



Certificate of Appropriateness

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

Property 2245 N. Lake Dr. North Point South
Description of work Construct new detached garage at the rear of the property. Garage will be clad in Cedar clapboard with a max. 5 ½” reveal.
Date issued 10/10/2019 PTS ID 114833 COA: new garage

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:

Garage will be clad in Cedar clapboard with a maximum 5 ½” reveal.
All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.
Overhead and side doors must be of solid body finish and not simulate the appearance of wood (per SHPO).

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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.

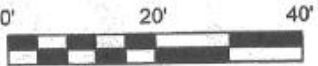
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac

Plat of Survey

Legal Description: Document No. 7206864

The Southerly 50 feet of Lot 8, except the West 20 feet thereof, and the Northerly 20 feet of Lot 9, except the West 20 feet thereof, in Block 14, in Glidden and Lockwood's Addition, in the North West 1/4 of Section 22, in Township 7 North, Range 22 East, in the City of Milwaukee.



- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the structure wall, ground level.
 2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
 3. Field work completed on 01-22-19.

BEARINGS ARE REFERENCED TO GLIDDEN & LOCKWOOD'S ADDITION, SOUTHEAST LINE LOT 8, BLOCK 14 BEARS N 35°00'00" E

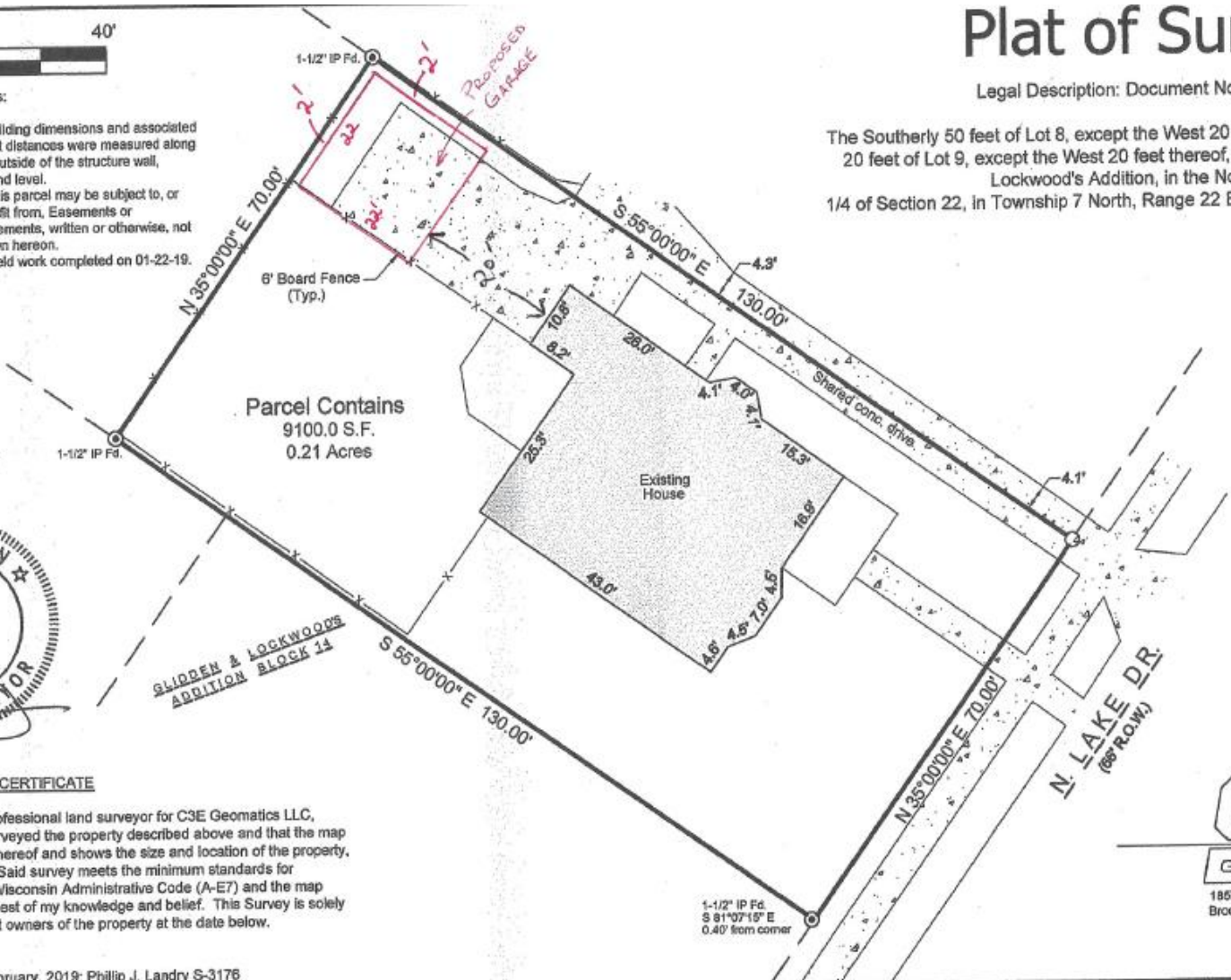
PREPARED FOR:
DUSTIN LONG
2246 N. LAKE DR.
MILWAUKEE, WI 53202



SURVEYOR'S CERTIFICATE

I, Phillip J. Landry, professional land surveyor for C3E Geomatics LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 7th Day of February, 2019; Phillip J. Landry S-3176



LEGEND

- DRILL HOLE SET
- ⊙ MONUMENT FOUND AS NOTED (Measured Outside Diam.)
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



18675 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 09-19

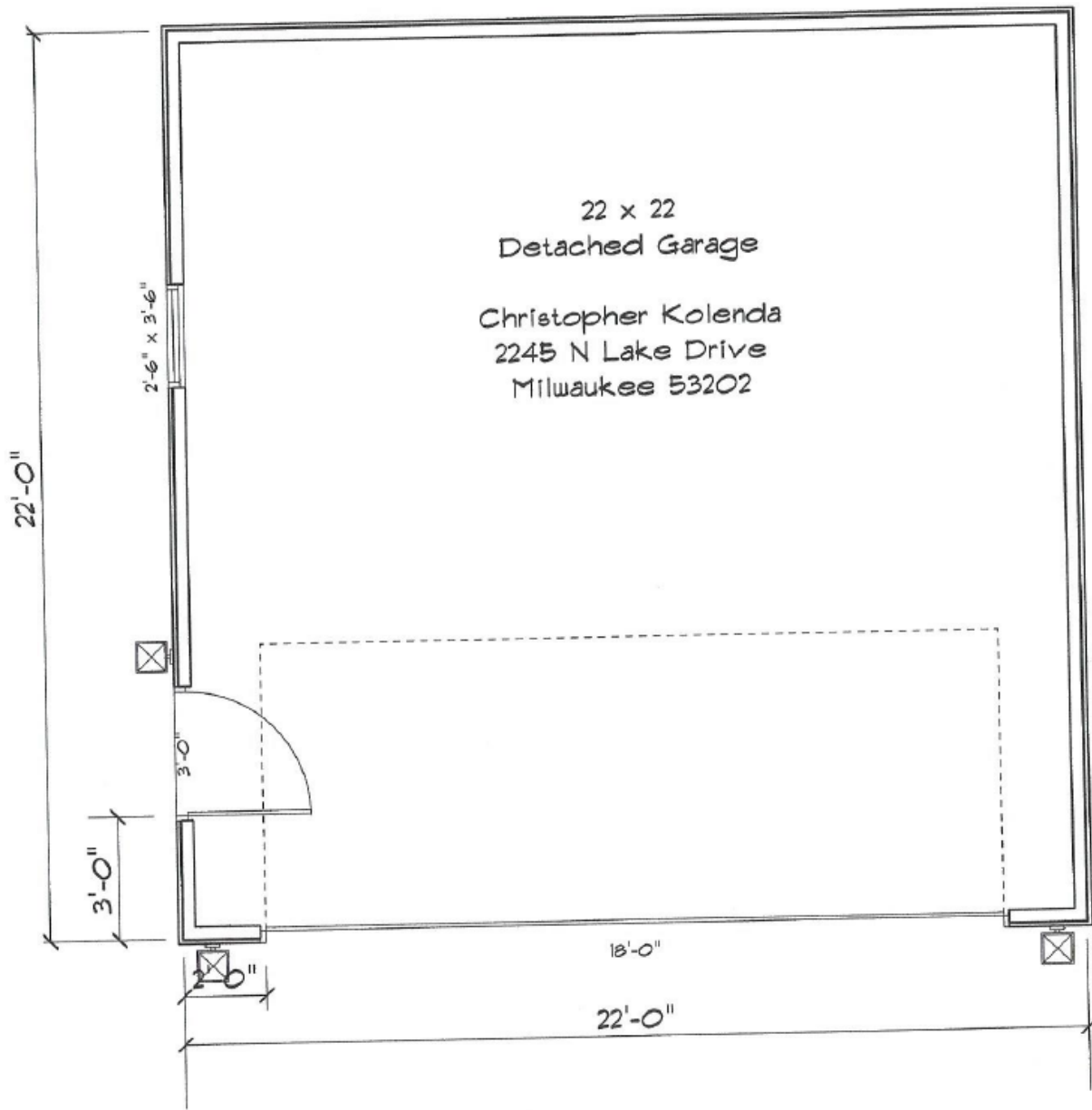
Survey of the lot

Red indicates the location and dimensions of the proposed garage

Garage will be visible from the public sidewalk



Photographs of the house for which the proposed garage is intended



22 x 22
Detached Garage

Christopher Kolenda
2245 N Lake Drive
Milwaukee 53202

Proposed plans for the garage

Dimensional Shingles -
Pewter Weatherwood

18x7 OH Door
CHI 5983

w/ Stockton Windows -
~~Mahogany (wood tone)~~

~~LP Stucco Panels -
Primed~~

5/4x4" Pine Door Trim
w/ 5/4x6" Pine Head -
Primed

5/4x8" Pine Water Table
w/ Drip Cap
- Primed

5/4x4" Pine Corners -
Primed

Beaded Soffit
& 1x6" Pine Fascia -
Primed

6" 1/2-Round Gutters -
Dark Brown



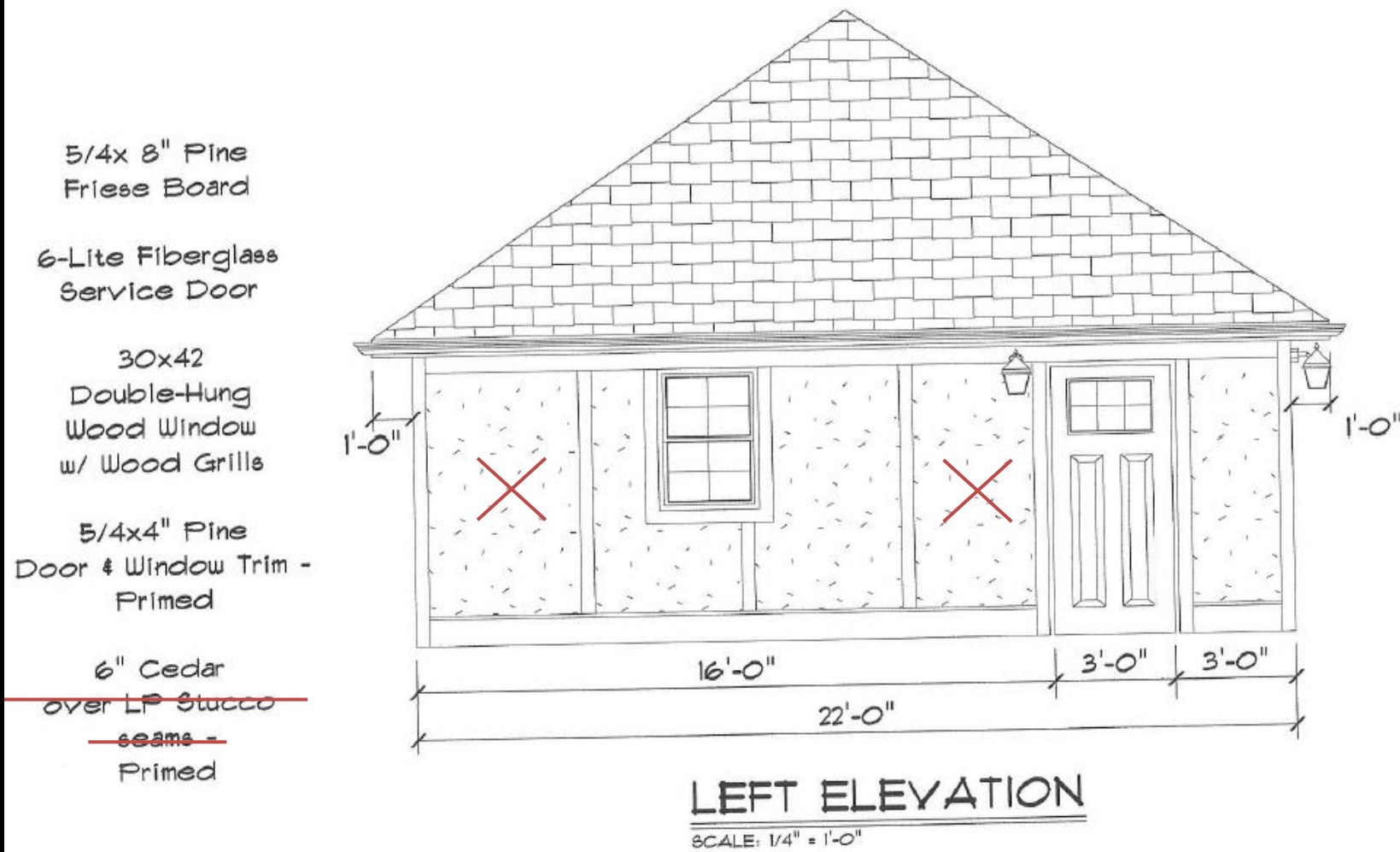
FRONT ELEVATION

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

Proposed front (East) elevation, will be visible from the public sidewalk

LP Stucco Panels are NOT appropriate, Cedar clapboard with a maximum 5 1/2" reveal will be utilized

Per SHPO, overhead door MUST have a solid color appearance and NOT simulate stained wood – see attached letter



Proposed left (South) elevation

LP Stucco Panels are NOT appropriate, Cedar clapboard with a maximum 5 1/2" reveal will be utilized

Sample of exterior lighting design to be utilized

Per SHPO, door MUST have a solid color appearance and NOT simulate stained wood – see attached letter



Images/Specs of exterior lighting design, wood double hung window, and fiberglass service door to be utilized on left (South) elevation

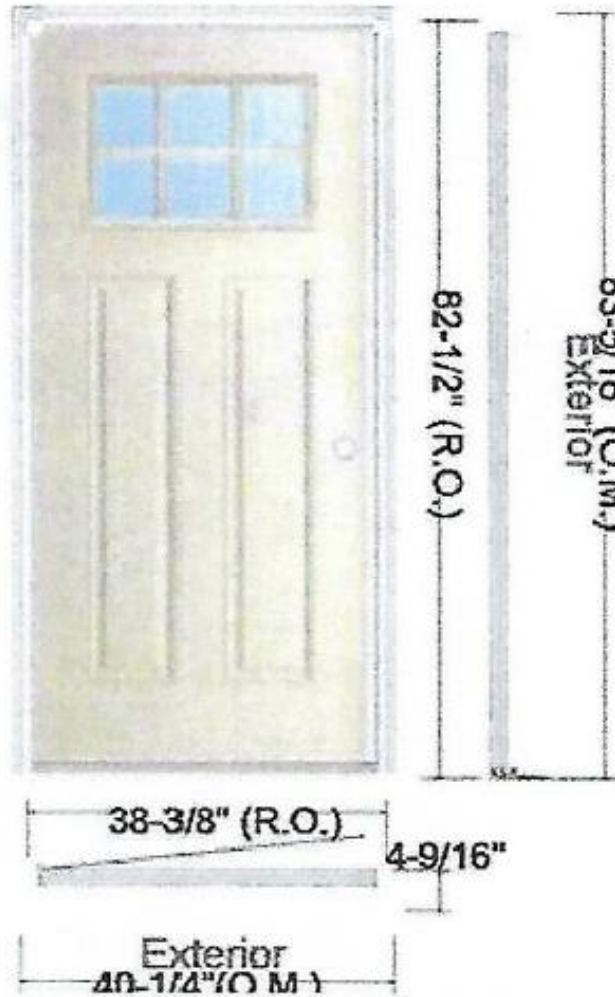
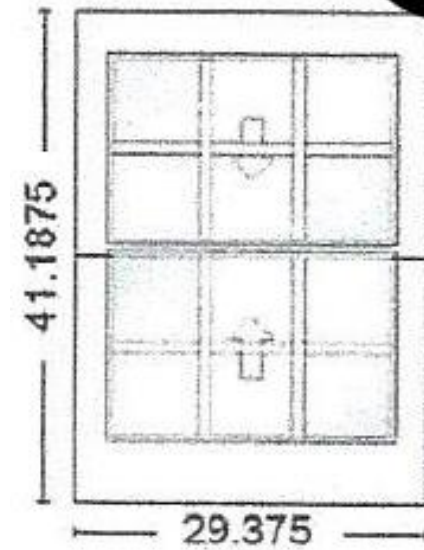
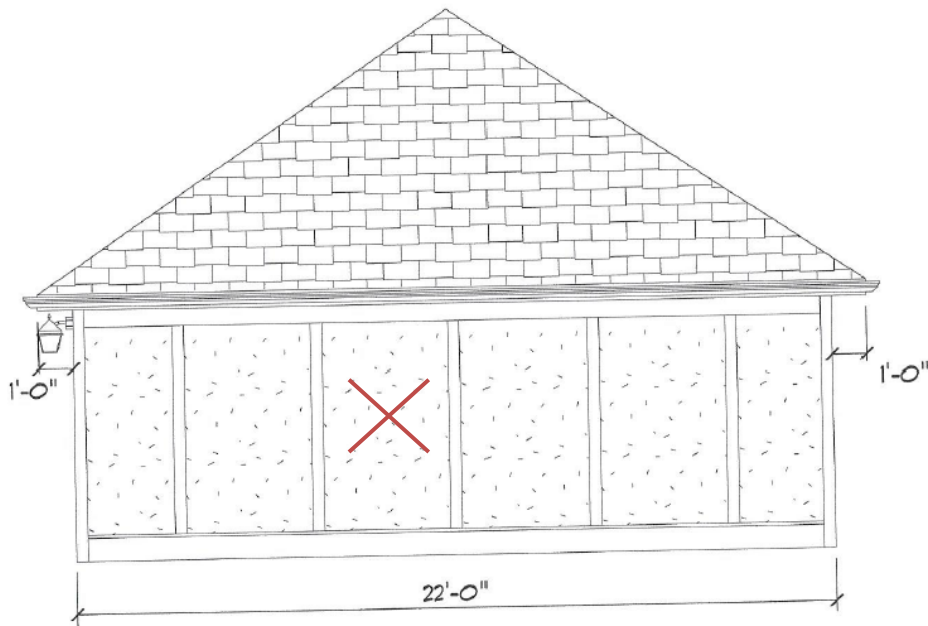
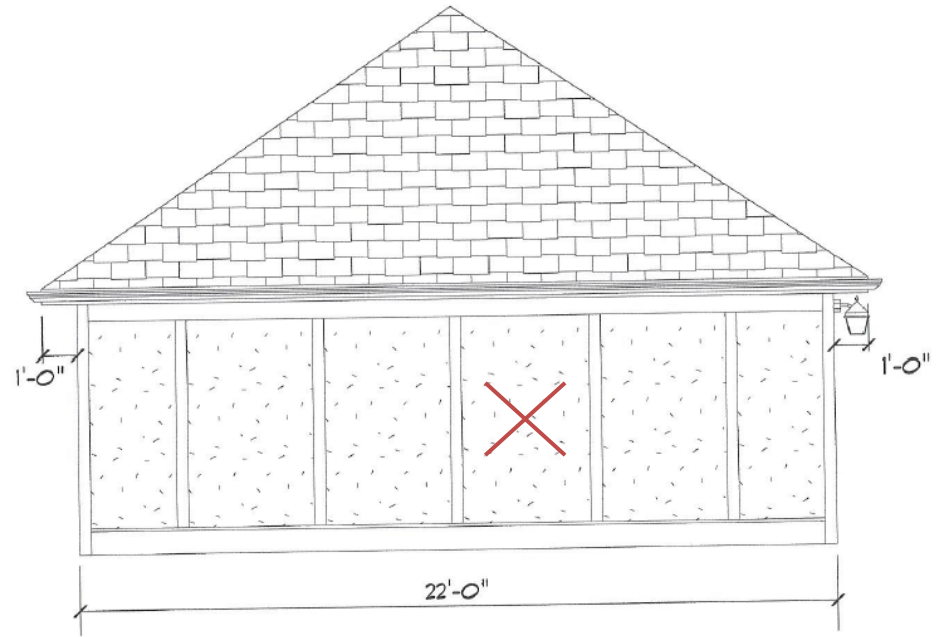


Image is viewed from Exterior!





RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Proposed right (North) and rear (West) elevations

LP Stucco Panels are NOT appropriate, Cedar clapboard with a maximum 5 1/2" reveal will be utilized



September 11, 2019

Nicole Kauss & Christopher Kolenda
2245 N Lake Dr.
Milwaukee, WI 53202

Re: Historic Preservation Certification Application
Project Number WI190142

Dear Nicole Kauss & Christopher Kolenda,

On August 21, 2019, we received from you a request to amend your tax credit project, number WI190142. The purpose of the amendment was to provide additional detail on the proposed garage design. As submitted the design does not meet the Secretary of the Interior's Standards for Rehabilitation however with modification it can be appropriate. The following modifications are required.

1. All exterior surfaces must be painted or stained with a solid body 100% opaque stain, the use of transparent or semitransparent finishes is prohibited. This is also true for simulated surfaces like the overhead door and man door. The use of a mahogany appearance is not appropriate, it must be a solid color, a paint or a solid body finish that does not simulate stained wood.
2. The exterior LP stucco product is not approved. LP siding and trim may be considered if and only if it is a smooth finish, it cannot have a fake wood grain stamped into it. We are not sure LP trim comes in a smooth finish, the siding does have a smooth finish option. If not an alternative must be selected. The fake wood grain simulates a rough sawn wood which is not appropriate, the product should be smooth. Real wood siding is also acceptable, and preferred, as long as it is not rough sawn wood.
3. The final certification request for your outstanding project cannot be submitted until the garage is complete and you provide exterior photographs of the garage with that project. If the above was not followed the outstanding project will be denied as well as the recently approved WI190142 project will be retroactively denied and the credits recaptured by the WIDOR.

If you have any questions about this approval I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6491, by fax at 608/264-6504, or by e-mail at mark.buechel@wisconsinhistory.org.

Sincerely,

Mark T. Buechel, AIA
Senior Preservation Architect

Letter to owners from State
Historic Preservation Office
indicating conditions on this COA

Per modification #2, applicants
will utilize **Cedar clapboard with
a maximum 5 ½" reveal** to clad
the garage instead of proposed
LP Stucco Panels