



# 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>	2105 E. LAFAYETTE PL.	North Point South HD
<b>Description of work</b>	Create a new curb cut leading to a sloped, sunken, concrete, driveway beneath projecting bay of house that will afford access to a new garage built into the rear wall of the basement. This will all be surrounded by a limestone retaining wall. The lowest point will be three feet below sidewalk grade. With varying grades across the site, some points will be 5 feet below their nearest natural grade. The majority of the rear yard will be paved as a result and five trees removed. Appendages to the bay including an early bulkhead basement access door and stairs and others that have been added over time will be removed and the bay will be restored to a substantially original appearance.	
<b>Date issued</b>	3/9/2018	PTS ID 114462 COA: sunken driveway and rear basement 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 granted 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. Limestone cladding cannot be removed from the project, due to street and park visibility.
2. Bay shall be restored with natural materials (wood, brick, stone, etc.).
3. Submit photos of demolition in progress so that a record is created before the restoration.
3. Any replacement windows in the bay shall be wood and subject to staff approval.

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](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. Nik Kovac, Contractor





- EXISTING CANTILEVERED BAY w/  
GABLE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING PORCH AND STEPS TO BE  
REMOVED
- EXISTING WALK TO BE REMOVED
- LOCATION OF PROPOSED CURB CUT

**A** NORTH ELEVATION



**B** NORTHEAST ELEVATION



- EXISTING PORCH TO REMAIN
- EXISTING STEPS TO REMAIN
- LOCATION OF PROPOSED PATIO
- LOCATION OF PROPOSED OVERHEAD  
GARAGE DOORS

**C** SOUTHEAST ELEVATION



- EXISTING CANTILEVERED BAY w/  
GABLE TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING PORCH TO REMAIN
- EXISTING BULKHEAD AND BASEMENT  
STEPS TO BE REMOVED
- EXISTING PORCH SKIRT TO BE  
REMOVED
- EXISTING WALK TO BE REMOVED



**D** SITE PHOTO

- EXISTING CANTILEVERED BAY w/  
GABLE TO REMAIN
- EXISTING BAY WINDOW TO REMAIN
- EXISTING PORCH TO REMAIN
- EXISTING BULKHEAD AND BASEMENT  
STEPS TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- EXISTING WALK TO BE REMOVED



**E** SITE PHOTO

- EXISTING CANTILEVERED BAY w/  
GABLE TO REMAIN
- EXISTING BAY WINDOW TO REMAIN



**F** SITE PHOTO





EXISTING CANTILEVERED BAY w/  
GABLE TO REMAIN

EXISTING TREES TO BE REMOVED

EXISTING PORCH AND STEPS TO BE  
REMOVED

EXISTING WALK TO BE REMOVED

G SITE PHOTO



EXISTING CANTILEVERED BAY w/  
GABLE TO REMAIN

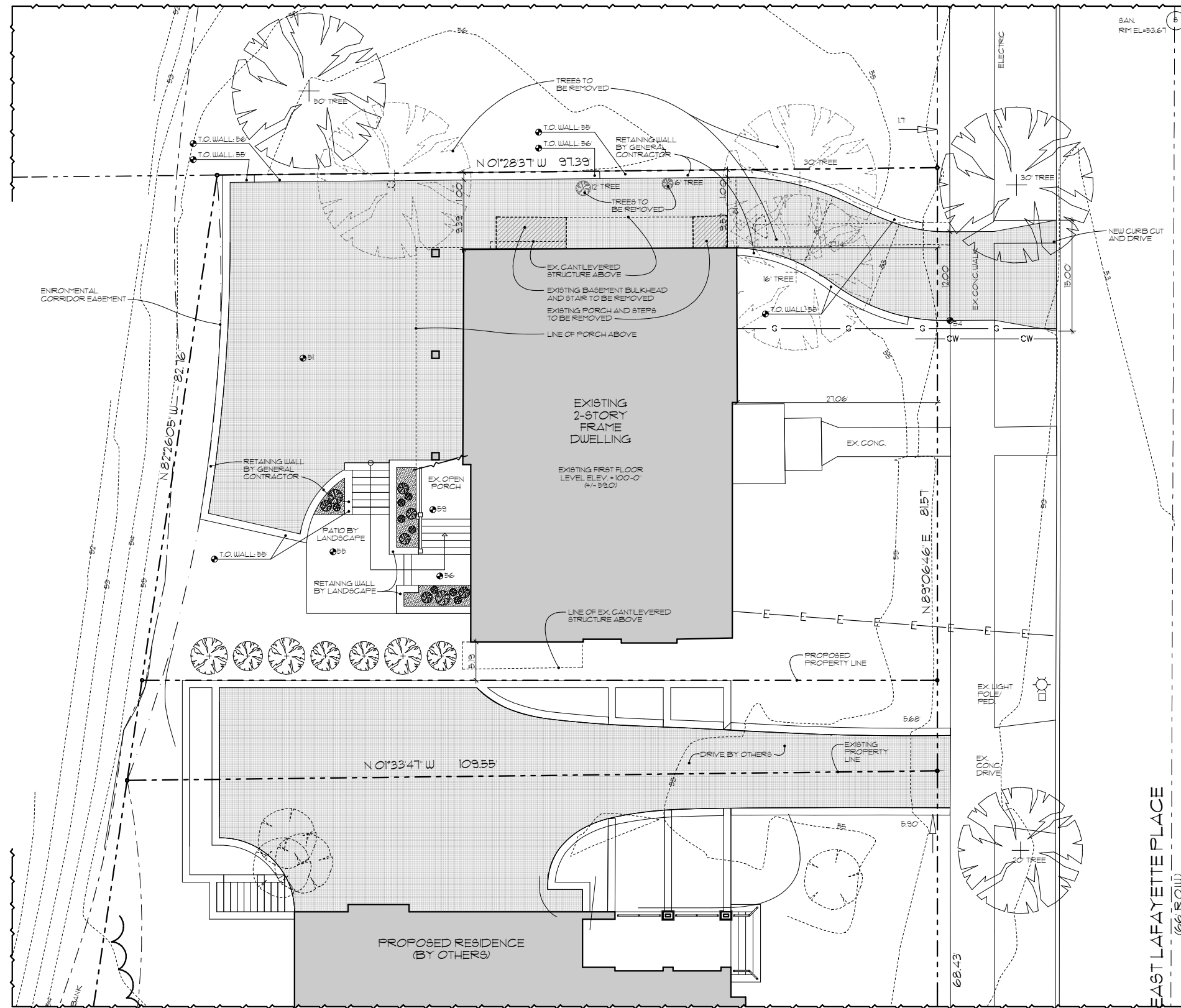
EXISTING TREES TO BE REMOVED

EXISTING SKIRT BELOW  
CANTILEVERED BAY TO BE REMOVED

EXISTING WALK TO BE REMOVED

EXISTING BULKHEAD AND BASEMENT  
STEPS TO BE REMOVED

H SITE PHOTO



1 SITE PLAN  
NOT TO SCALE

**APPROVED**  
By Tim Askin at 3:48 pm, Mar 09, 2018



240 N. Milwaukee Street  
Suite #400  
Milwaukee, WI 53202

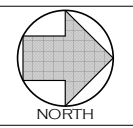
(414) 276.8550  
deep-river.com

NOTE:  
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS TO BE COMPLETED ON A DESIGN/BUILD BASIS. THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 1731  
LAFAYETTE REMODEL 2  
2105 EAST LAFAYETTE PLACE  
MILWAUKEE, WI 53202

DESCRIPTION	DATE
REDLINE	01/16/2018
OWNER APPROVAL	12/27/2017
CONSULTANT PROPOSALS	01/30/2018
COA SUBMITTAL	02/01/2018

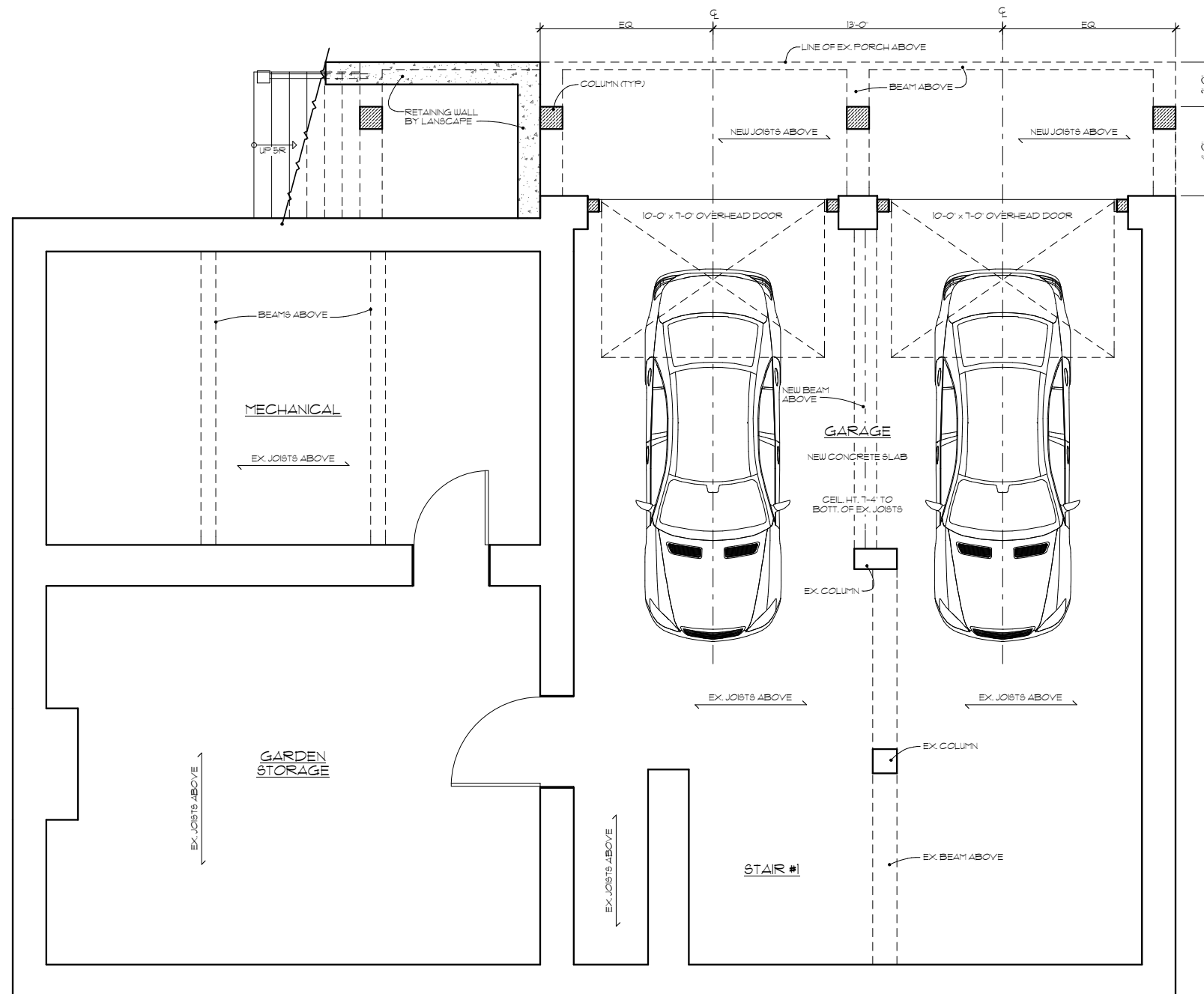
SITE PLAN



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1 LOWER LEVEL FLOOR PLAN  
NOT TO SCALE



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LOWER LEVEL FLOOR PLAN

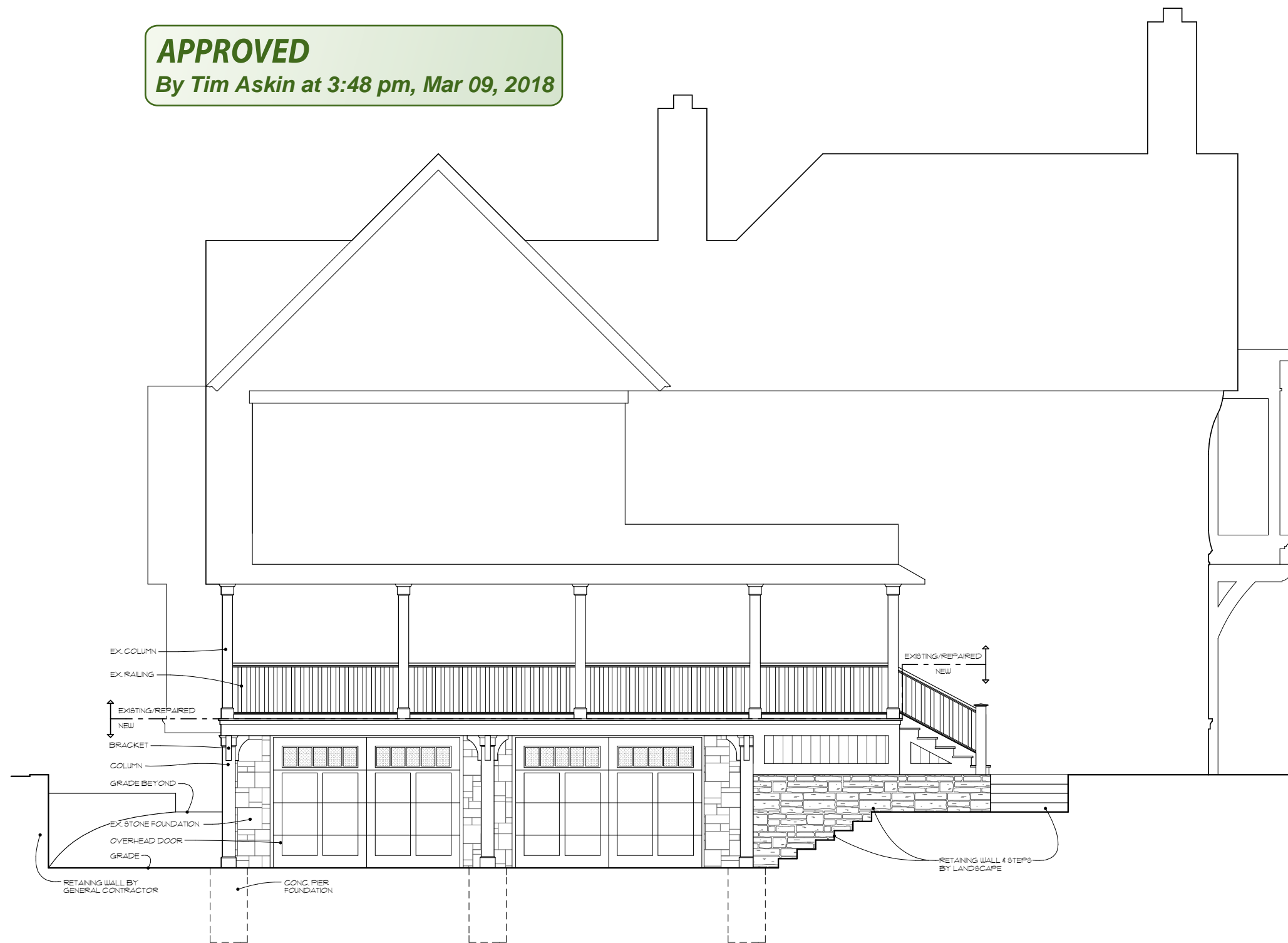


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EXTERIOR ELEVATIONS

**A4.1**