



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

November 24, 1999

Matt Furno
Milwaukee Protestant Home
2449 N. Downer Avenue
Milwaukee, WI 53211

Re: Certificate of Appropriateness for 2449 N. Downer Avenue
(Milwaukee Protestant Home Historic Site)

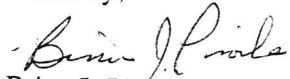
Dear Mr. Furno:

The Milwaukee Historic Preservation Commission reviewed your request for a Certificate of Appropriateness amendment for the above-described property on November 22, 1999. They determined that the building extension and landscape design for the property were consistent with the design standards established for the site and would not adversely impact its historic and architectural significance. Therefore, in accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, a Certificate of Appropriateness is issued under the following conditions:

1. The windows and in-laid panels in the foundation are approved as submitted. The windows shown on the adjoining building must reflect the actual existing design. The area near the entrance may be infilled with glass to conform with the proposed floor plans. The three double-hung window sets shown on the north elevation are approved as submitted because they are not visible from a public right-of-way. The column of windows on the west elevation may be removed due to interior programmatic fire safety requirements. All windows should be constructed of wood.
2. The dormers on the north elevation may be reportioned to match the window configuration below. The dormer removed from the west elevation must be placed back into the design located above the remaining windows of this elevation.
3. The garage door design may be changed from a cross-buck pattern, but the new design must be representative of carriage doors. The doors must be of a material compatible with the design. An emergency egress door may be added to both the south elevation and to the north elevation. Each door must be designed to be compatible with the building's character.
4. The revised site and landscape plans are approved as submitted. The parking area may be reduced in area by five spaces. The rear area courtyard may be redesigned to better define it as a quiet place where the residents can undertake limited gardening.
5. All work must be done in a craftsman-like manner, and any changes or additions to this certificate must be reviewed by staff prior to beginning. All conditions listed above must be completed prior to issuance of any building permit. Any work that is not completed in accordance with this certificate may be subject to correction orders or citations being issued.

You are responsible for complying with all above items and providing detailed drawings to the commission prior to obtaining any applicable permits from the Department of Neighborhood Services. Your project must follow the material specification reviewed above. If you have questions, please contact me at 286-5705.

Sincerely,



Brian J. Pionke

Historic Preservation Officer

cc: Chris Rute, B.I. (copy 1-desk)
Chris Rute, B.I. (copy 2-microfilm)
Lee Jensen, B.I.
Martin Kleiber, Kahler Slater Architects