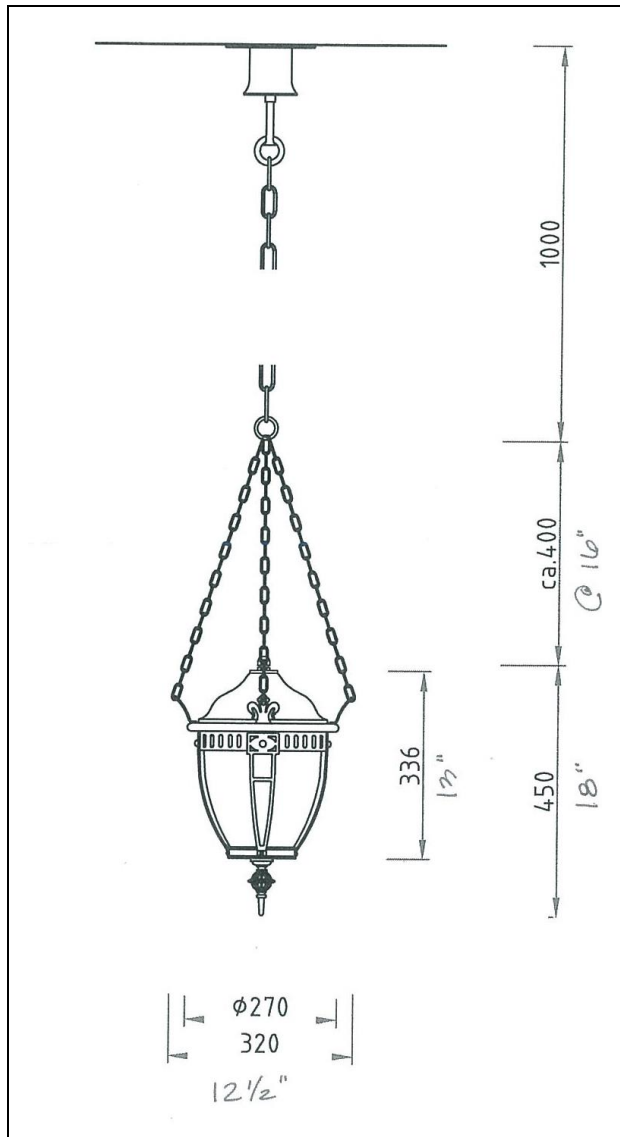
2 SECTION  
SCALE: 3/16" = 1'-0"



3 SECTION  
SCALE: 3/16" = 1'-0"



4 SECTION



Exterior light fixtures