



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

2851 N. LAKE DR. UNIT #2 North Lake Drive Historic District

Description of work

The applicant proposes to construct a 20 x 20 addition to the rear attached garage to allow tandem parking for 4 vehicles. The exterior will match the existing brick and replicate the rooftop piers. To meet code, a 36-inch wood railing with picket style balusters will be installed between the piers. The flat roof of the garage will serve as a terrace.

As part of the project, a passenger elevator will be built at the east end of the existing garage, within the garage, that would extend above the roof of the garage to serve the second floor unit. This elevator will be attached to the west exterior of the building and enter the second floor unit.

Date issued

05-13-2015

PTS ID 102002 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:

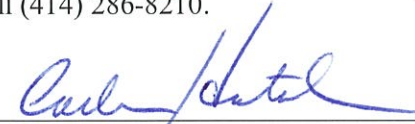
The cladding on the addition is to use brick to match the existing part of the garage. If brick cannot be located, the addition will be stuccoed in deference to details on the house. Consultation with staff should be arranged if the stucco option is selected. The piers at the roof of the garage should be thicker than shown in the drawing.

Since the height requirement for the upper railing means that it will be taller than the existing piers, the piers may be made taller or it is possible to modify the design for a lower railing but add a booster rail to bring it to code.

Planter boxes will be added to the rooftop terrace with trellises that will include vines for further screening from neighbors.

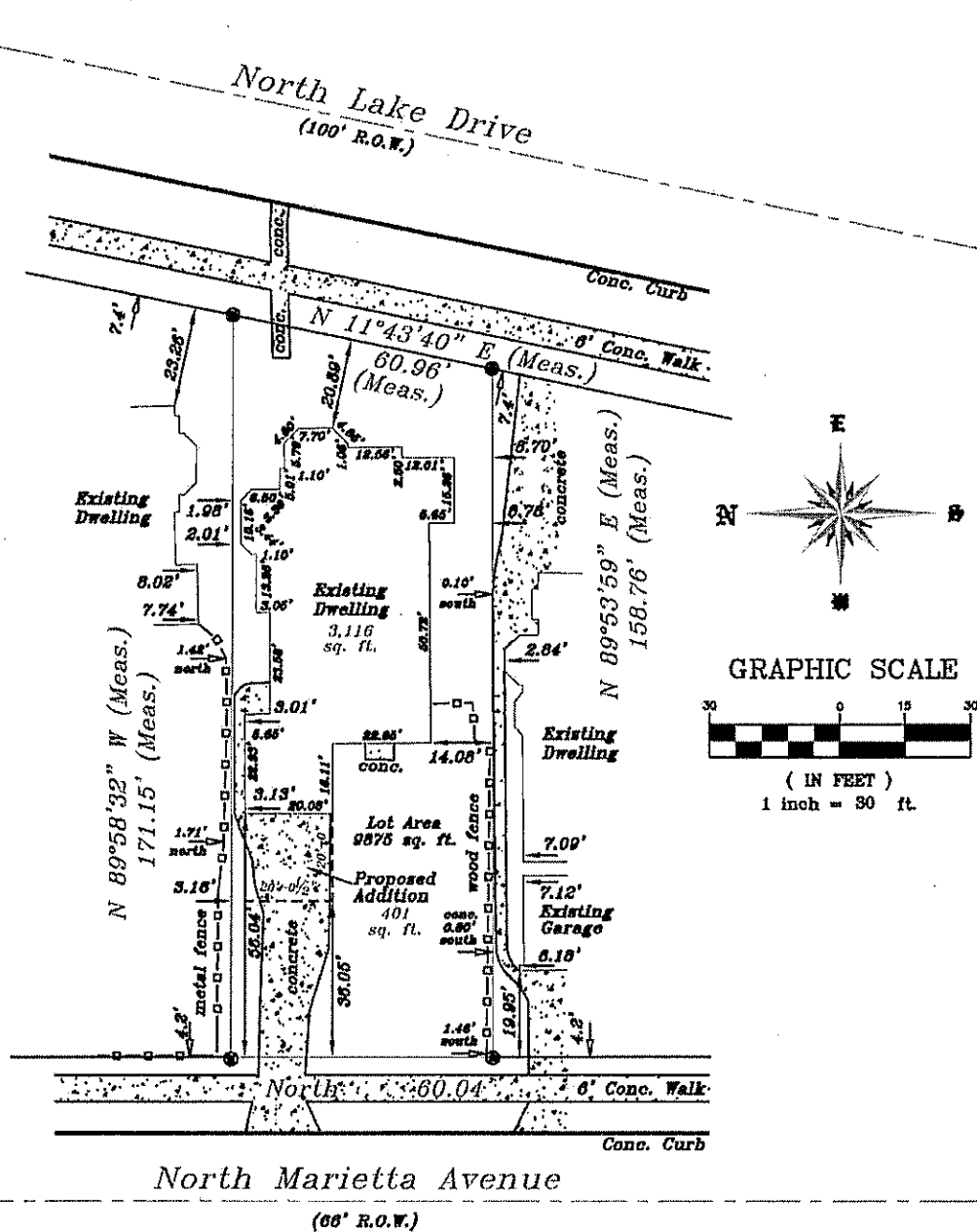
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-5722 E-mail: chatal@milwaukee.gov.

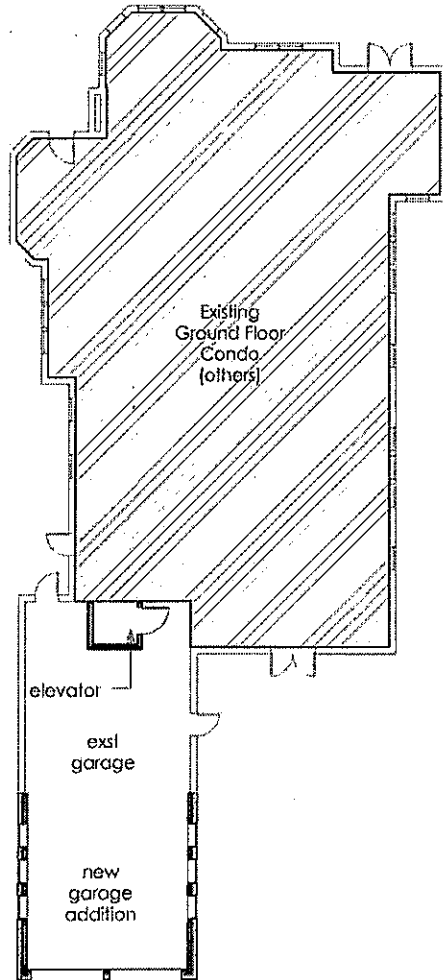
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Jason Golec (286-2553)

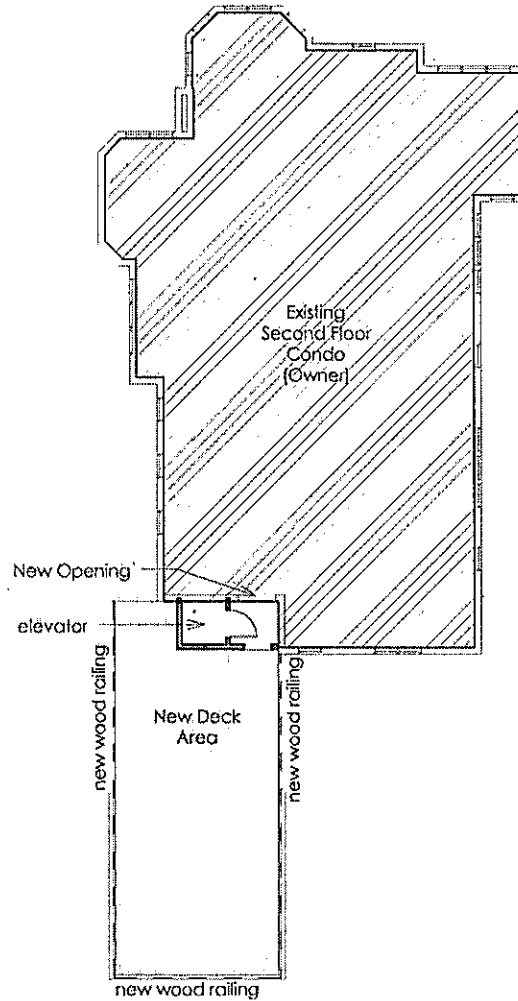
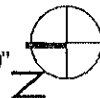




1

Ground Floor Plan
Floor Plan

1/16" = 1'-0"



2

Second Floor Plan
Floor Plan

1/16" = 1'-0"





1

Rear Lot, S to N, 3/4
Perspectives

N.T.S.

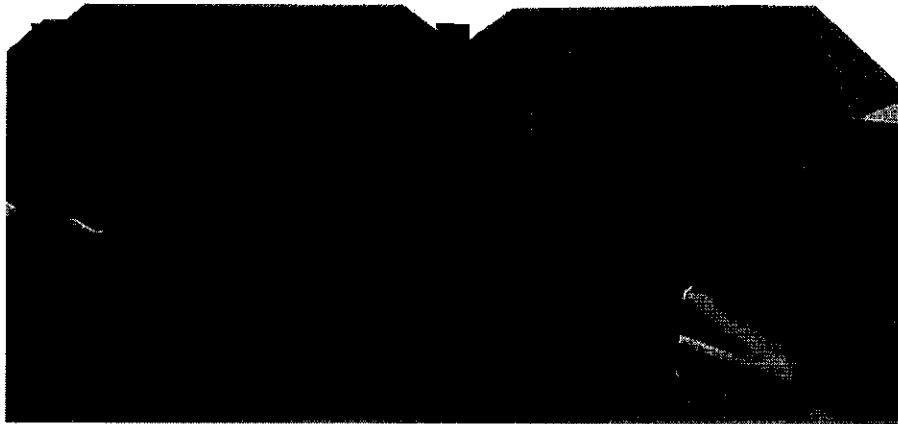
CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE CITY OF MILWAUKEE'S REVIEW AND APPROVAL. THE CITY OF MILWAUKEE'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MILWAUKEE'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MILWAUKEE'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PRELIMINARY DRAWINGS-NOT FOR CONSTRUCTION

1

Axon of Addition, S to N, 3/4
Perspectives

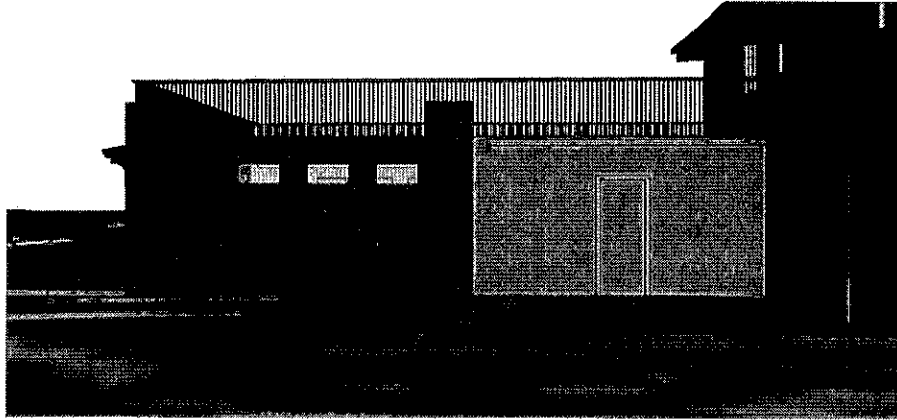
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2

South Elevation
Perspectives

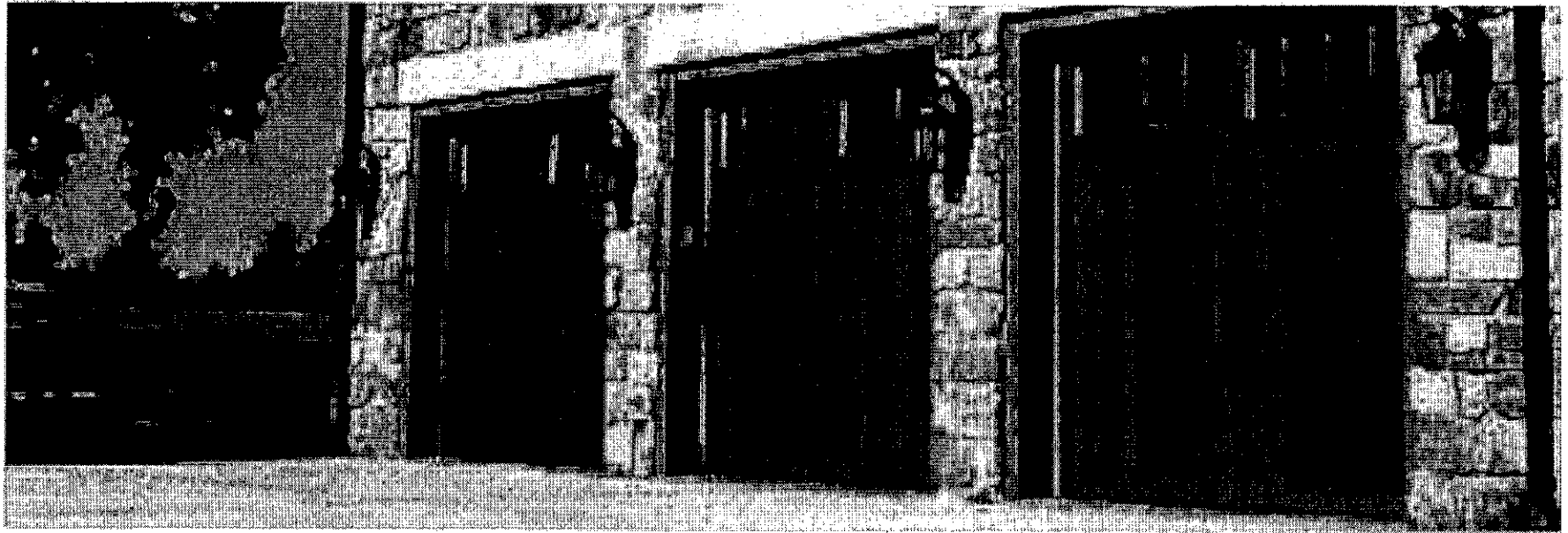
N.T.S.



JOE BURR
2851 Lake Drive
Milwaukee, WI 53211
JOB NO:
76-1097
DATE: 03/19/15
Perspectives

A4.1

solid state
architecture
PRODUCTION TITLE



Garage Doors: New wood style carriage doors
w/ glass insert (clear or frosted glass inserts)



Masonry Alternate: if sourcing or matching issues arise with masonry match, an alternate of a stucco finish to match existing on building is proposed.