



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

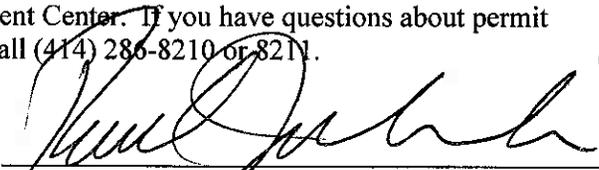
Property 2019 N. PALMER ST., Brian Holoubek and Natalie Streppone, owners
Description of work Build new 2-car, flat-roofed masonry garage at rear of property next to alley.
Date issued 11/25/2008 PTS ID 44075 COA, new flat-roofed masonry garage

In accordance with the provisions of Section 308-81(9) 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:

All work will be done according to attached drawings. Siding will be smooth (no wood grain) cement board siding, exposed no more than 5 inches to the weather. Note: HPC approval was given for an all masonry garage. The change to siding is approved by HPC staff. The overhead door will be made to look like a sliding or swinging carriage barn door and can be made of steel but must be painted. Trim will be made of wood--no vinyl, aluminum or substitute materials.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@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.mkedcd.org/build, or call (414) 286-8210 or 8211.

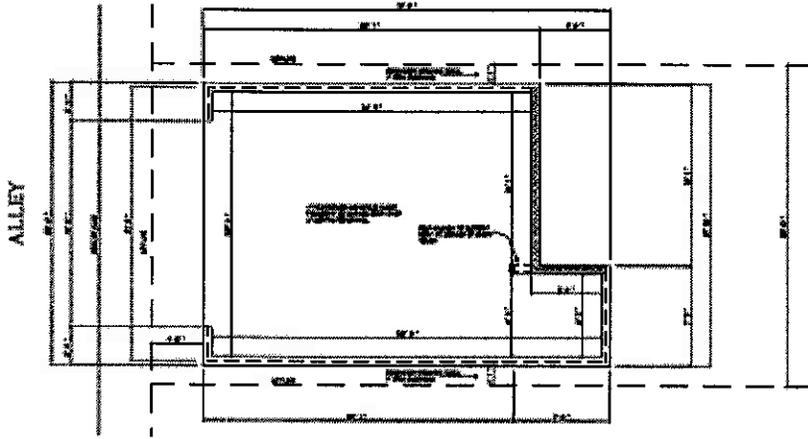


Paul Jakubovich
 City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Inspector Bill Richter (286-2518)

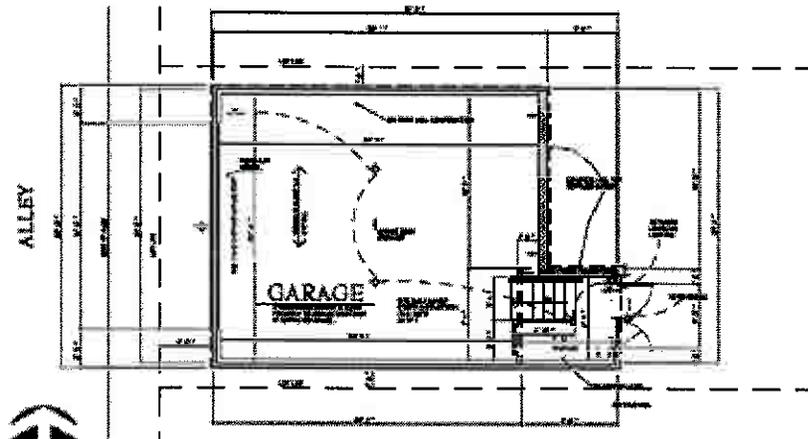
FOUNDATION & FOOTING MEASUREMENTS

SCALE 1/4" = 1'-0"



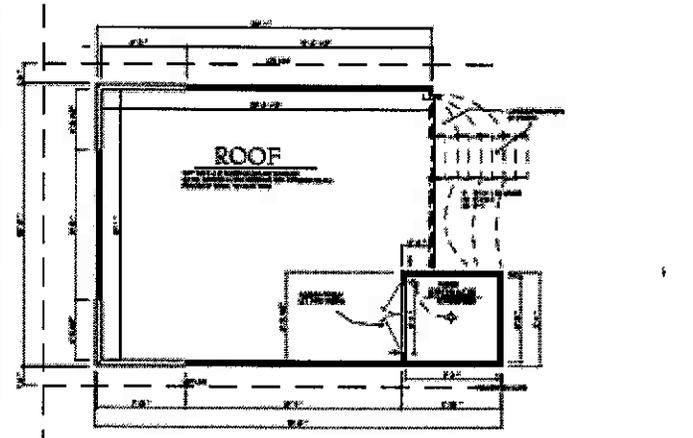
GARAGE PLAN

SCALE 1/4" = 1'-0"



ROOF/DECK PLAN

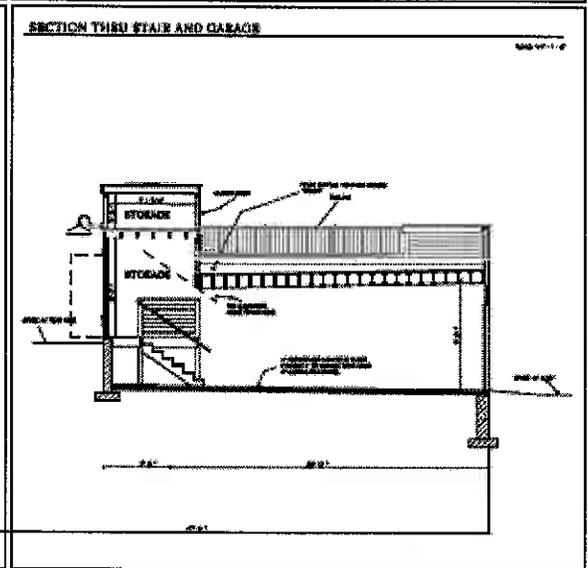
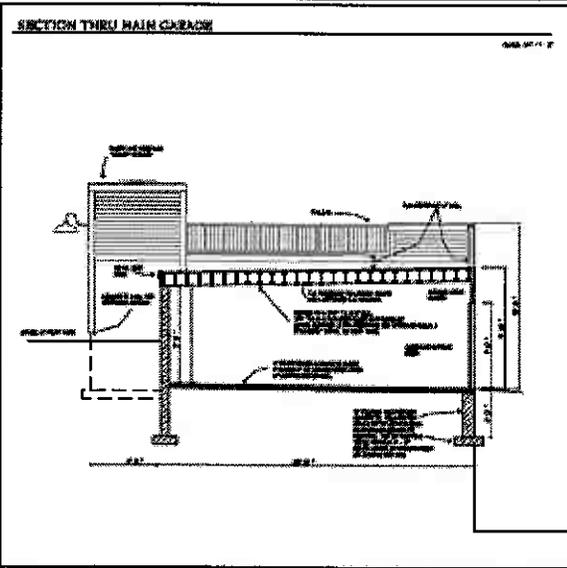
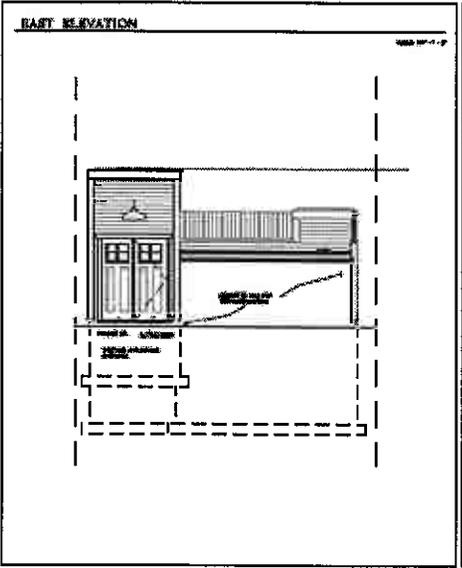
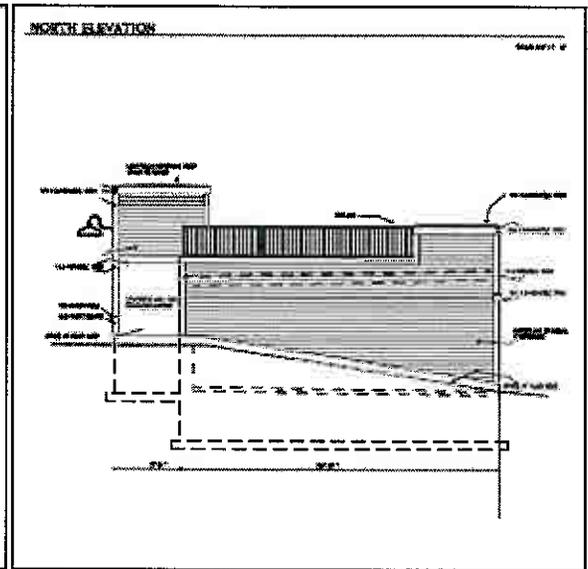
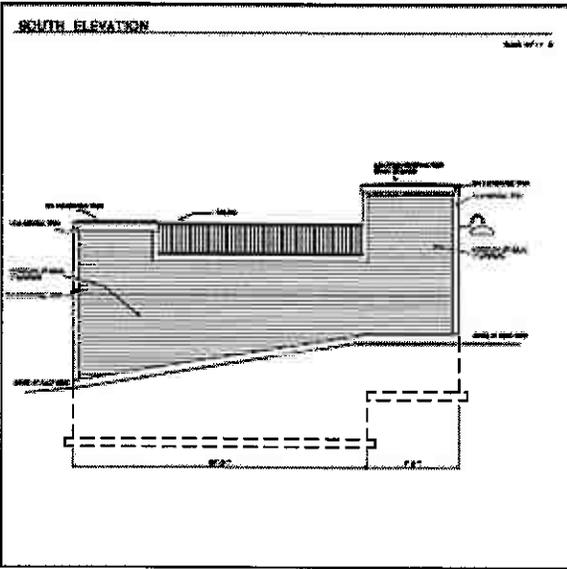
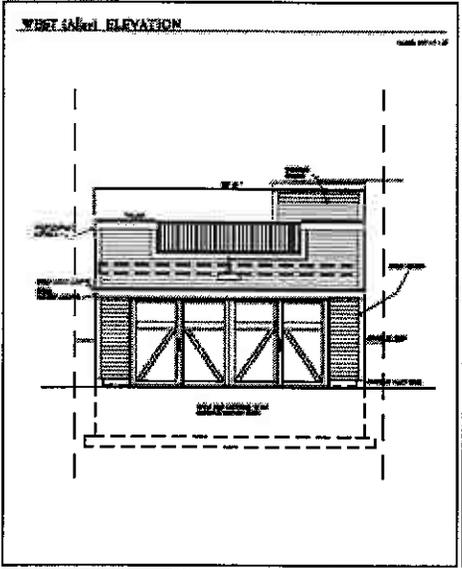
SCALE 1/4" = 1'-0"



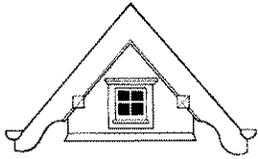

 ASSOCIATES OF
WINWOOD ASSOCIATES INC.
 ARCHITECTS
 1000 W. Wisconsin Ave., Suite 200
 Milwaukee, WI 53233
 TEL: 414.333.3333 FAX: 414.333.3334

PROPOSED GARAGE
 2019 N. Palmer Street, Milwaukee

2
 20



SHEET NO. 1
 PROJECT NO. 100-100-100
 DATE: 10/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5212

Property 2019 N. PALMER ST.
Description of work New 2-car masonry garage
Date issued 7/9/2007

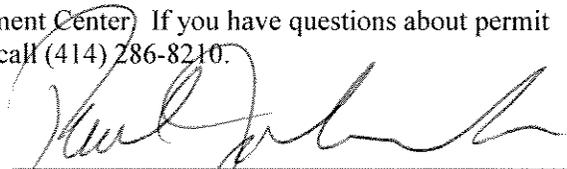
PTS ID 16944 COA - 2 Car Garage

In accordance with the provisions of Section 308-81(9) 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 work must be done according to the attached drawings and/or photos, any changes must be approved by HPC staff. **Staff must approve a sample panel of brick before it is installed on the building. No vinyl or aluminum trim allowed.** Overhead door will be made to look like swinging or sliding carriage barn door and can be made of metal, but must be painted.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@milwaukee.gov.

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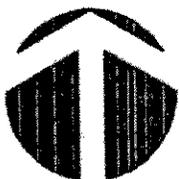
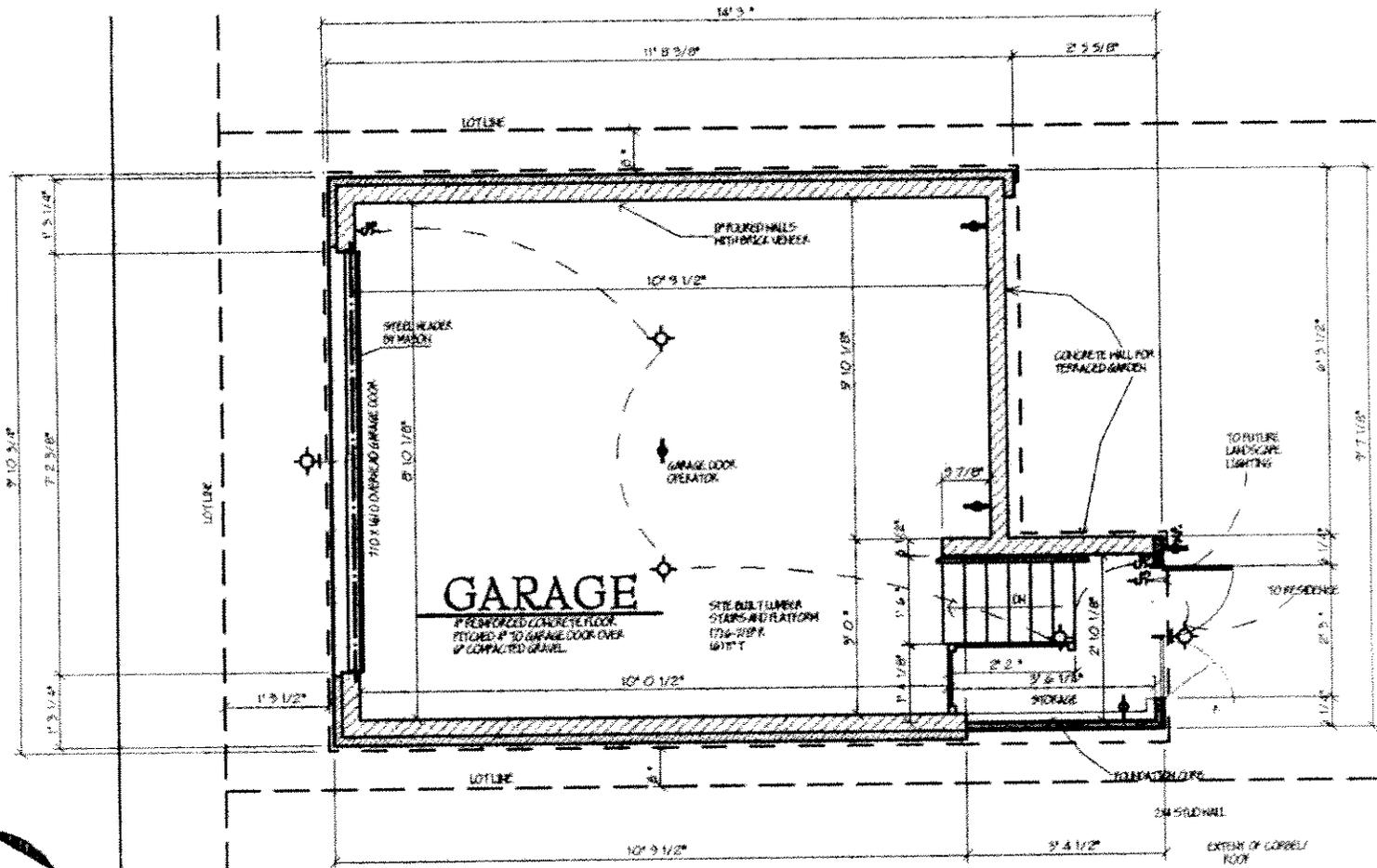
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael McGee, Inspector Bill Richter (286-2518)

GARAGE PLAN

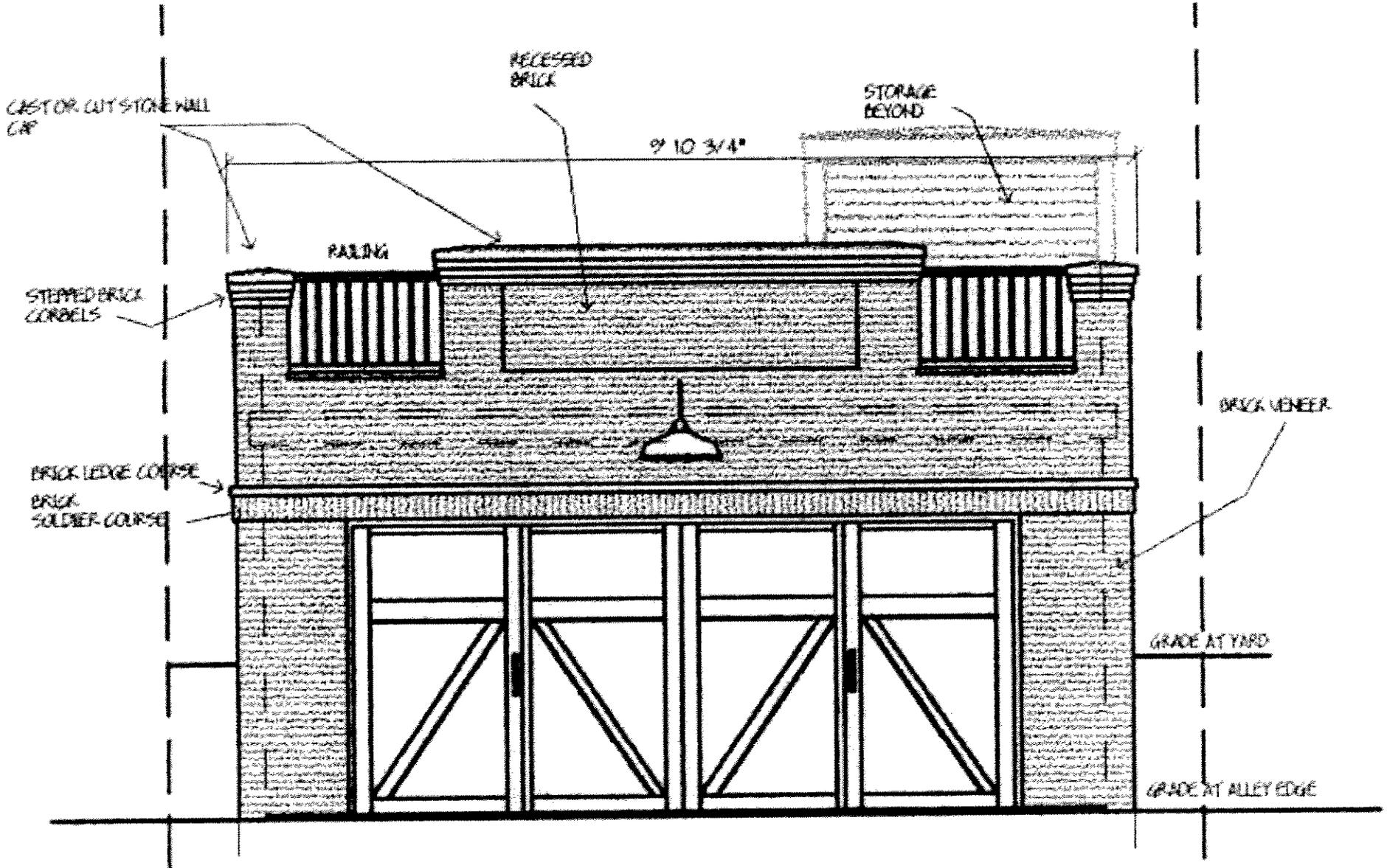
SCALE: 1/8" = 1'-0"

ALLEY

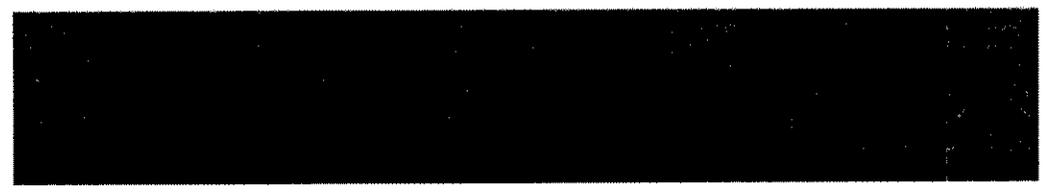


ARCHITECTURAL DESIGN BY

SCALE: 1/8" = 1'-0"



710 X WALL / BRICK / 45% F



5/4 X 8 BRATEC TRIM



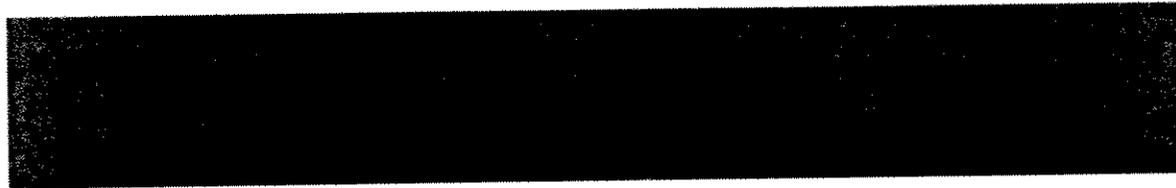
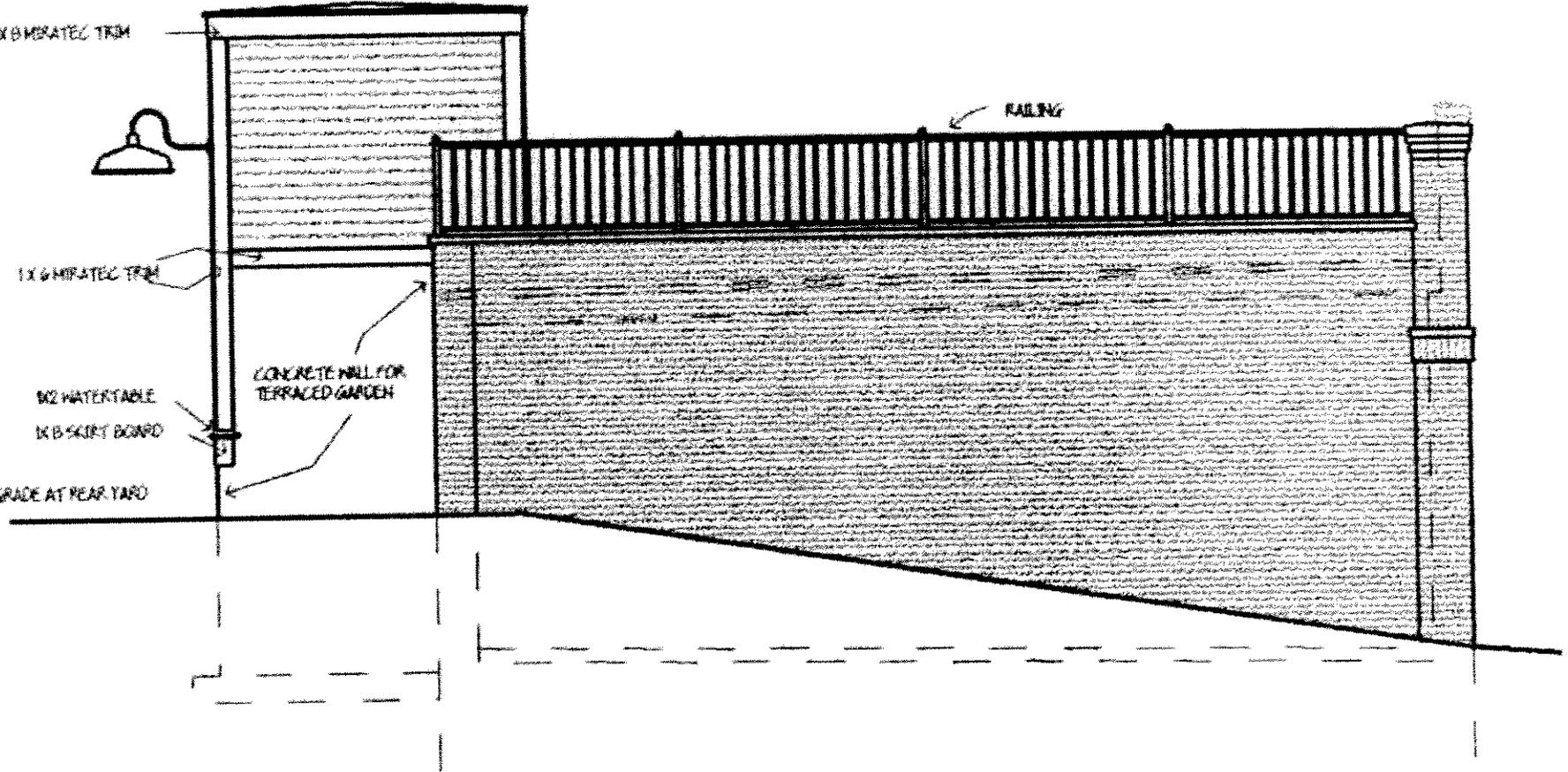
1 X 6 BRATEC TRIM

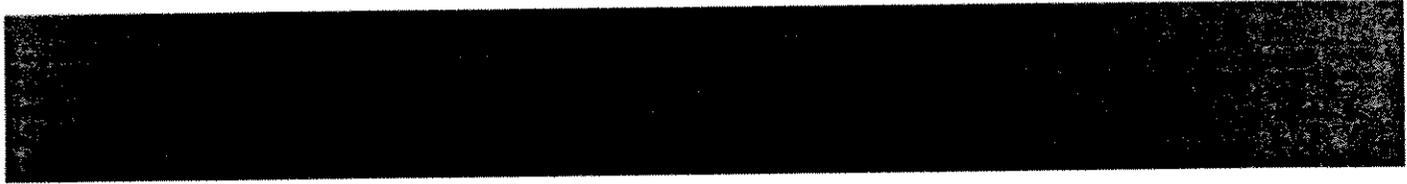
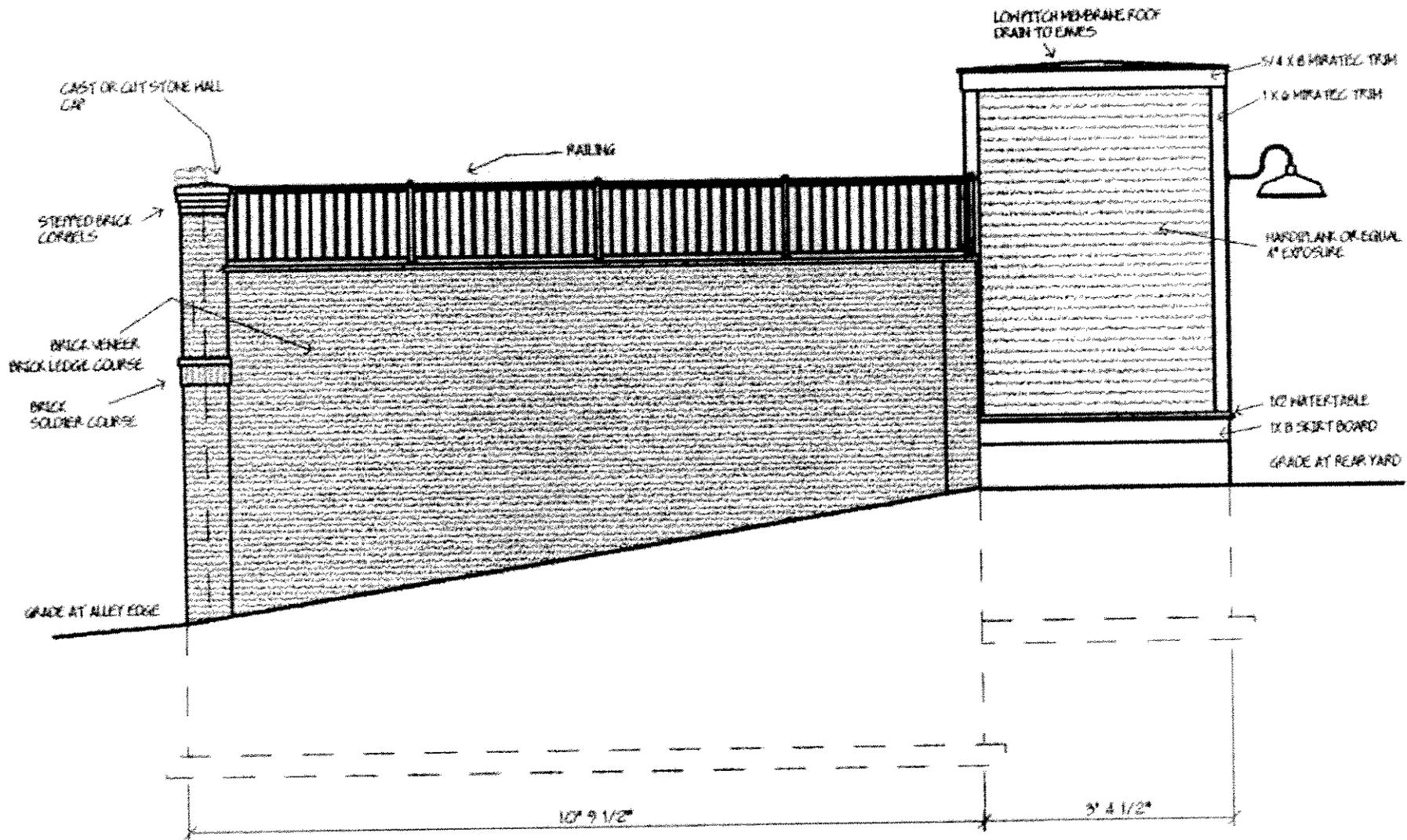
NO. 2 WATER TABLE
1 X 6 SKIRT BOARD

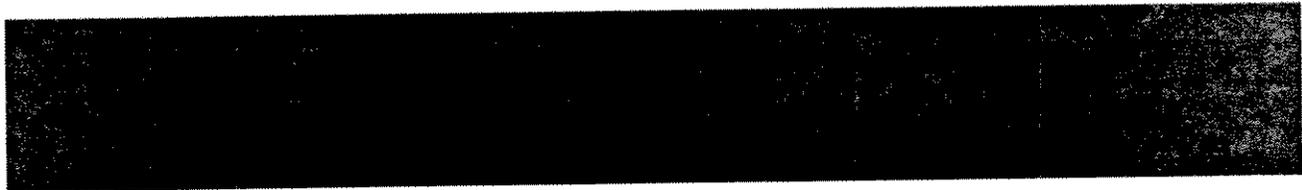
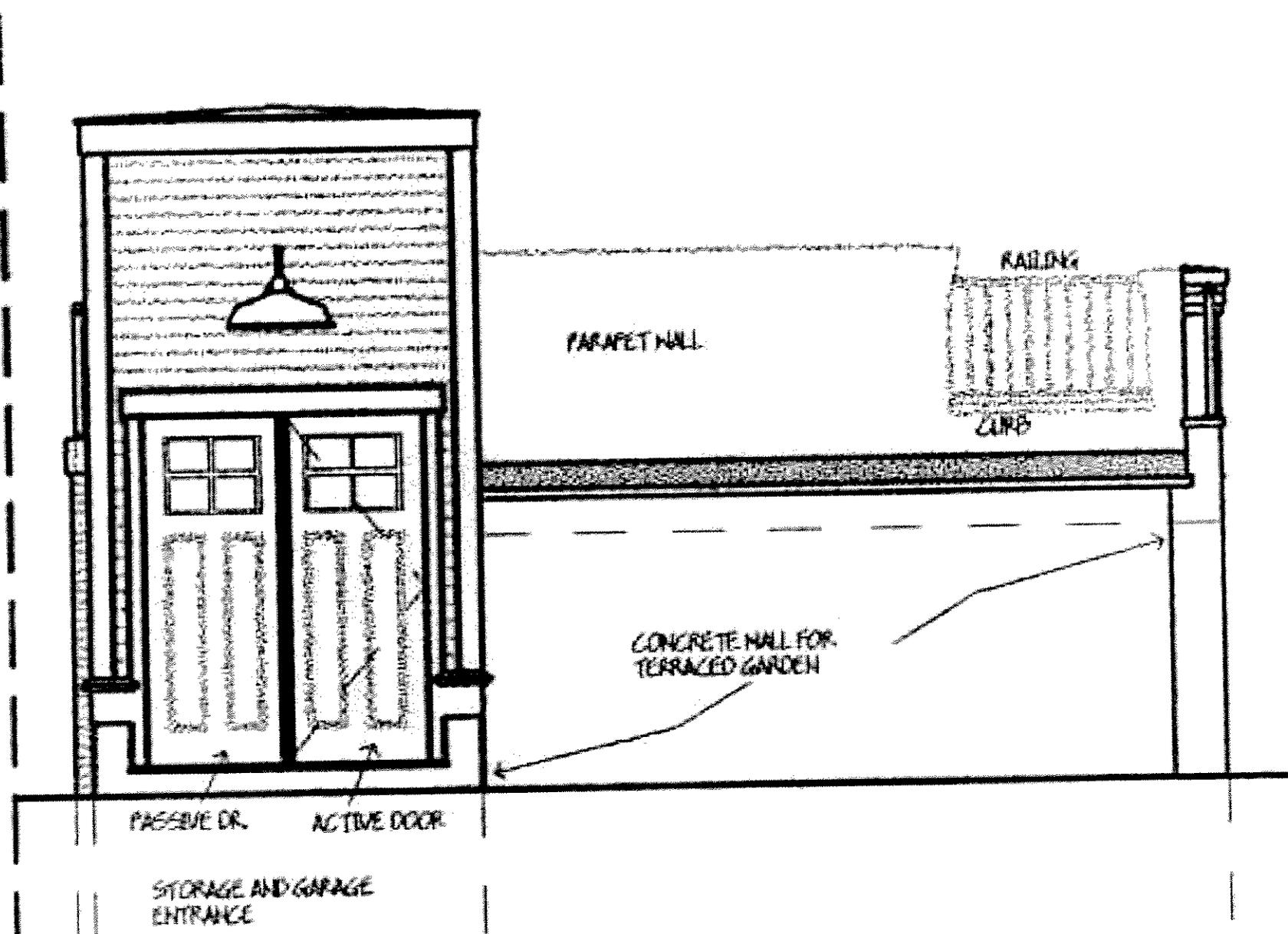
GRADE AT REAR YARD

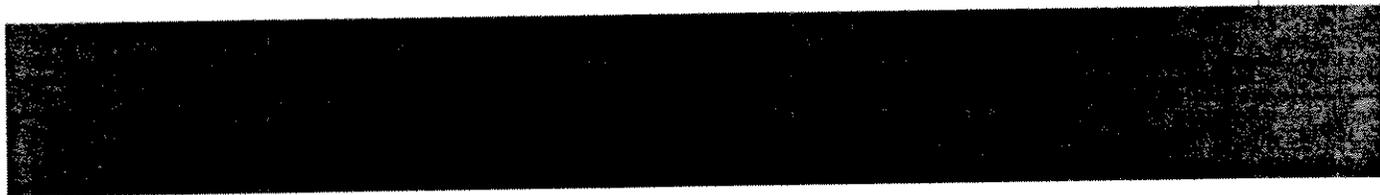
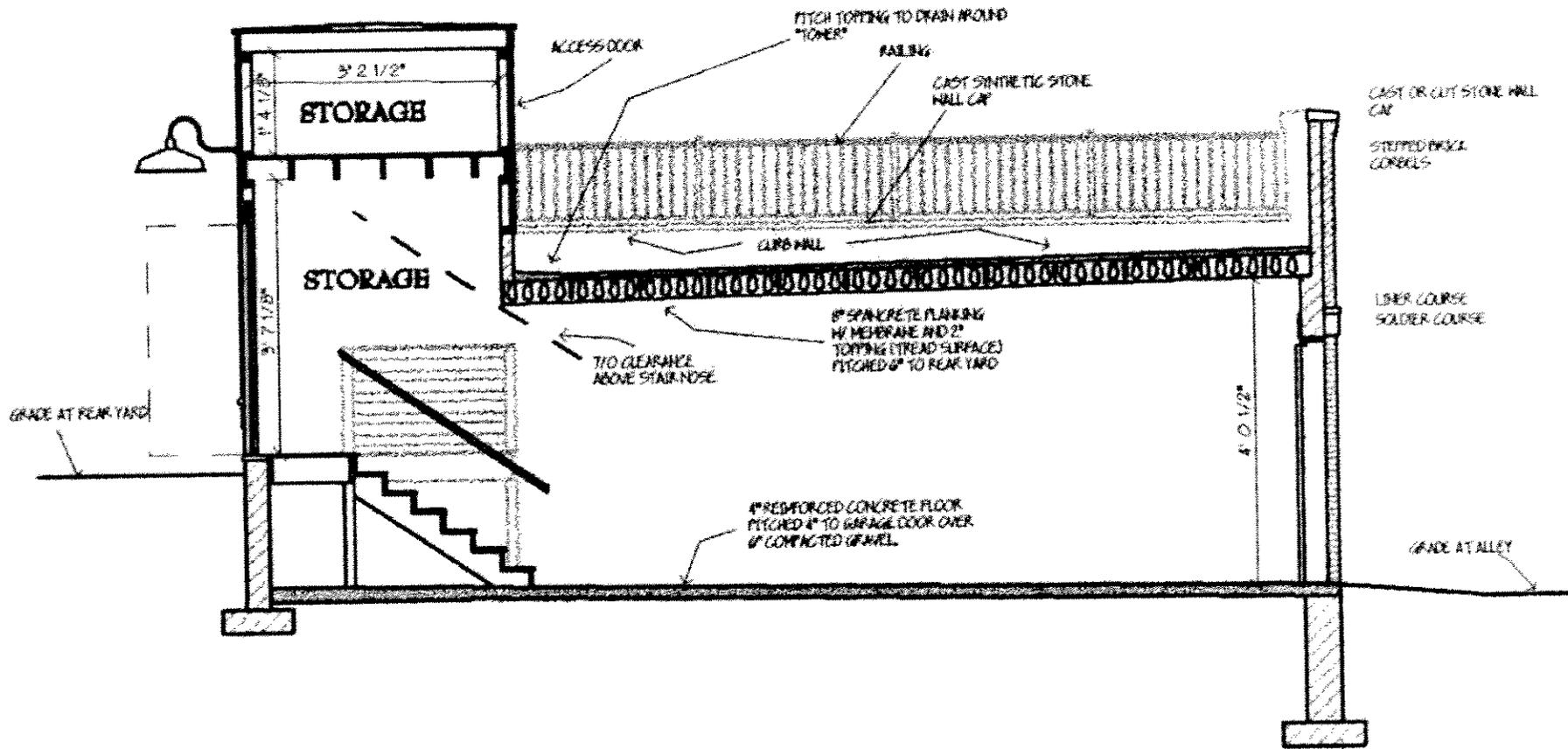
CONCRETE WALL FOR
TERRACED GARDEN

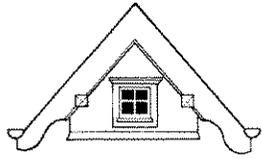
RAILING











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Property 2019 N. PALMER ST.
Description of work Stand alone fence with gate at rear of yard before parking lot.
Date issued 9/25/2006 PTS ID 16944 COA - Fence at parking lot

In accordance with the provisions of Section 308-81(9) 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:

Fence must be painted upon completion. All wood must be painted as soon as possible to protect from weather. Please note that research has shown that when new bare wood is exposed to the elements for a period of only a week or two, the life of the paint job applied to it is likely to be decreased.

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City of Milwaukee Historic Preservation Staff

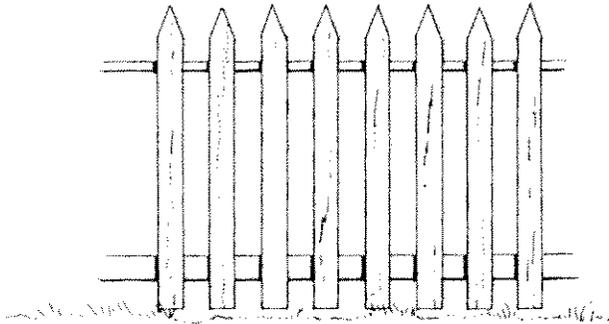
Copies to: Development Center, Ald. Michael McGee, Inspector Bill Richter (286-2518)

Fences

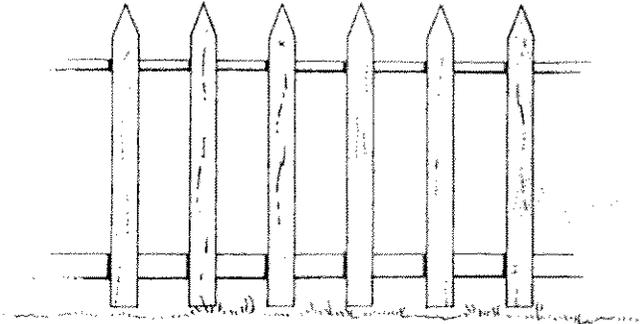
Yes! 

No! 

Spacing of Pickets



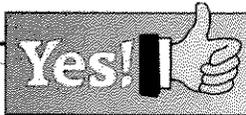
Standard fence pickets should generally be spaced no more than about 3-1/2" apart for the best visual effect.



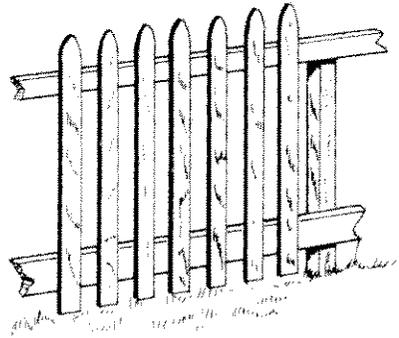
Spacing pickets more than 4" apart results in a flimsy-looking fence that is generally not appropriate in historic districts.

2" to 2-1/2" is preferred for your fence.

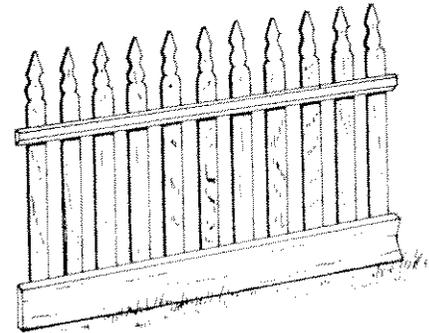
Fences



Wooden Picket Fences

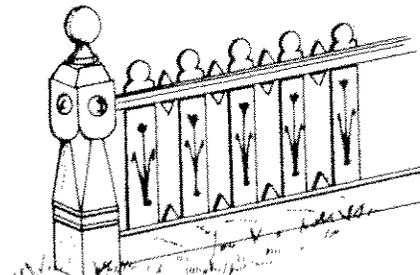
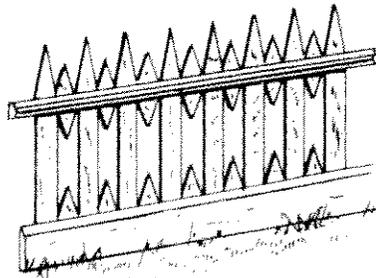


Basic Picket Fence
1860-1940



Basic Picket Fence with a Baseboard
1860-1940

Picket fences have traditionally been the most popular type of front yard fence. There is a picket fence design that is compatible with nearly every budget, taste and style of house.



Two Ornamental Victorian Picket Fences
1870-1895

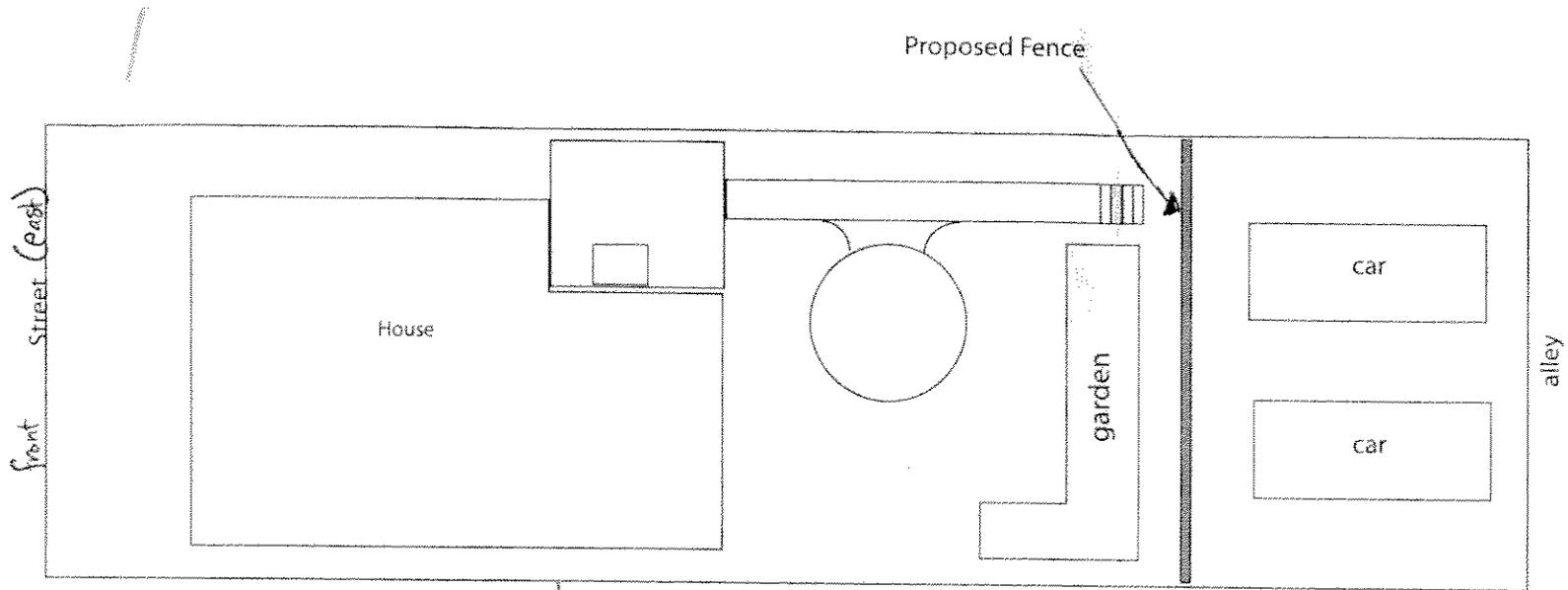


diagram 1

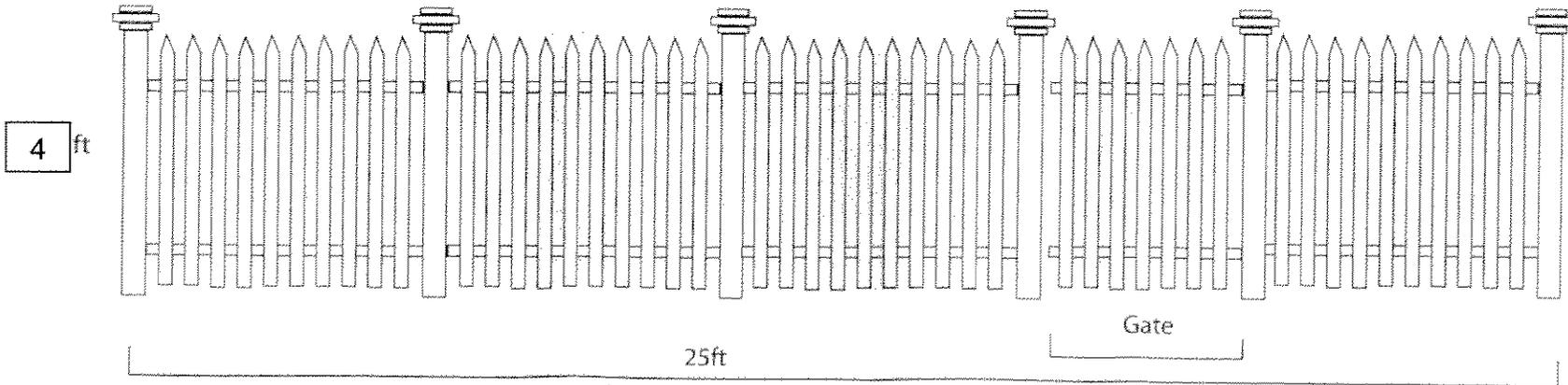


diagram 2