



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

2034 N. 1ST ST. Brewers Hill Historic District

Description of work

Demolish the remainder of a detached garage (foundation and slab) and replace it with a larger detached garage at the alley lot line. The garage will consist of painted hardboard smooth lap siding with three overhead garage doors and one standard door. The garage will require small retaining walls to be built of dry-stacked white or off-white stone to the sides at the alley frontage.

Extend an existing stamped, stained concrete walkway to the new garage as shown in site plan. The concrete will be stained a dark reddish purple, similar to clinker brick and be stamped with a herringbone pattern. Extend a previously approved fence with French gothic pickets around more of the property to replace an existing chain link fence.

Work will match attached plans and details.

Date issued

01/12/2017

PTS ID 114172 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 approval of stained, stamped concrete in this case does not establish precedent; it is a minor extension of an existing walkway. The extension will also be minimally visible from any public right of way. The CMU foundation of the new garage must be parged with concrete or stucco. Garage doors shown in plans are not approved. The separate image of a garage door in steel and painted to match the house or wood (painted or varnished). Windows

shall be wood double hung with clear glazing, matching those previously used on the house rehabilitation. Roofing shall be asphalt shingle previously used on the house rehabilitation.

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: tim.askin@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. Milele Cogs, Contractor, Inspector Paul Wolfgramm (286-2590)



Current conditions: view from alley



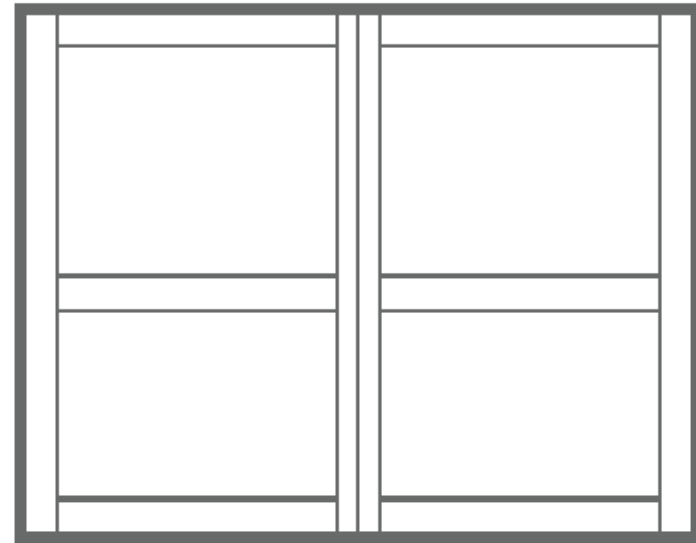
Existing French Gothic picket fence style to be duplicated



Approximation of gate style. Shown hardware is not required.



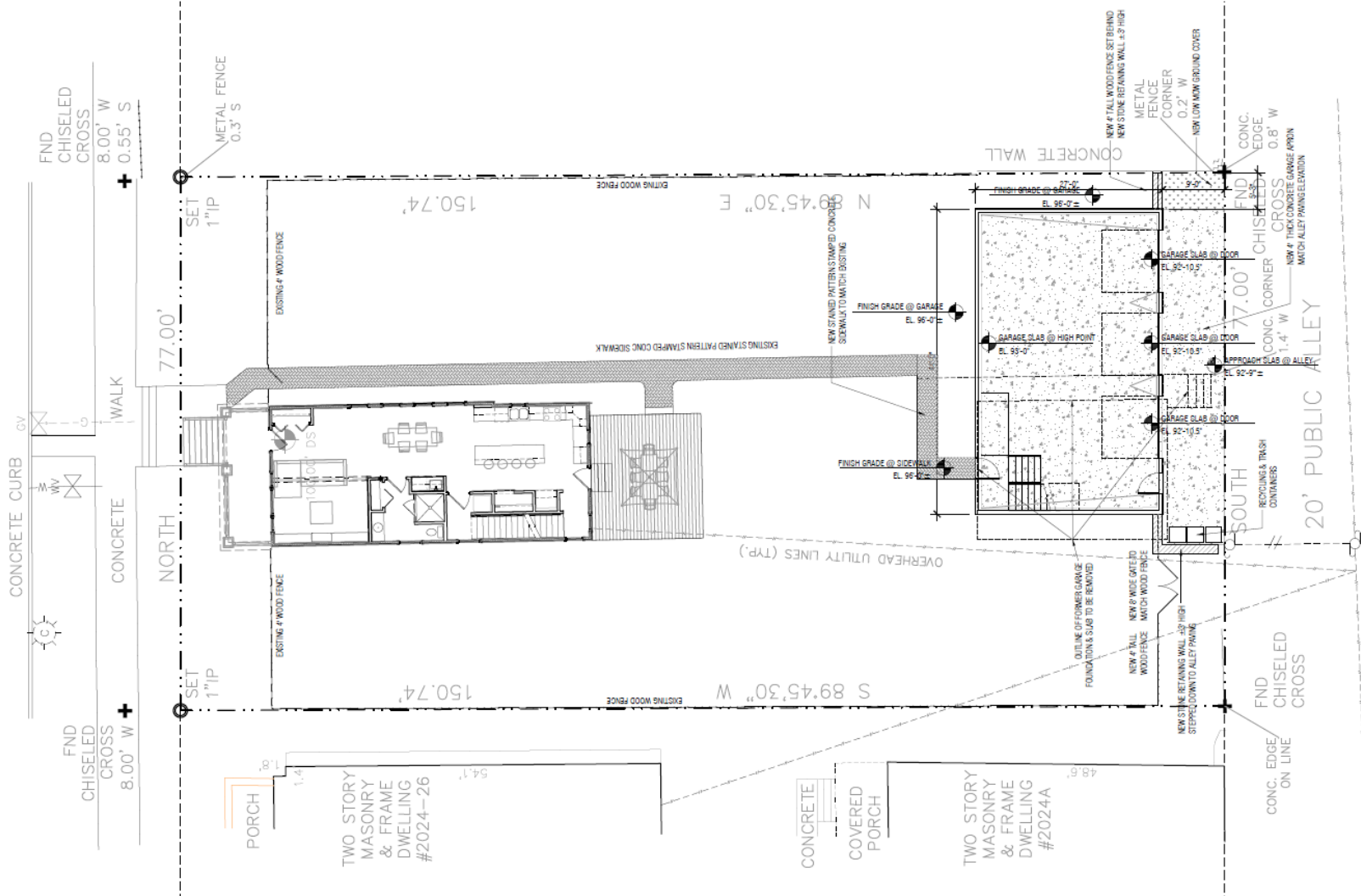
Retaining wall style in coursed rough-faced white stone



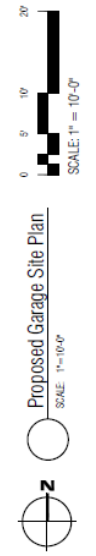
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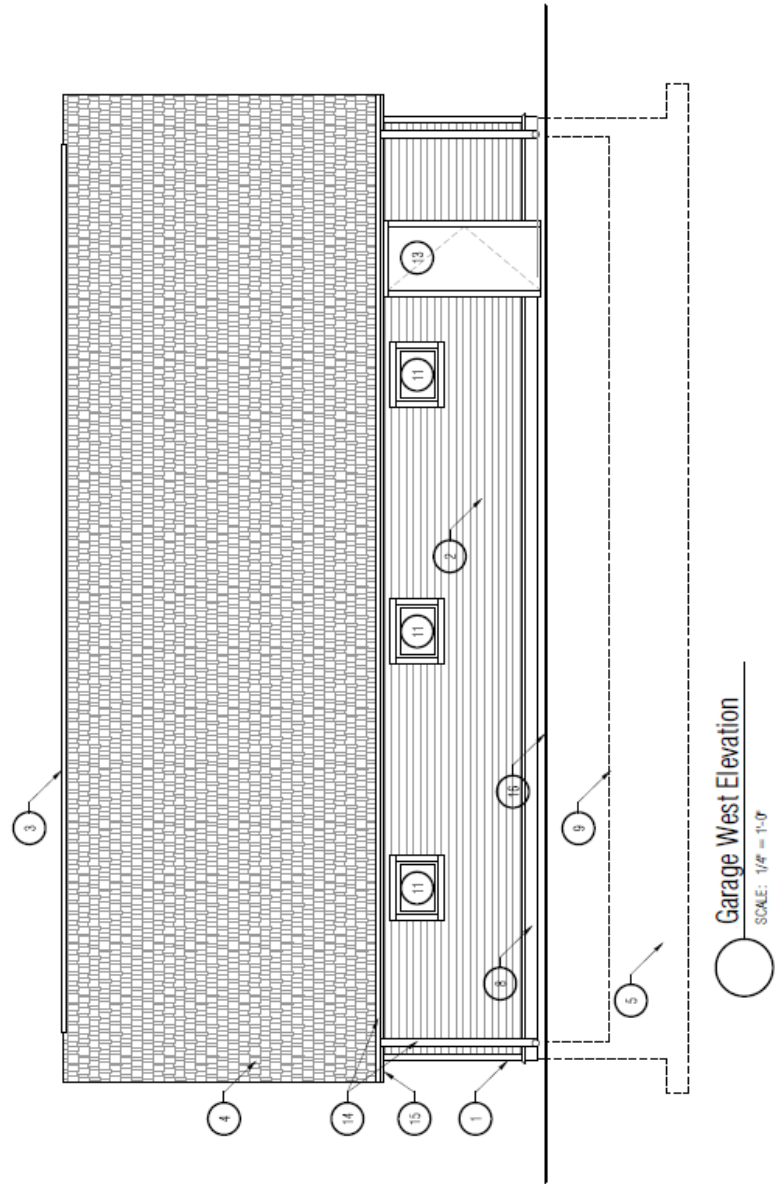
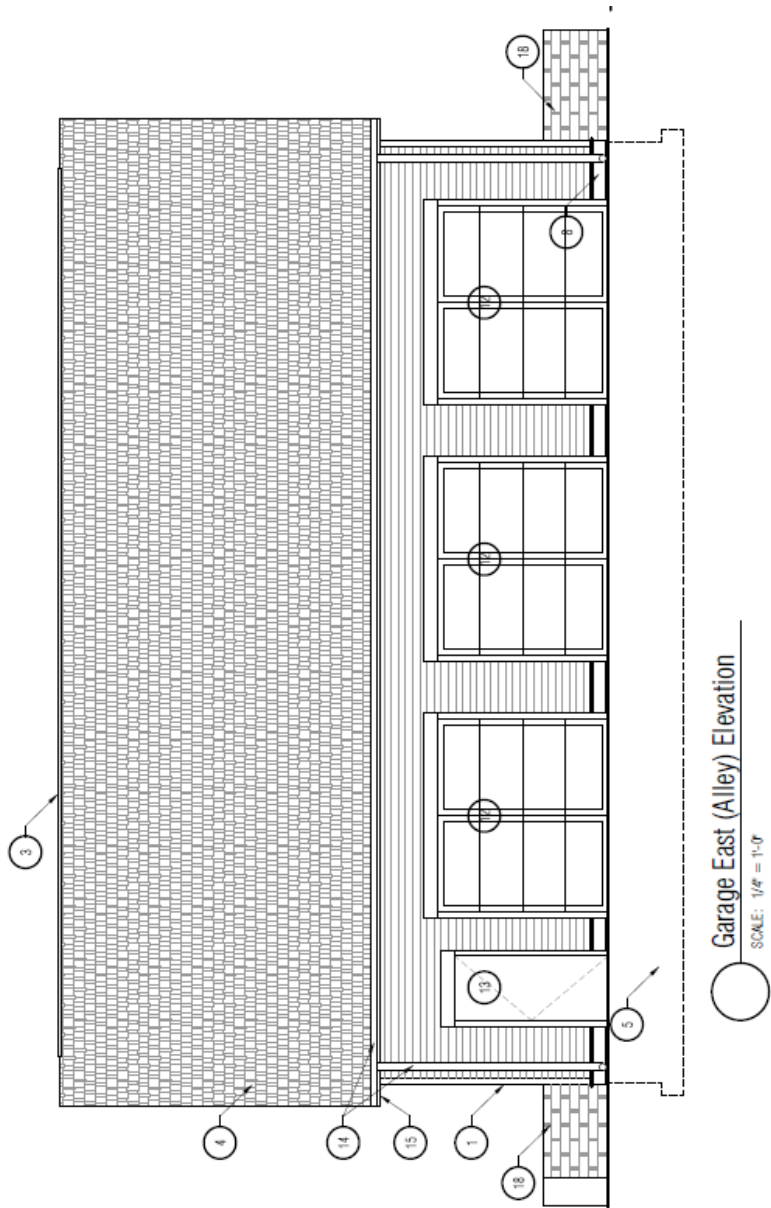
Garage door design: CHI #11 in steel or wood. Steel must be painted to match house. Wood may be painted or varnished.

NORTH 1ST STREET
(80' WIDE PUBLIC RIGHT OF WAY)

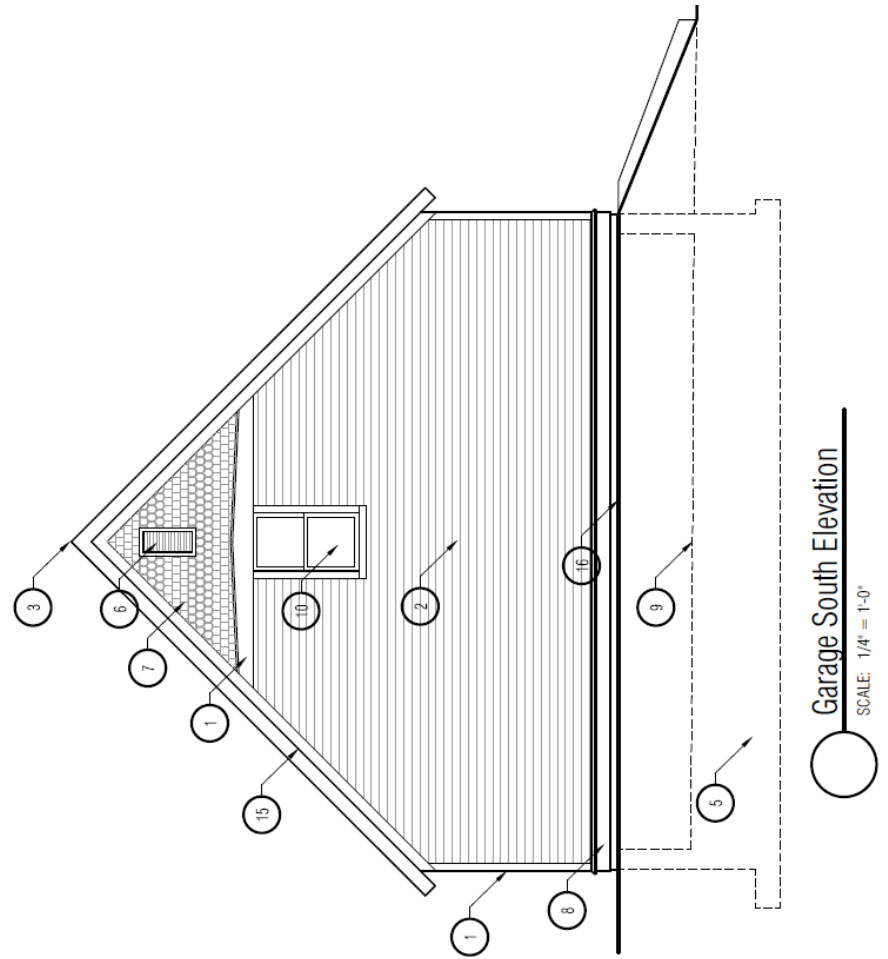
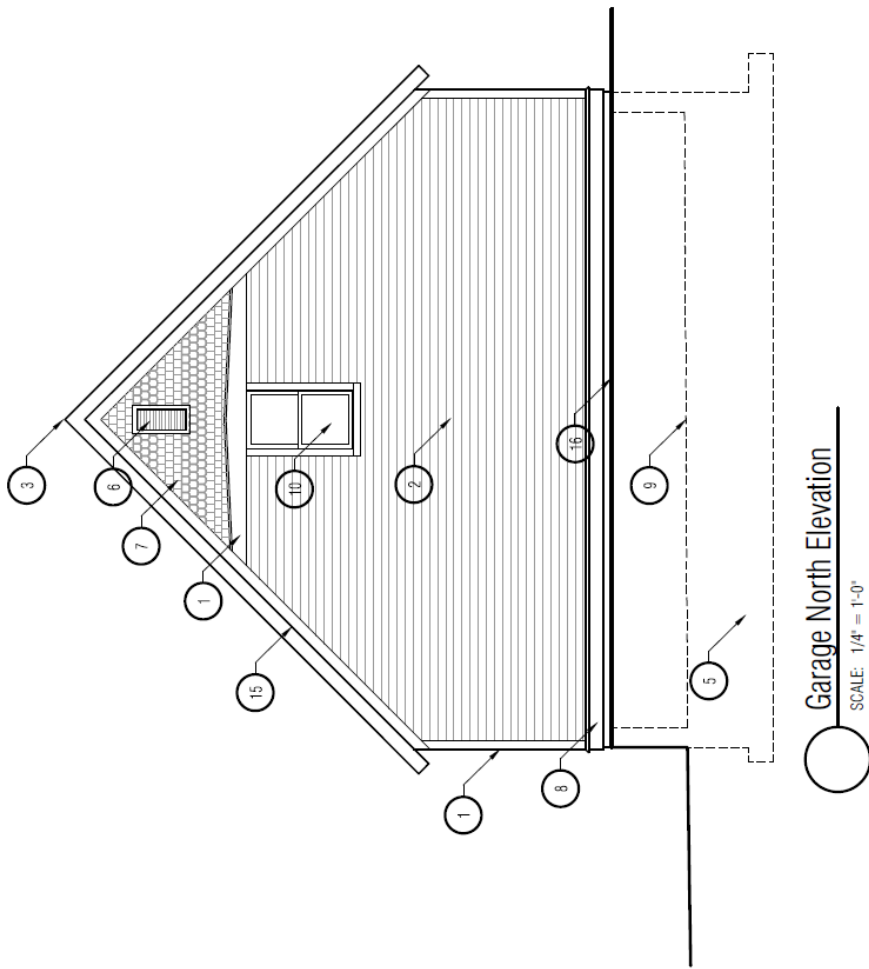


Site plan

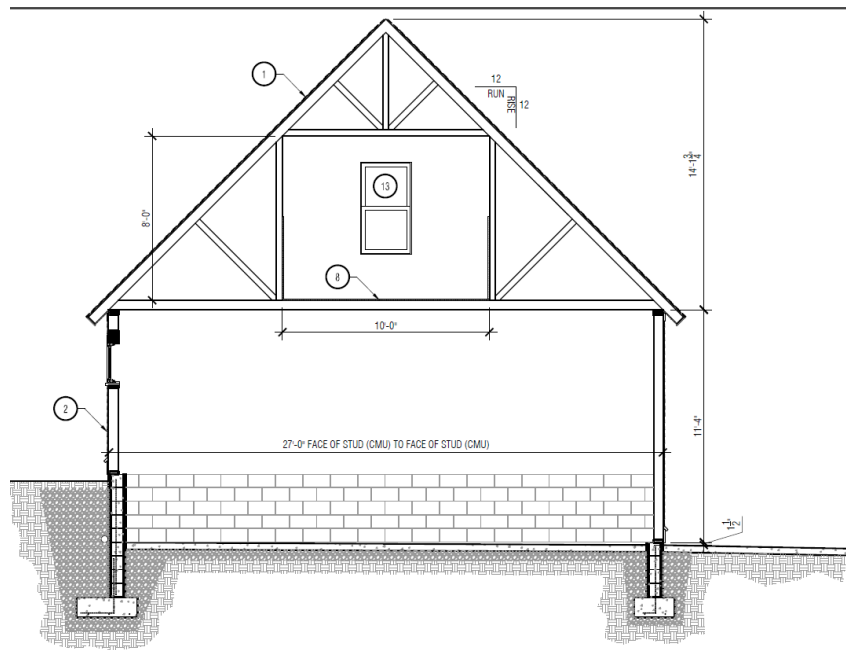




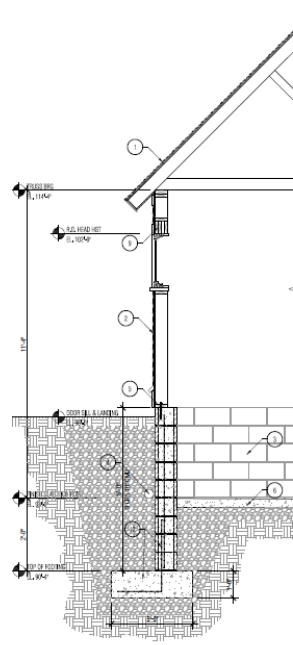
East and west elevations of garage. Shown garage doors are NOT approved. See above The 30-36" door is at the owner's discretion.



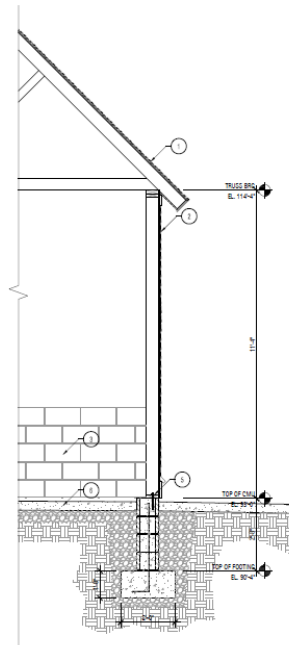
North and south elevations



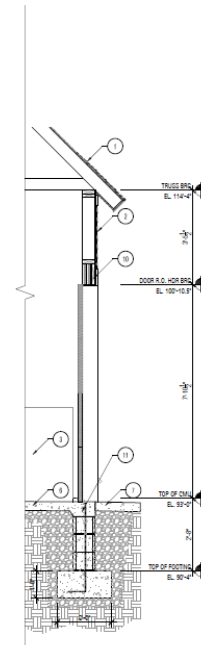
Garage Section Looking North
SCALE: 1/4" = 1'-0"



West Wall Section
SCALE: 1/2" = 1'-0"

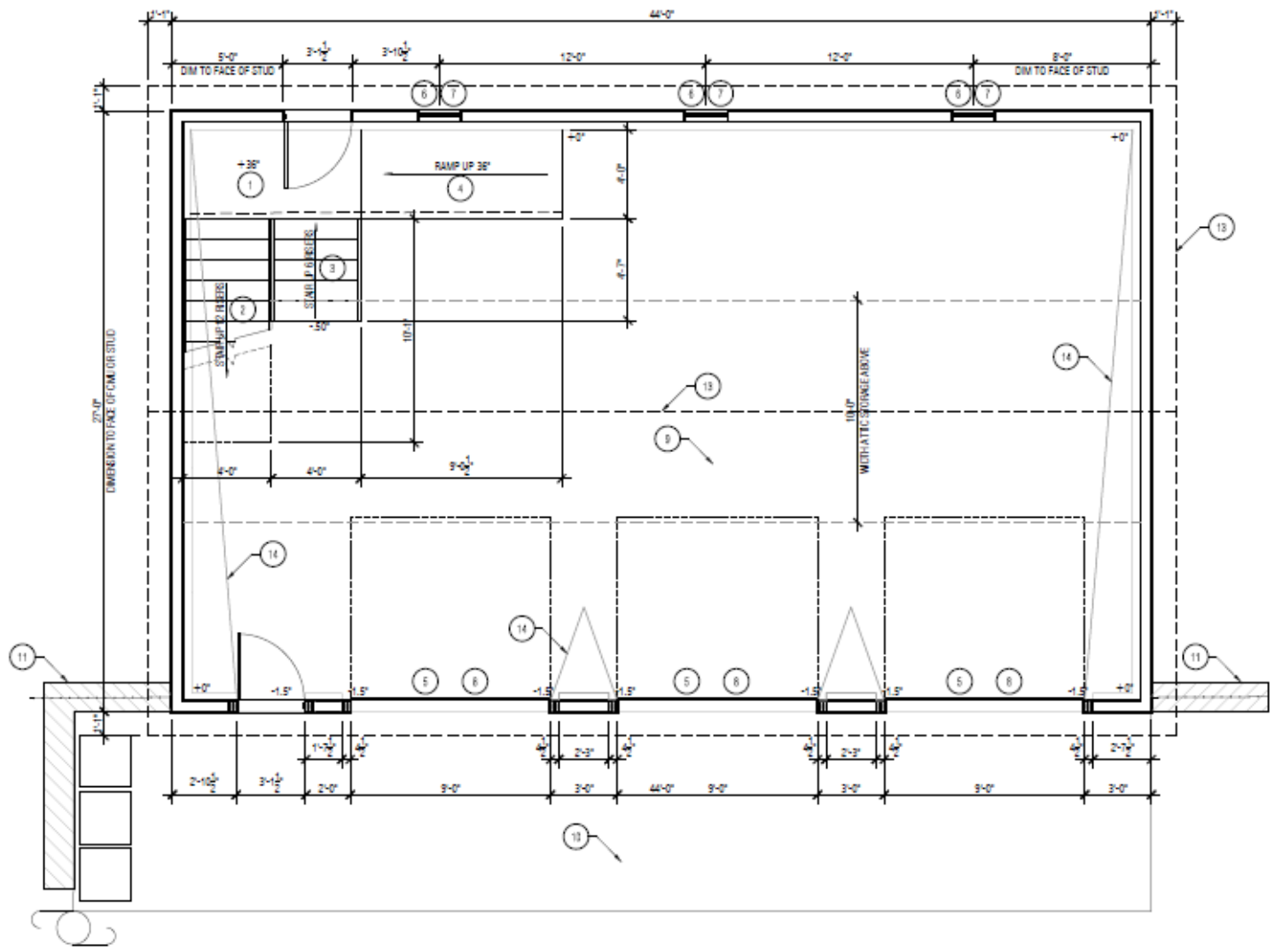


East Wall Section
SCALE: 1/2" = 1'-0"



Section @ Garage Door
SCALE: 1/2" = 1'-0"

Sections of garage. Foundation must be parged, exposed CMU is not acceptable.



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

Garage Plan



Pattern and color of stamped and stained concrete for extended walkway