



## 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>	114 W. LLOYD ST.	Brewers Hill HD
<b>Description of work</b>	Construct new 1.5 car garage at rear of lot with overhead door facing the alley. The garage is L-shaped to address fire separation and pedestrian path issues created by the small lot. The size is roughly 20' x 20' with a 26'1" roof height and 14/12 roof pitch.	
	Parking pad/patio immediately south of the garage in concrete, per attached site plan.	
	Siding is solid wood clapboards with a 4" reveal, 6" corner boards, and gable peak shingles. Trim mimics the house using 1x4 planks (or equivalent) at the change in floor levels. Composition shingle roof.	
	Steel service door and frame (east elevation) are permitted because of the need for a fire-rated assembly. Design of door should be paneled and substantially similar to that in the elevation drawings.	
<b>Date issued</b>	10/25/2018	PTS ID 114615 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:

1. All trim and siding to be natural wood. All windows to be natural wood, both inside and out, no clad windows.
2. No shakes, must use smooth sawn shingles with even coursing, imbrication is permitted.
3. If not using ridge vent, box/pan vents must be only on the north slope of the roof.

4. Parking patio must be concrete or permeable pavers.

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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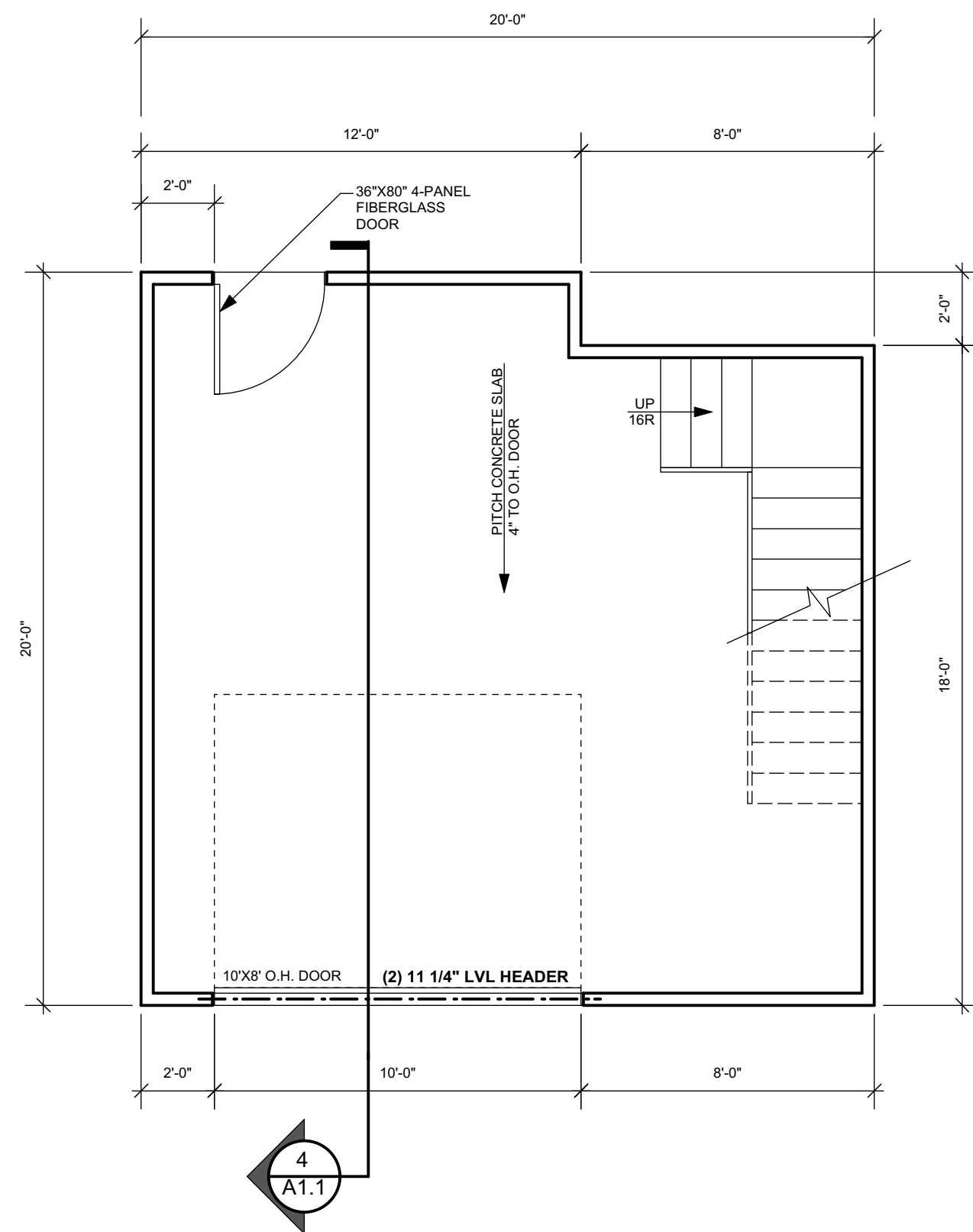
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor

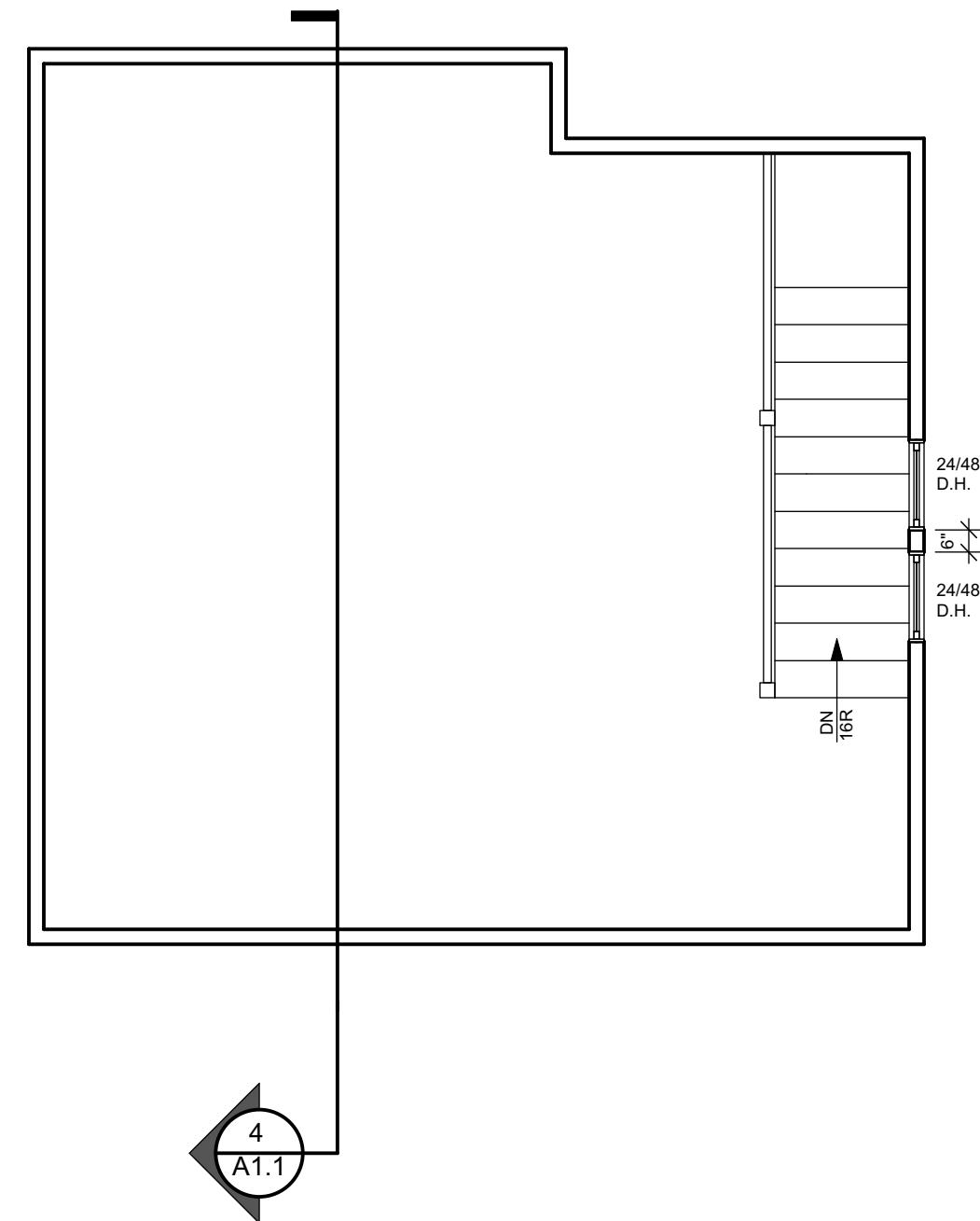
Three 8.5"x11" pages followed by two digitally stamped oversize pages.



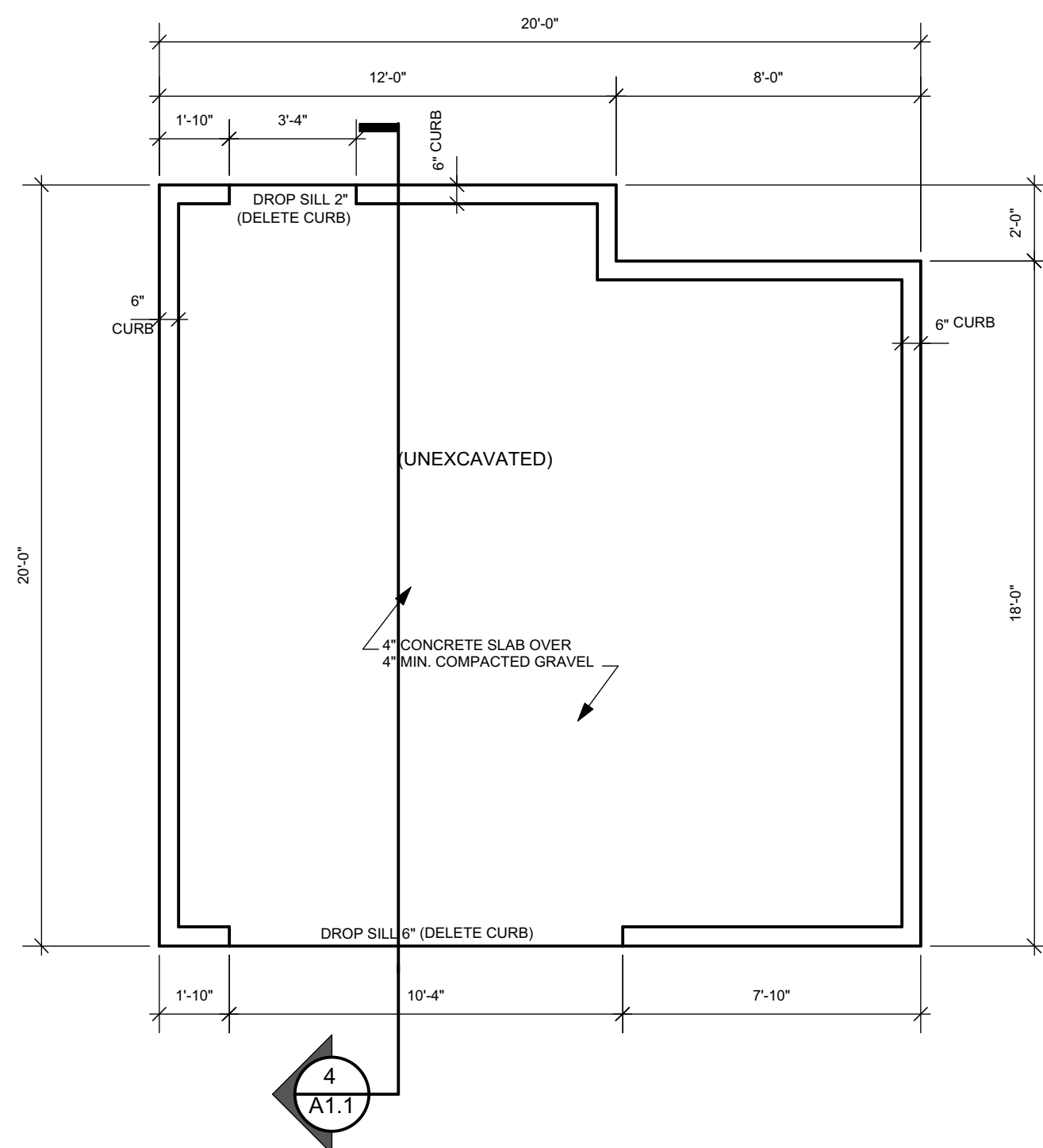




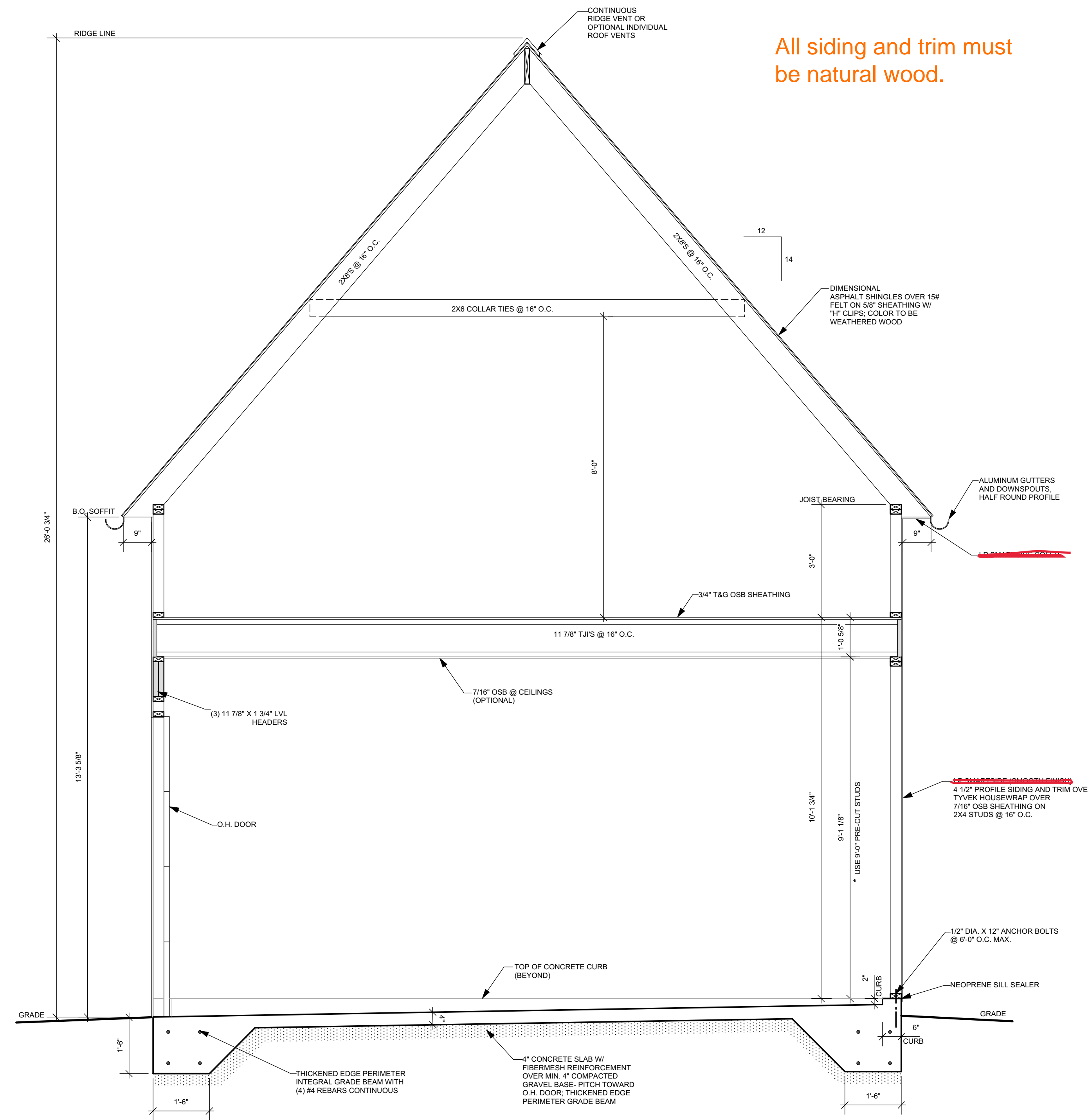
**1 GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0" ← N



**2 GARAGE LOFT PLAN**  
SCALE: 1/4" = 1'-0" ← N



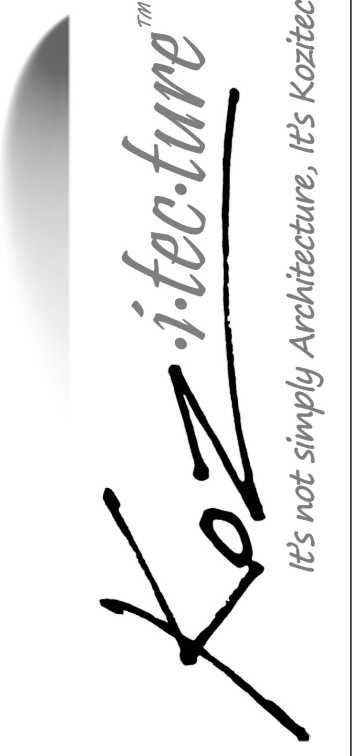
**3 FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0" ← N



**4 BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

**APPROVED**  
By Tim Askin-HPC at 8:20 am, Oct 25, 2018

All siding and trim must be natural wood.



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Project **NEW DETACHED GARAGE**

114 W. LLOYD STREET  
MILWAUKEE, WI 53212

Sheet Title  
**PLANS AND BUILDING SECTION**

Revisions  
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Date: 8/30/2018

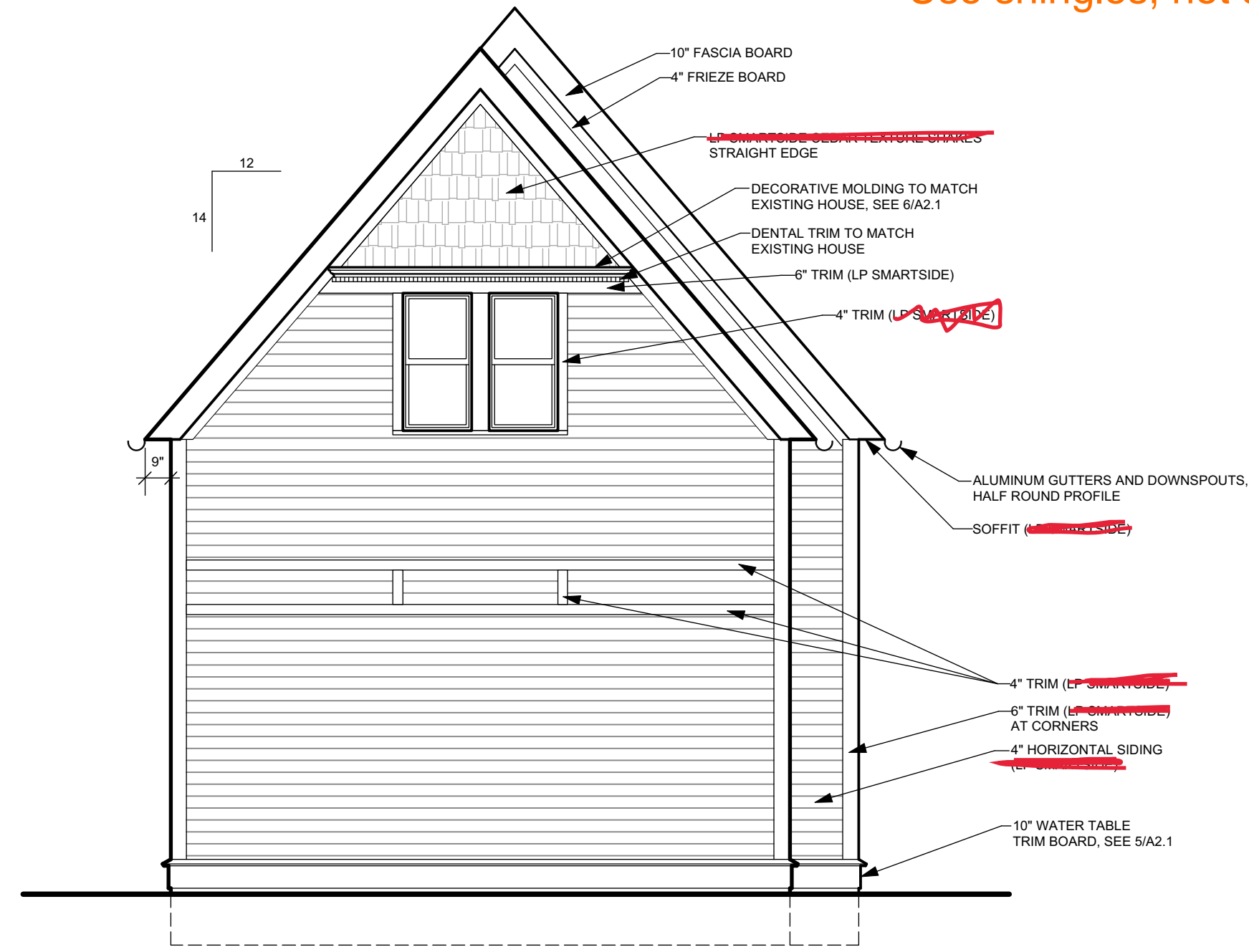
Job NO.: 18-154

Sheet No.

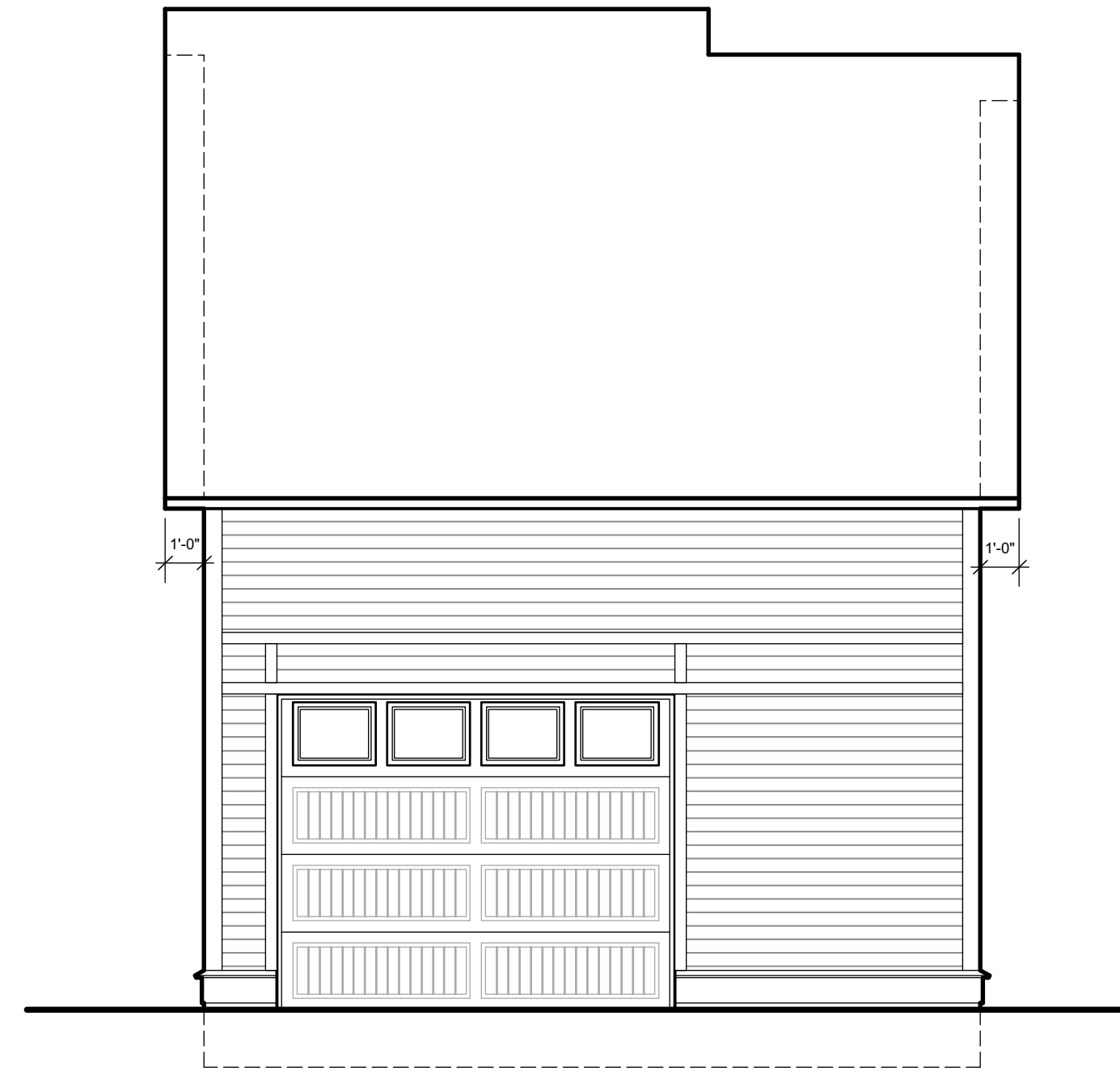
**A1.1**

HPC REVIEW SET 8/30/18

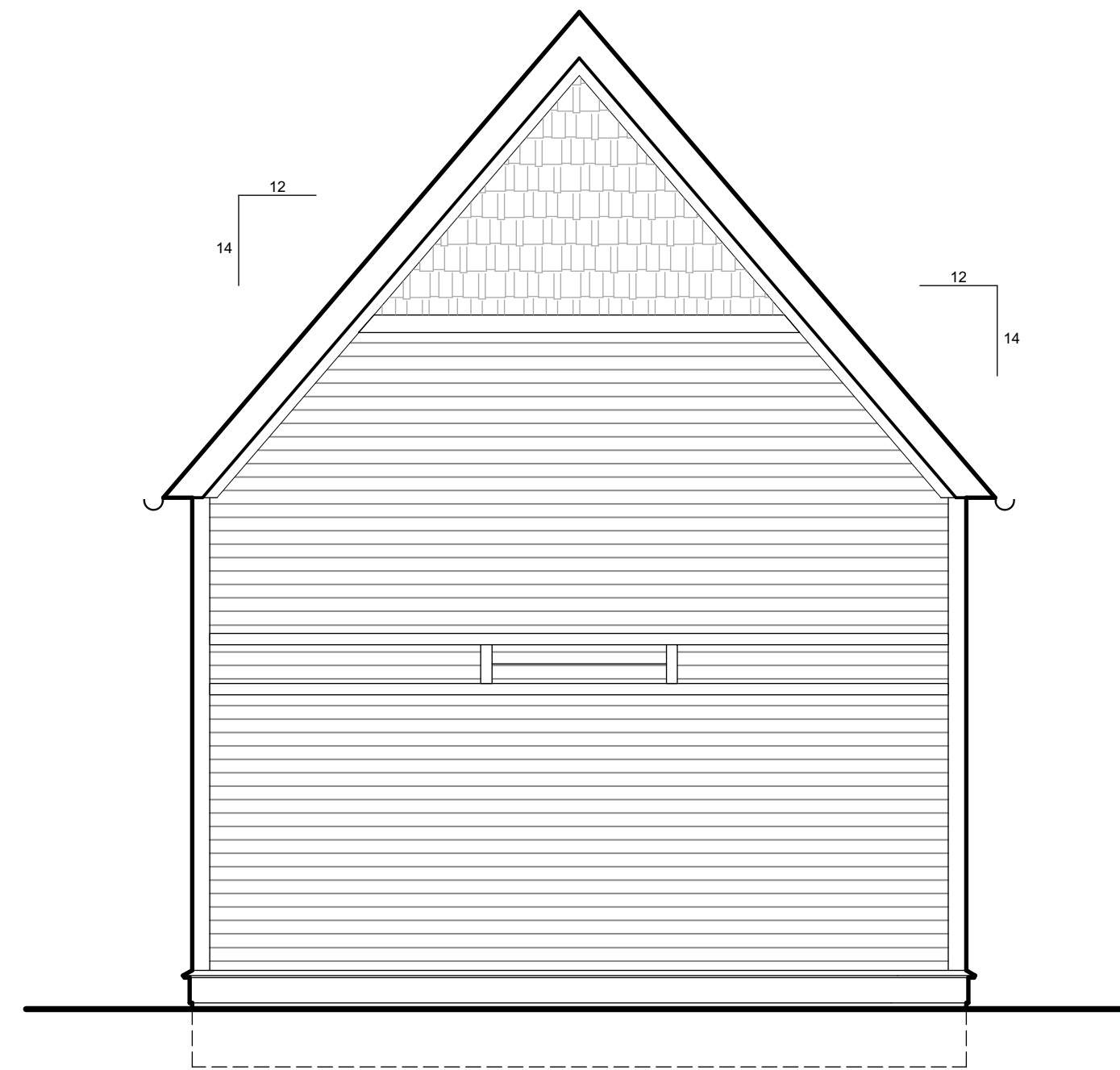
All siding and trim must be natural wood.  
Use shingles, not shakes.



1 FRONT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



2 SIDE (WEST/ALLEY) ELEVATION  
SCALE: 1/4" = 1'-0"

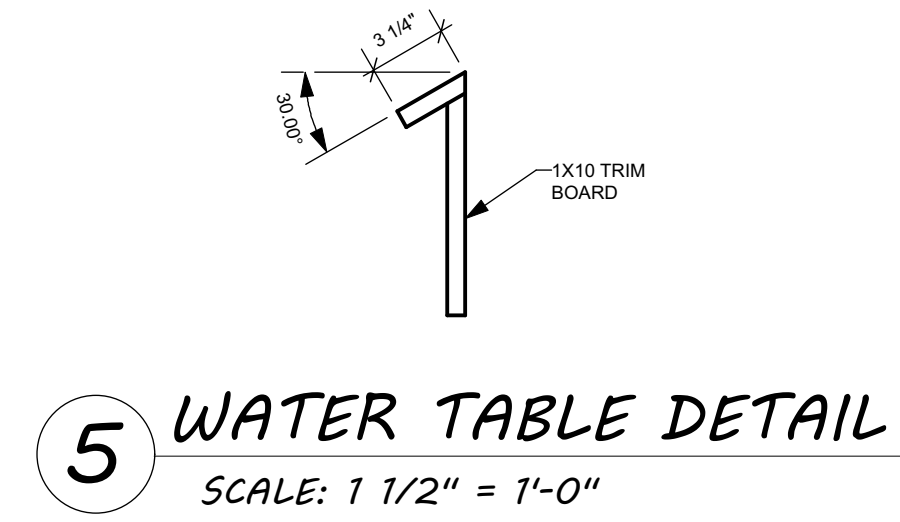


3 REAR (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

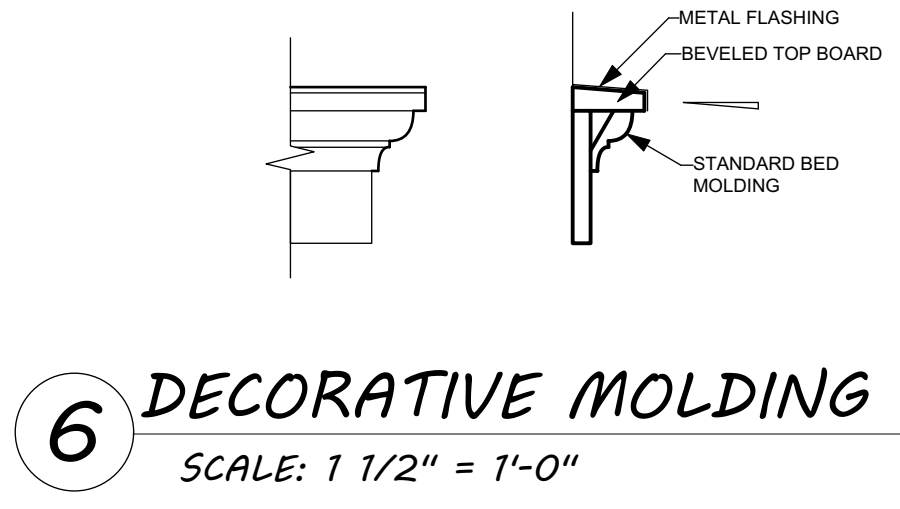


4 SIDE (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

**APPROVED**  
By Tim Askin-HPC at 8:26 am, Oct 25, 2018



5 WATER TABLE DETAIL  
SCALE: 1 1/2" = 1'-0"



6 DECORATIVE MOLDING  
SCALE: 1 1/2" = 1'-0"

COLOR SCHEME TO MATCH EXISTING HOUSE

**Koz-i-itecture™**  
It's not simply Architecture, it's Kozitecture  
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Project **NEW DETACHED GARAGE**  
114 W. LLOYD STREET  
MILWAUKEE, WI 53212

Sheet Title  
EXTERIOR ELEVATIONS

Revisions  
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Date: 8/30/2018

Job NO.: 18-154

Sheet No.

**A2.1**

HPC REVIEW SET 8/30/18