



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Brewers Hill Historic District

ADDRESS OF PROPERTY:

2008 N 2nd St

2. NAME AND ADDRESS OF OWNER:

Name(s): Timothy Baldwin & Benjamin Lawrenz

Address: 2023 N 2nd St

City: Milwaukee

State: WI

ZIP: 53212

Email: timothy_m_baldwin@yahoo.com

Telephone number (area code & number) Daytime: 414.807.6958

Evening: Same

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): N/A

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

☒ Photographs of affected areas & all sides of the building (annotated photos recommended)

☒ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

☒ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

☐ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

☒ Site Plan showing location of project and adjoining structures and fences

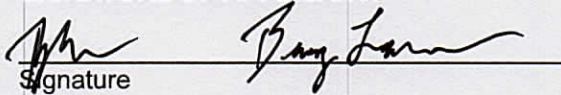
**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. **DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Construct a wood frame 2 car garage on an existing concrete slab with Alley access. Existing concrete slab was installed in the fall of 2014 with the intent of constructing a 22' X 22' in the future. Slab was permitted and constructed with required property line and alley setbacks. Construction materials for exterior to be Cement Board siding or Beveled Wood siding and trim. Roof material to be asphalt shingles. Paint will match the main house siding and trim color scheme. Highlighted section of plat survey shows location of existing concrete slab to which garage will be constructed on. Please refer to garage plans attached for construction details.

6. **SIGNATURE OF APPLICANT:**


Signature

Timothy Baldwin & Benjamin Lawrenz

Please print or type name

March 9, 2020

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

PLAT OF SURVEY

THE SOUTH TWENTY-FIVE AND TWO TENTHS (25.2) FEET OF THE WEST SEVENTY-TWO (72) FEET OF LOT FOURTEEN (14) AND THE SOUTH THIRTY AND TWO TENTHS (30.2) FEET OF THE EAST TWENTY-FIVE (25) FEET OF THE WEST NINETY-SEVEN (97) FEET OF LOT FOURTEEN (14), ALL IN BLOCK TWENTY (20), OF SHERMAN'S ADDITION, IN 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, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.
CONTAINING 4,193 SQUARE FEET

20' PUBLIC ALLEY CONCRETE

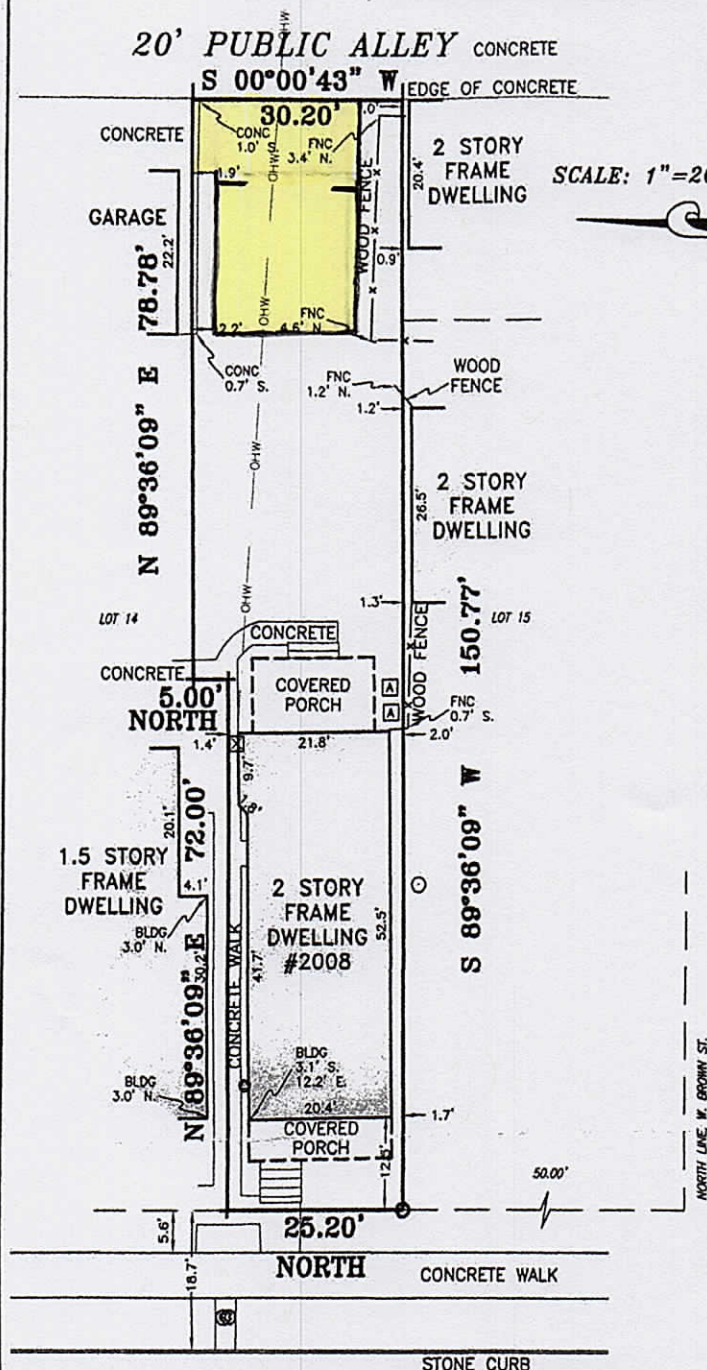
S 00°00'43" W

PREPARED FOR:
Benjamin Lawrenz
Timothy Baldwin
2036 N. 2nd St.
Milwaukee, WI

SCALE: 1"=20'

LEGEND

- 3/4"x18" IRON ROD, SET
- IPF IRON PIPE FOUND
- + CHISELED CROSS, SET
- I CHISELED NOTCH, SET
- GAS METER
- ⊠ AIR CONDITIONER
- ⊞ ELEC METER
- ⊙ CURB BOX



N. 2nd St.

80' PUBLIC STREET

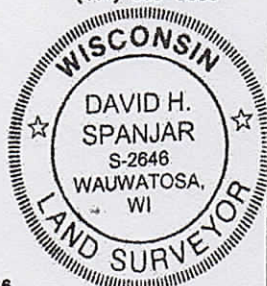
I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERE TO WITHIN ONE YEAR FROM DATE HEREON.

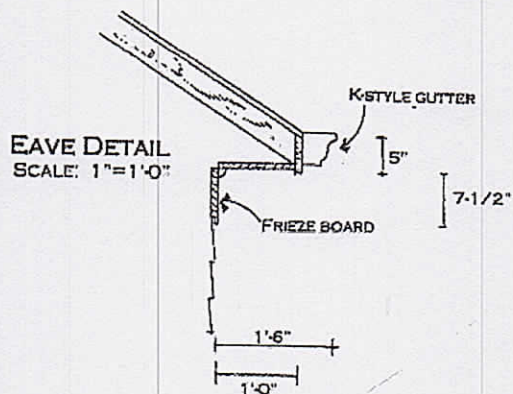
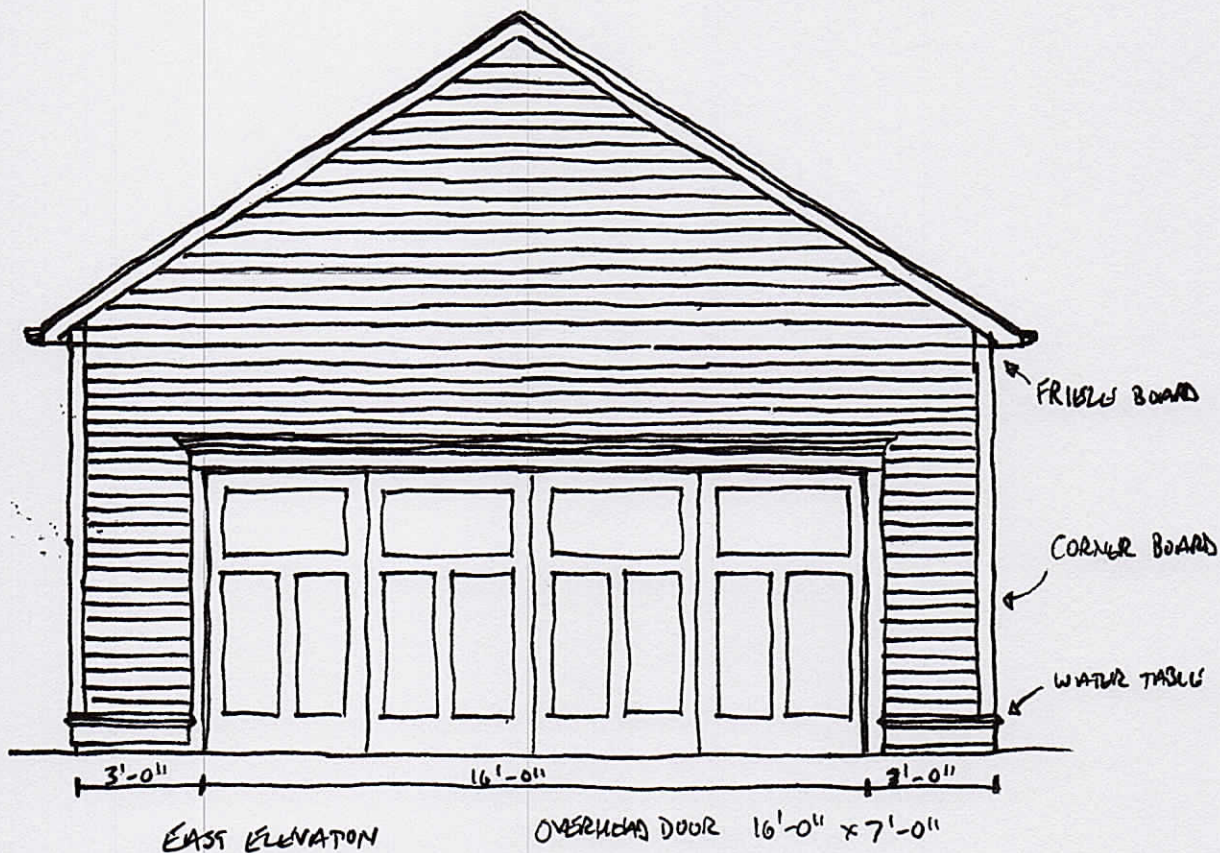
DAVID H. SPANJAR S-2646

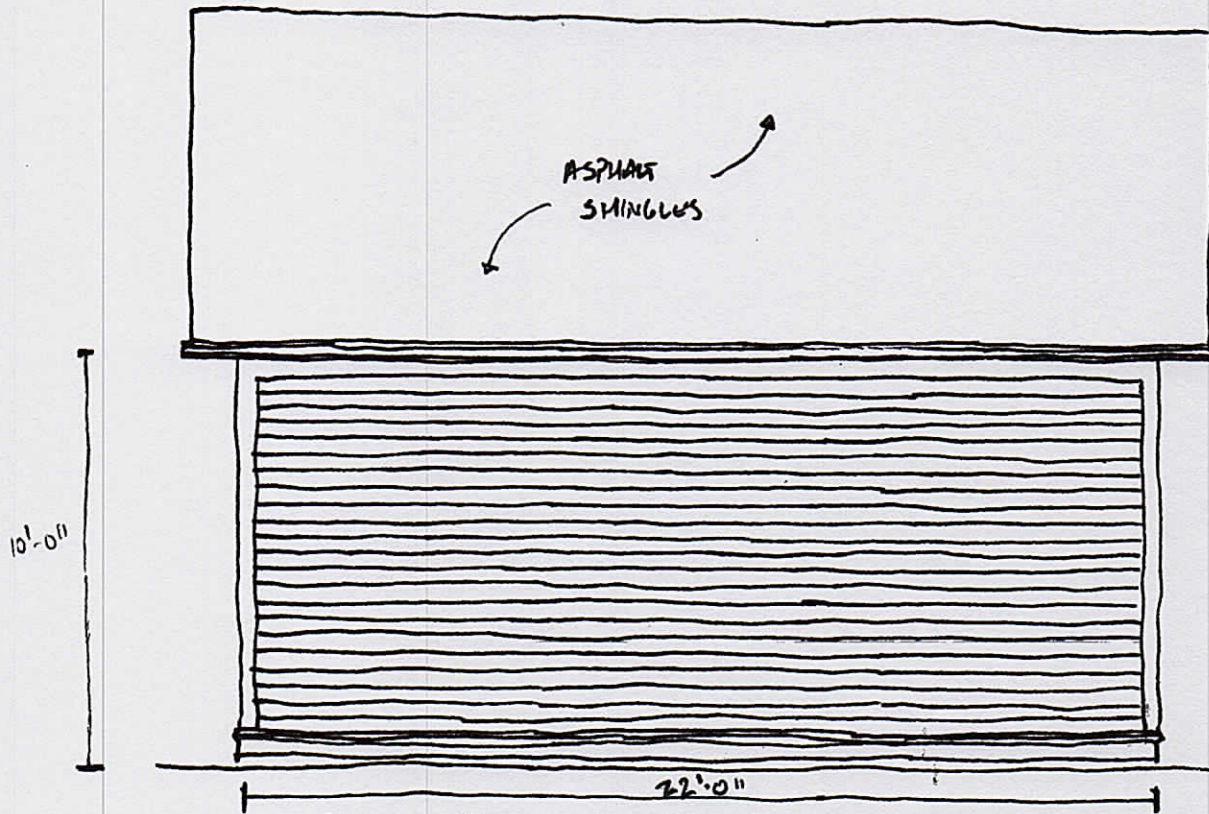
August 5, 2014 Project No. 14-066

RIGHT LINE
LAND SURVEYING

337 S. 66TH ST.
MILWAUKEE, WI
(414) 803-8355







NORTH & SOUTH
ELEVATIONS

SIDING 5" EXPOSURE
MAXIMUM



WEST ELEVATION

PANELLER SCREEN DOOR 21'-10" x 6'-8"

*ALL TRIM SHOULD BE CLEAR, SMOOTH WOOD THAT IS FREE OF SAPWOOD AND OF A NATURALLY DECAY RESISTANT SPECIES INCLUDING RED CEDAR, WHITE CEDAR, REDWOOD, CYPRESS, WHITE OAK AND MAHOGANY.

*IF PINE IS USED IT SHOULD BE CLEAR, SMOOTH EASTERN WHITE PINE, WHICH HAS MODERATE DECAY RESISTANCE. WESTERN PINES ARE NOT RECOMMENDED BECAUSE THEY ARE HIGHLY SUSCEPTIBLE TO EARLY DECAY IN AN OUTDOOR INSTALLATION.

*FLAT TRIM AROUND WINDOWS AND DOORS, THE CORNER BOARDS, FRIEZE BOARDS, AND RAKING CORNICE BOARDS ARE ALL 5/4" THICK.

*PLEASE NOTE THAT QUARTER-SAWN WOOD WILL LAY FLATTER, HOLD PAINT BETTER AND GENERALLY LAST LONGER THAN PLAIN SAWN WOOD OF THE SAME SPECIES.

*RADIALLY SAWN (A TYPE OF QUARTER SAWN) EASTERN WHITE PINE OR SPRUCE CLAPBOARDS ARE RECOMMENDED.

*RESEARCH HAS SHOWN THAT WHEN NEW, BARE WOOD IS LEFT EXPOSED TO THE EXTERIOR ELEMENTS FOR A PERIOD ONLY A WEEK OR TWO, THE LIFE OF THE PAINT JOB APPLIED TO IT IS LIKELY TO BE DECREASED. PRIMING AND PAINTING WOOD PRIOR TO INSTALLATION CAN INCREASE THE LIFE OF THE WOOD AND THE FINAL PAINT JOB.



THE MILWAUKEE PRESERVATION PORTFOLIO ©

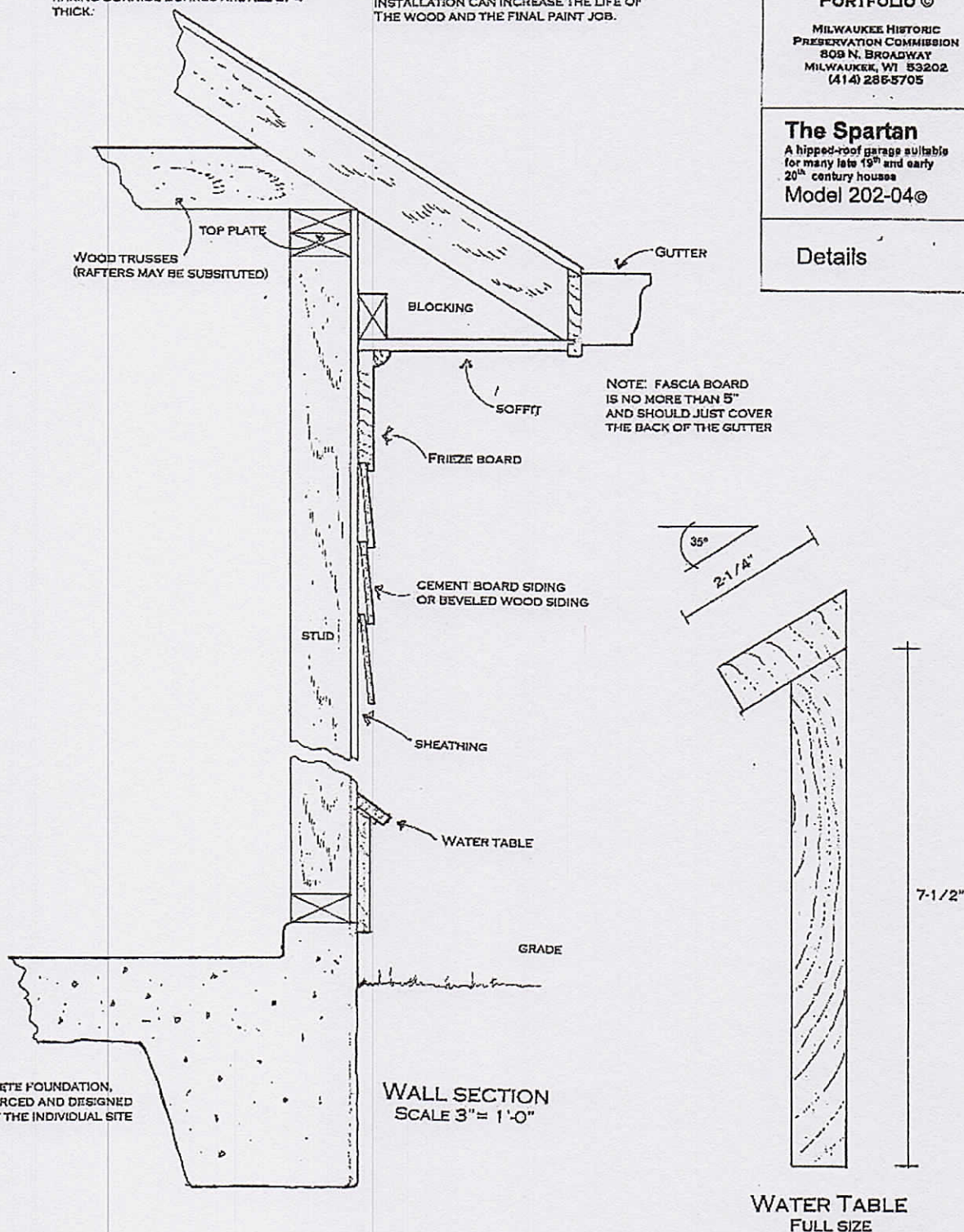
MILWAUKEE HISTORIC
PRESERVATION COMMISSION
808 N. BROADWAY
MILWAUKEE, WI 53202
(414) 286-5705

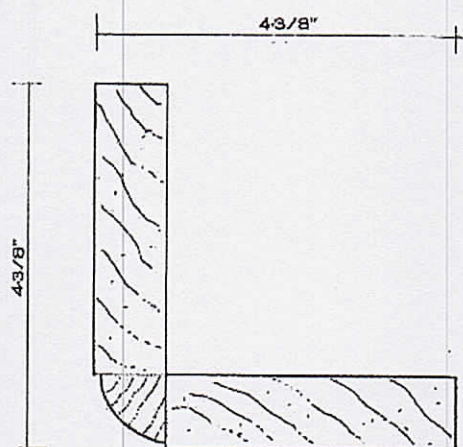
The Spartan

A hipped-roof garage suitable
for many late 19th and early
20th century houses

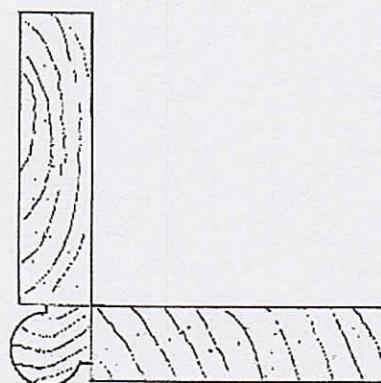
Model 202-04©

Details

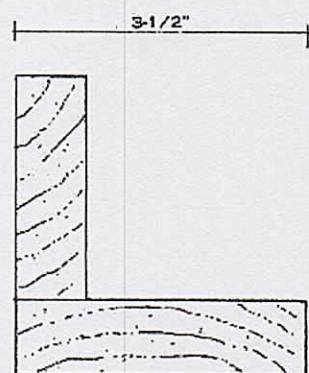




OPTION A
QUARTER ROUND



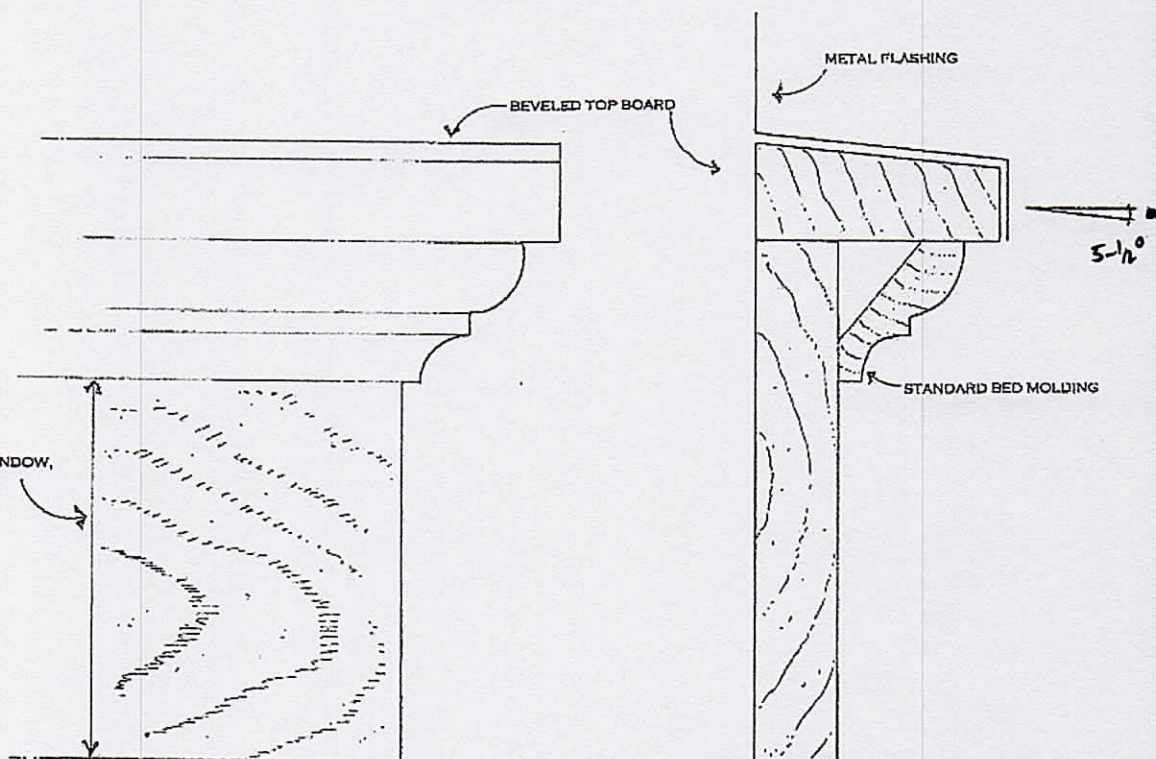
OPTION B
TRADITIONAL



OPTION C
SOLID CORNER

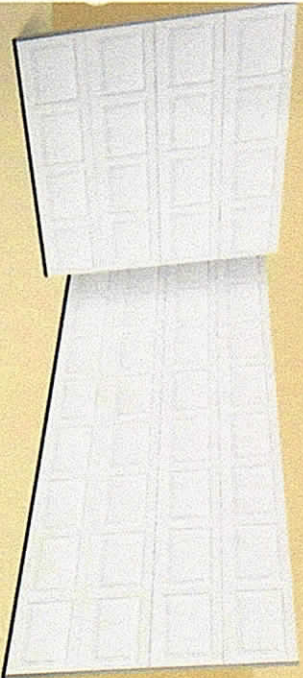
CORNER BOARDS FULL SIZE

THIS MEASUREMENT IS 4 1/2" FOR
THE TOPS OVER THE SERVICE DOOR AND WINDOW,
BUT IS INCREASED TO 5 3/4" OVER THE
MAIN OVERHEAD GARAGE DOOR(S)



WINDOW AND DOOR TOPS FULL SIZE

TAKE IT HOME TODAY!



6.3 R-VALUE
1 5/16" INSULATION

EASY TO INSTALL AND COMES WITH EVERYTHING YOU NEED!

- Hardware & Track **Included**
- EZ-Set® Torsion Spring **Included**
- Easy to Read Instructions
- Made in America

BUY IT TODAY. INSTALL IT TOMORROW. THEN ENJOY YOUR NEW VIEW!

IDEALDoor®

TRADITIONAL STEEL PANEL GARAGE DOOR GOOD

GARAGE DOOR INCLUDES:

- 12" RADIUS TRACK (REQUIRES 12" OF HEADROOM)
- EZ-SET® TORSION SPRINGS

GARAGE DOOR FEATURES:

- WHITE PREFINISHED STEEL

8' x 7' 9' x 7' 16' x 7'

\$319 \$339 \$579

425-1615

425-1616

425-1618

Save BIG Money®

LOCATIONS 821-144-1111



View Looking West From Alley



STREET VIEW OF 2008 N 2ND ST



Garages – Accessory to One and Two-Family Homes

809 N. Broadway Milwaukee, WI 53202-3617 414-286-8210

You must submit plans for your new or replacement garage before a building permit can be issued. The plans will be examined by a plan examiner to ensure they conform to the State of Wisconsin building code and the Milwaukee building and zoning codes.

Plan evaluation

Here are some of the items that the plan examiner looks for when evaluating garage plans:

- A detached garage and all accessory buildings such as sheds may occupy no more than 15% of the area of the lot.
- Garages that are attached to the house are treated as home additions, and setbacks and lot coverage are calculated differently.
- Garage setbacks are from the wall of the garage. The eaves may project up to one third of the required setback. Gutters are not considered part of the overhang. Garages in rear yards need to be at least 1½ feet from side and rear property lines, and at least 4 feet from alleys being used for access. Corner lots require a side street setback equal to that required for the principal building setback.
- A garage may be as close as 3 feet to a house when the walls are covered with one-hour, fire-resistant drywall. Otherwise, the garage must be at least 10 feet from a house.
- A garage may not be built on a vacant lot or in the front yard.
- A garage may not exceed 1000 sq. feet.
- The slab must be at least 4" thick and at least 3" above the grade of the sidewalk or alley.

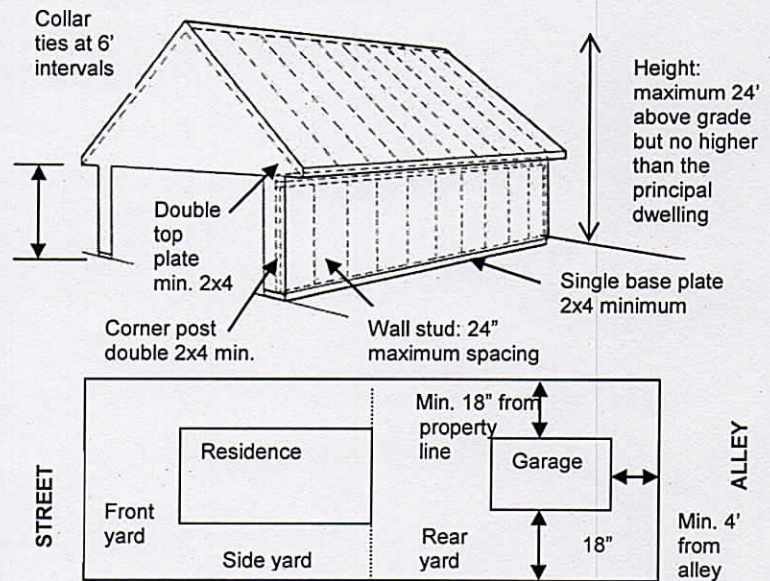
Submitting plans

Walk-in service is available for the review of garage plans. [Click here](#) and scroll down for current hours. Because we cannot predict the number of customers who will arrive for walk-in service on a given day, you may need to wait for service.

You need to bring the following materials when you apply for a building permit:

- 1) A certified survey of your property that shows where the garage will be located, OR a scale drawing or site plan that shows your property, other buildings on the property, and the location of the garage.

This sketch illustrates code restrictions. Each garage plan is reviewed for compliance.



- 2) A scope of work or plan for the garage, drawn to scale, that describes:
 - Dimensions of the garage, and overall height.
 - The type of construction such as thickness of slab and wall construction.
 - Whether trusses or rafters will be used. If rafters are used, indicate the size and spacing. If trusses are used, specifications from the supplier need to be provided.
 - Type and size of header or laminated beam for the overhead door.
 - Cost of garage

Fees

[Click here](#) for current fees. There is a plan review fee and a permit fee.

Associated permits

If you need to demolish an old garage, you may also be required to take out a *demolition permit*. An *electrical permit* is required if you run electrical service to the garage. If the garage is accessed from a street and requires a new driveway, a *curb cut permit* would be required. If you are building a garage in a locally designated historic district, you must receive a Certificate of Appropriateness from the Historic Preservation Commission before the permit is issued.