



# Certificate of Appropriateness

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

<b>Property</b>	2018 N. 1ST ST.	Brewers Hill HD
<b>Description of work</b>	Construct a 22'x40' garage at rear of lot. It will be a 4-car garage in a double tandem configuration in line with the house. This Certificate of Appropriateness also serves as the Historic Preservation Commission's endorsement for a variance for the sidewalls as they are drawn (>10'0").	
<b>Date issued</b>	11/6/2018	PTS ID 114622 COA: new 4-car 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:

- 1. Siding shall be wood or cement board. All trim shall be wood. All cladding shall be smooth-faced. Shingles will be used rather than shakes.**
- 2. Windows shall be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.**
- 3. Box vents on the roof must be located on a rear slope of the roof where they will not be visible from the street and the vents must be painted to blend with the color of the roofing shingles. If a continuous ridge vent is installed it must extend the entire length of the ridge and must not stop short of the end.**
- 4. Submit specific doors and light fixtures for staff approval.**
- 5. Location must be adjusted to comply with required setbacks (approximately 1' - 2' south), per MCO 295-505-3-f or other relevant ordinances.**

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](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Inspector Paul Wolfgramm (286-2590)

# PLAT OF SURVEY

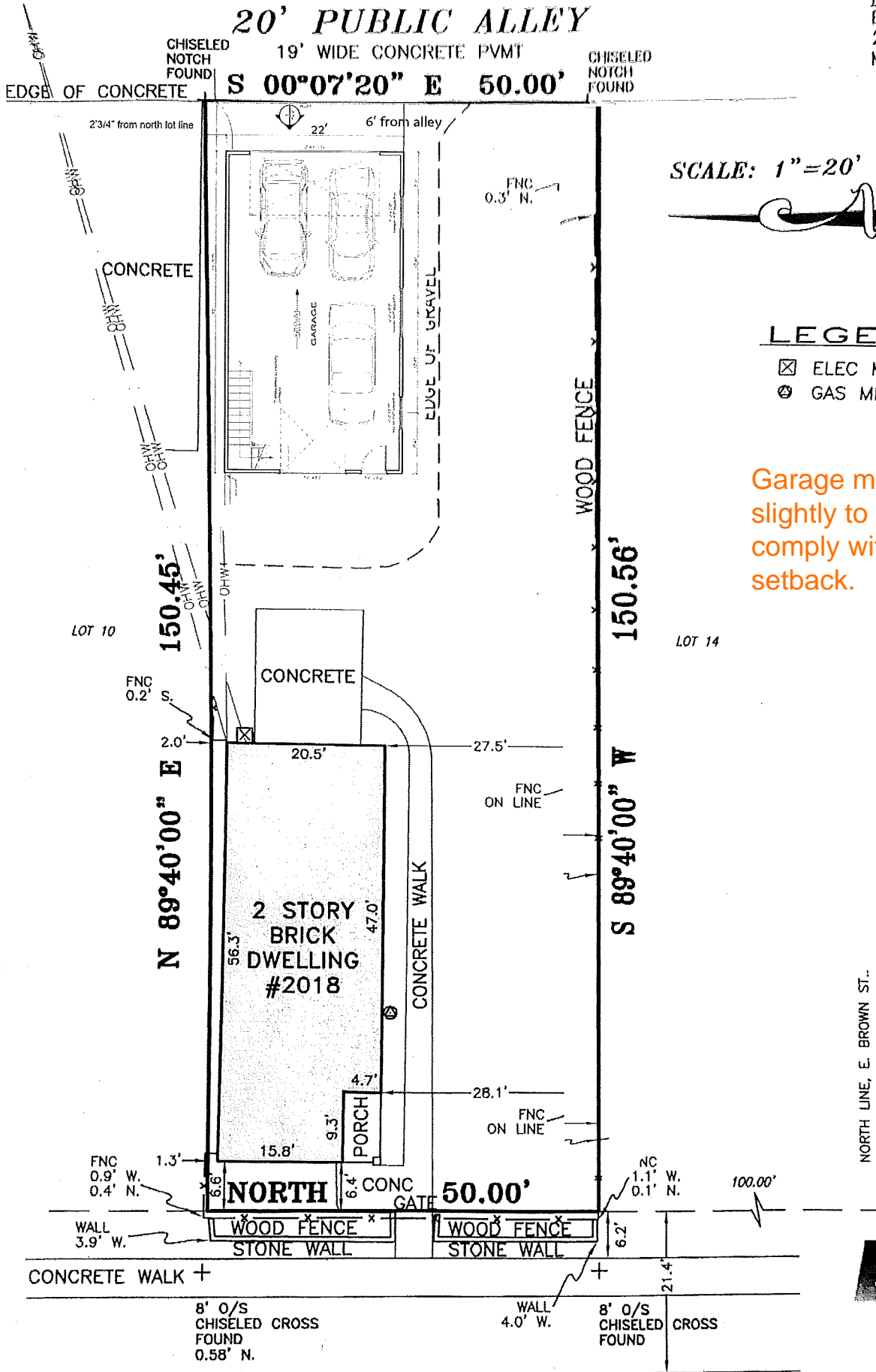
LOT ELEVEN (11), IN BLOCK NINETEEN (19), IN SHERMAN'S ADDITION, BEING A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY (20), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.  
CONTAINING 7,525 SQUARE FEET

PREPARED FOR:  
Brian Holubek  
2018 N. 1st St.  
Milwaukee, WI

## 20' PUBLIC ALLEY

19' WIDE CONCRETE PVMT

S 00°07'20" E 50.00'



SCALE: 1" = 20'



### LEGEND

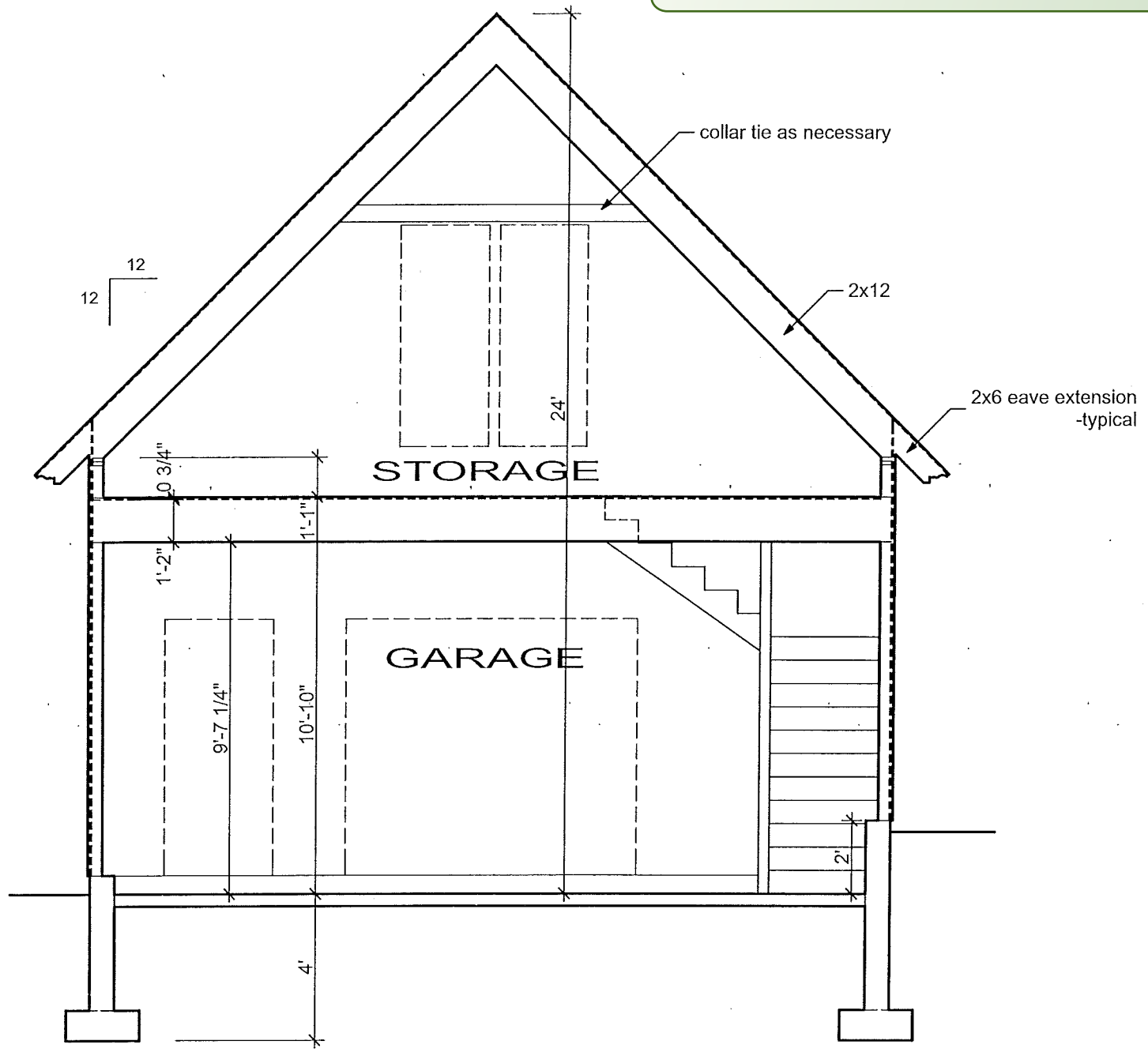
- ☒ ELEC METER
- ⊙ GAS METER

Garage must be relocated slightly to the south to comply with base zoning setback.

NORTH LINE, E. BROWN ST.

**R** RIGHT LINE  
LAND SURVEYING  
337 S. 66TH ST

**APPROVED**  
By Tim Askin-HPC at 11:05 am, Nov 06, 2018



**1** Building Section  
SCALE: 1/4" = 1'-0"



WHOLE  
DESIGN  
COLLABORATIVE

262.344.4923  
erik@whole-design.com

Garage  
2018 N. 1st St.  
Milwaukee, WI 53212

7/30/17

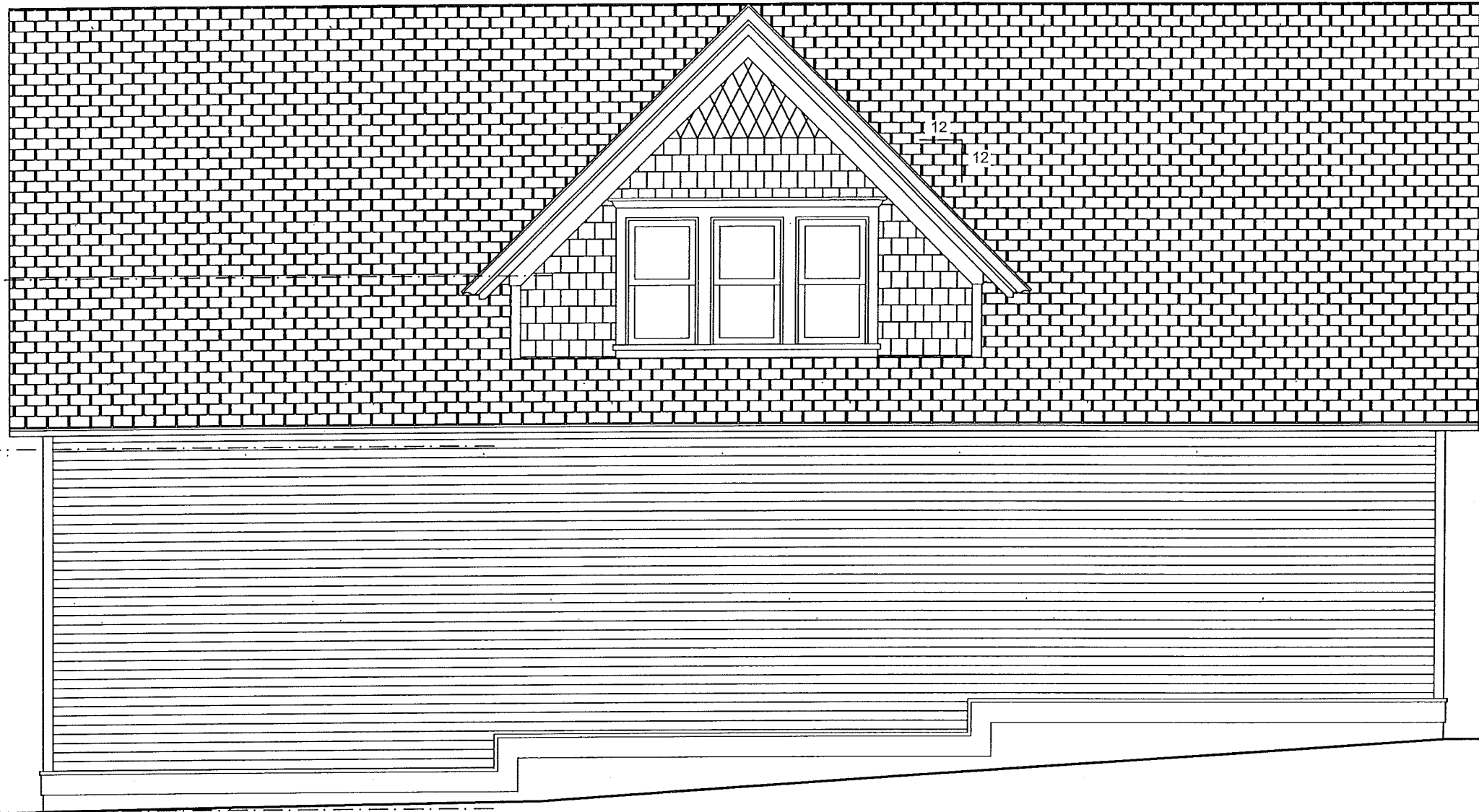
**A4.0**

**APPROVED**  
By Tim Askin-HPC at 11:05 am, Nov 06, 2018

2X12 Rafter Bearing  
at Dormer:  
15'-10 1/2"

Storage Floor:  
10'-10"

Slab Height at door:  
0'-0"



1

**North Exterior Elevation**

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



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**A2.3**

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**1** South Exterior Elevation  
SCALE: 1/4" = 1'-0"



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**A2.2**





Storage Floor:  
10'-10"

light fixture location

Slab Height at rear door:  
+/- 0'-10"

1

### West Exterior Elevation

SCALE: 3/8" = 1'-0"

**APPROVED**  
By Tim Askin-HPC at 11:05 am, Nov 06, 2018



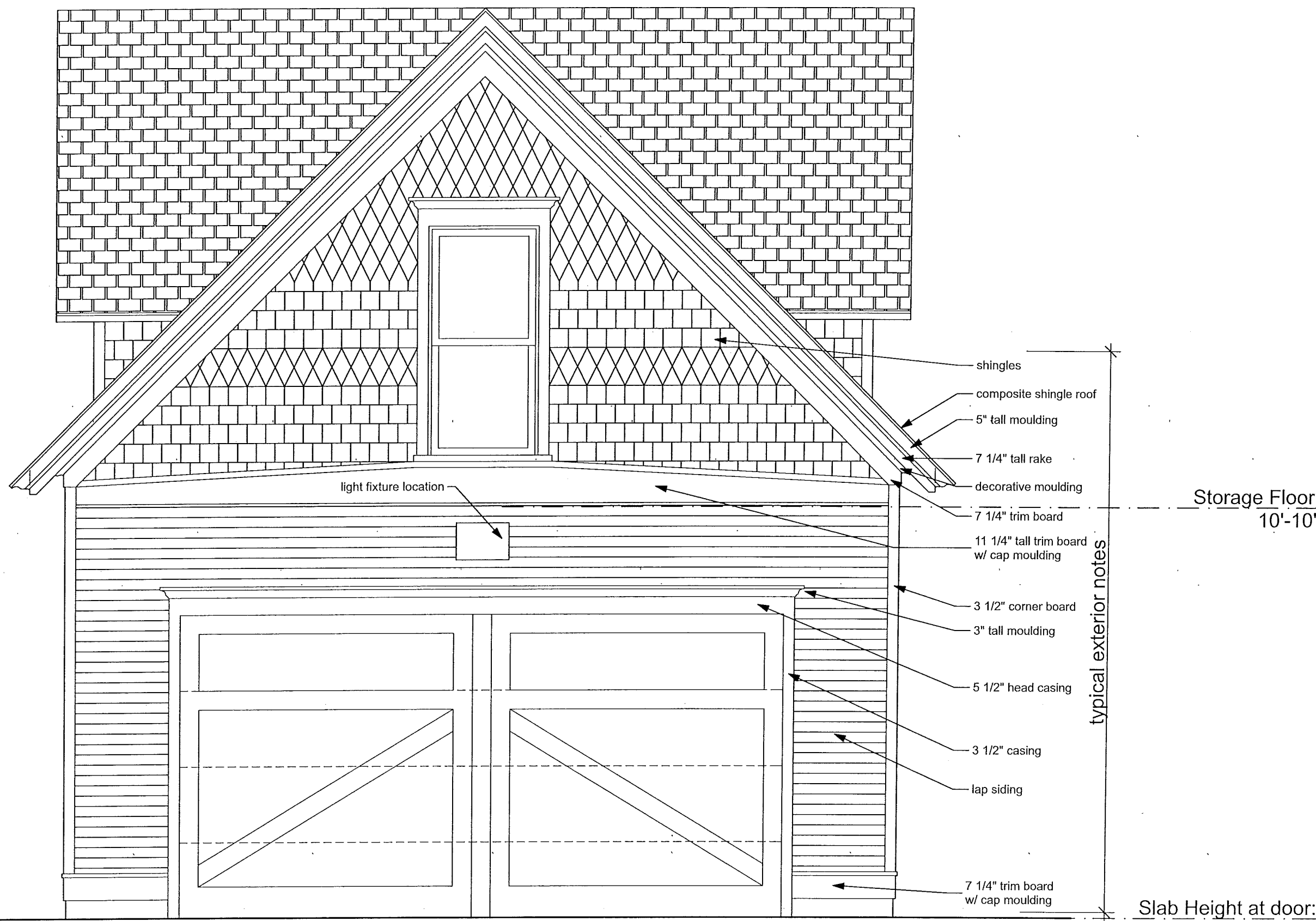
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A2.1



- shingles
- composite shingle roof
- 5" tall moulding
- 7 1/4" tall rake
- decorative moulding
- 7 1/4" trim board
- 11 1/4" tall trim board w/ cap moulding
- 3 1/2" corner board
- 3" tall moulding
- 5 1/2" head casing
- 3 1/2" casing
- lap siding
- 7 1/4" trim board w/ cap moulding

Storage Floor:  
10'-10"

typical exterior notes

Slab Height at door:  
0'-0"

**1** East Exterior Elevation  
SCALE: 3/8" = 1'-0"

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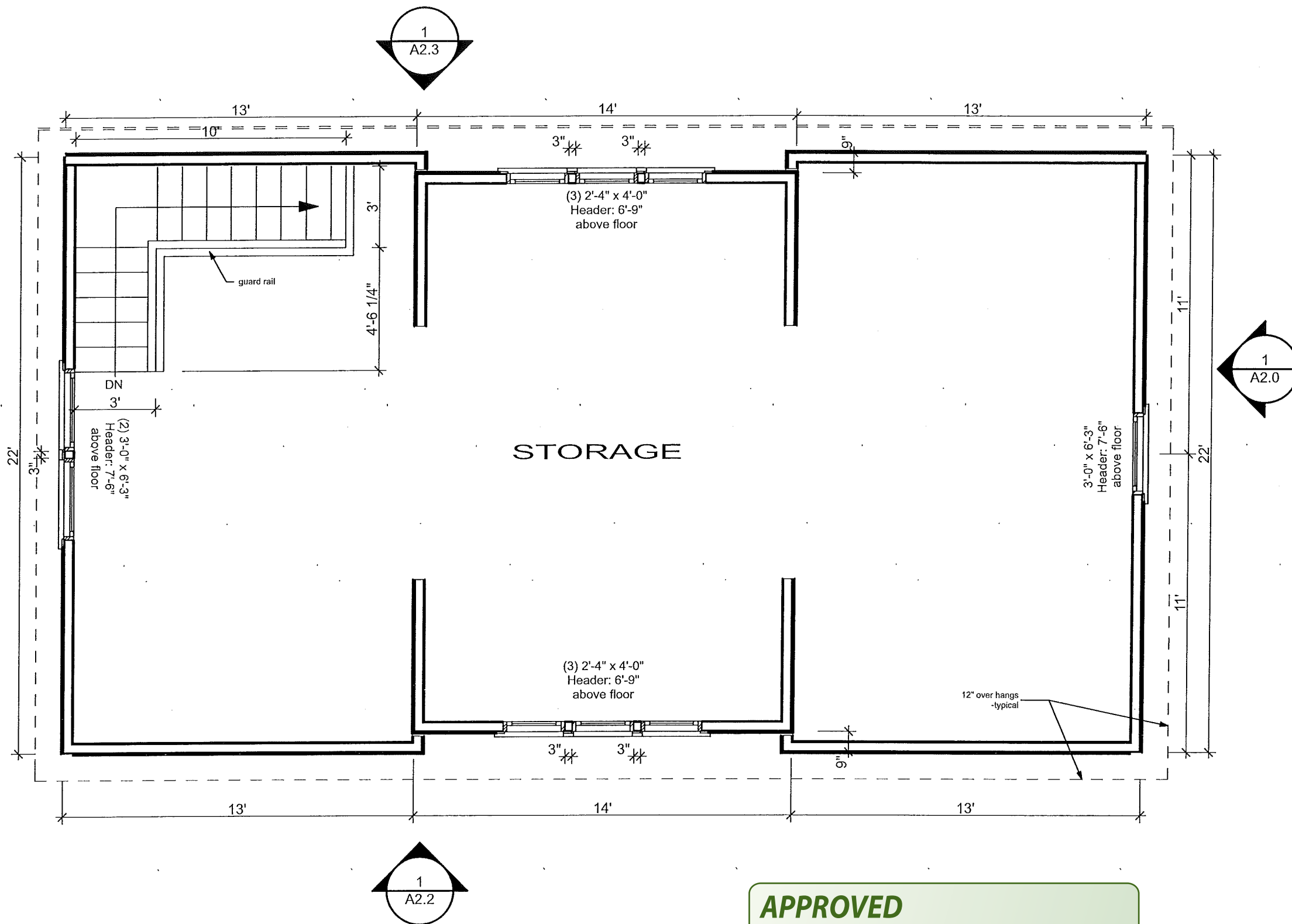
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**A2.0**





**1** Storage Plan  
 SCALE: 1/4" = 1'-0"

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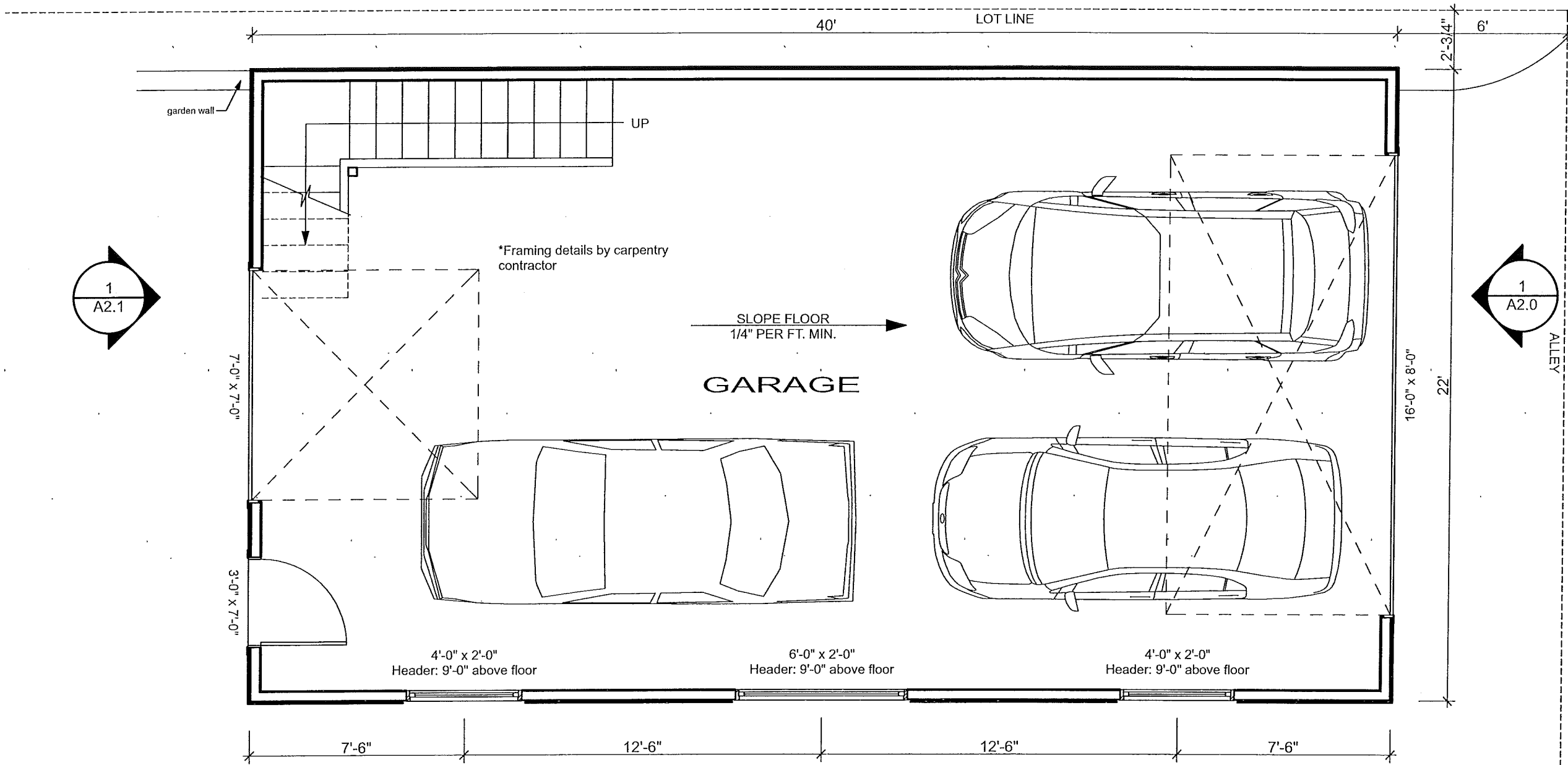
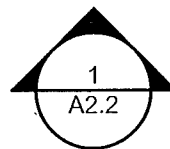
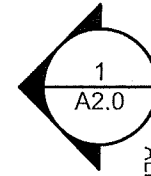
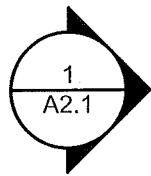
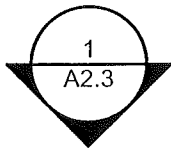
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**A1.2**



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**1** Garage Plan  
 SCALE: 1/4" = 1'-0"



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**A1.1**



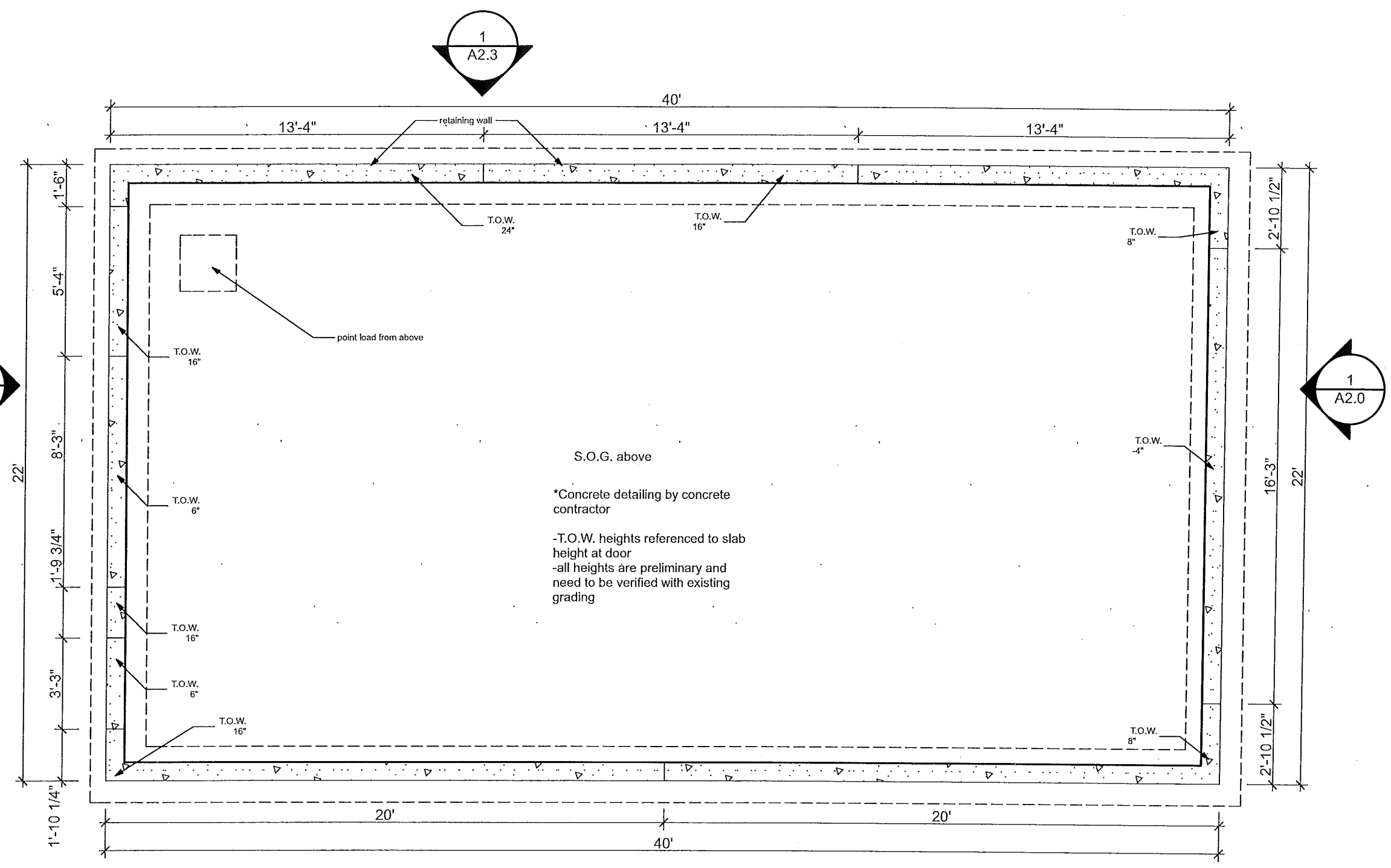
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A1.0



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**1** Foundation Plan  
SCALE: 1/4" = 1'-0"