



Certificate of Appropriateness

LIVING WITH HISTORY

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

Property 2691 N. LAKE DR.

Description of work Construct a custom, wood and glass conservatory, approximately 150 square feet in size, on the east wall of the garage.

Date issued 10/27/2008

PTS ID 44683 COA-Conservatory attached to existing 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; HPC staff must approve any changes.

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 Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor Flagstone, Inspector Jim Friedrichs (286-5982)

CONSERVATO
CLIENTS CON
SYSTEM IF A

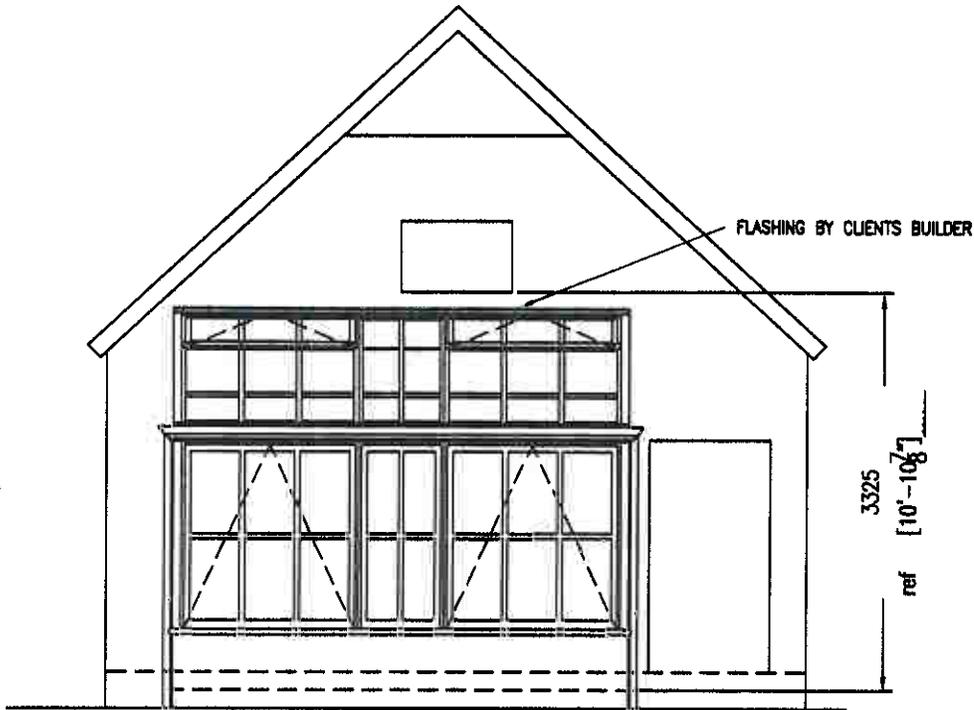
LOW MAINTEN

CLIENTS CON

INSTALL LEAD
CONSERVATO

ALL FLASHING

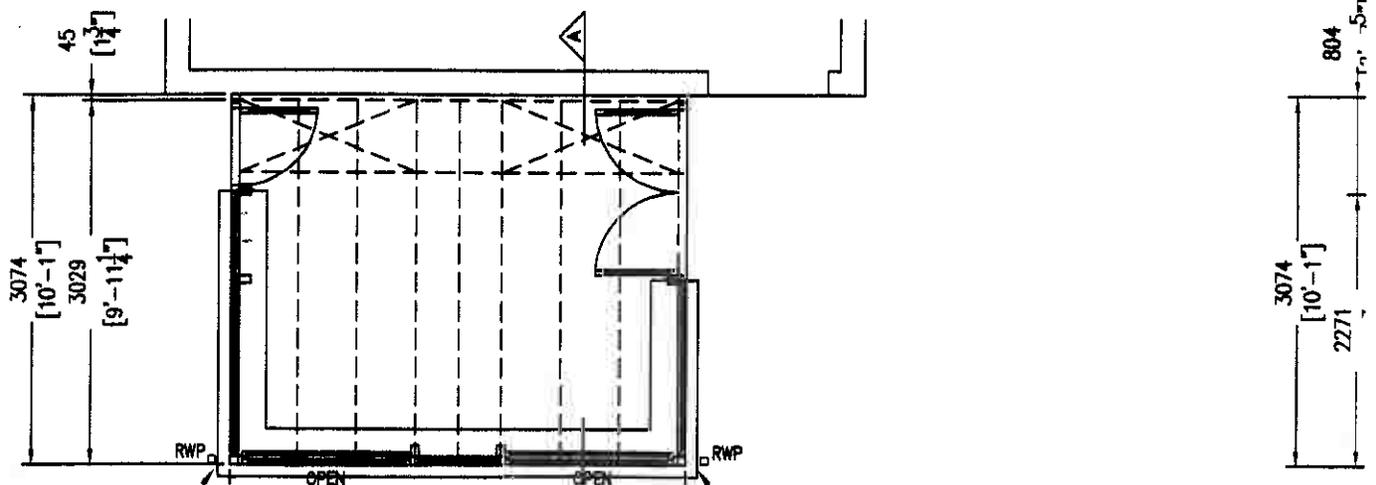
THE CONSER
EAVES PLATE
LEVEL.
THESE HEIGH
POSITIONING
CONSERVATO



CONSERVATORY FFL = 6" BELOW EXISTING HOUSE FFL

FRONT ELEVATION

POSITION OF CONSERVATORY TO CLIENTS DESIGN AND REQUIREMENTS. CLIENT TO ENSURE THAT IT DOES NOT OBSTRUCT ANY DOORS OR WINDOWS



DETAILS :

WATER PIPE TO DISCHARGE INTO NEW GULLY BY
CONNECT NEW GULLY TO EXISTING SURFACE WATER
IF NOT, CONNECT TO SOAKAWAY.

OF CAPPING SUPPLIED AND FITTED BY AMDEGA.

TO SUPPLY AND FIT GULLIES WHERE INDICATED.

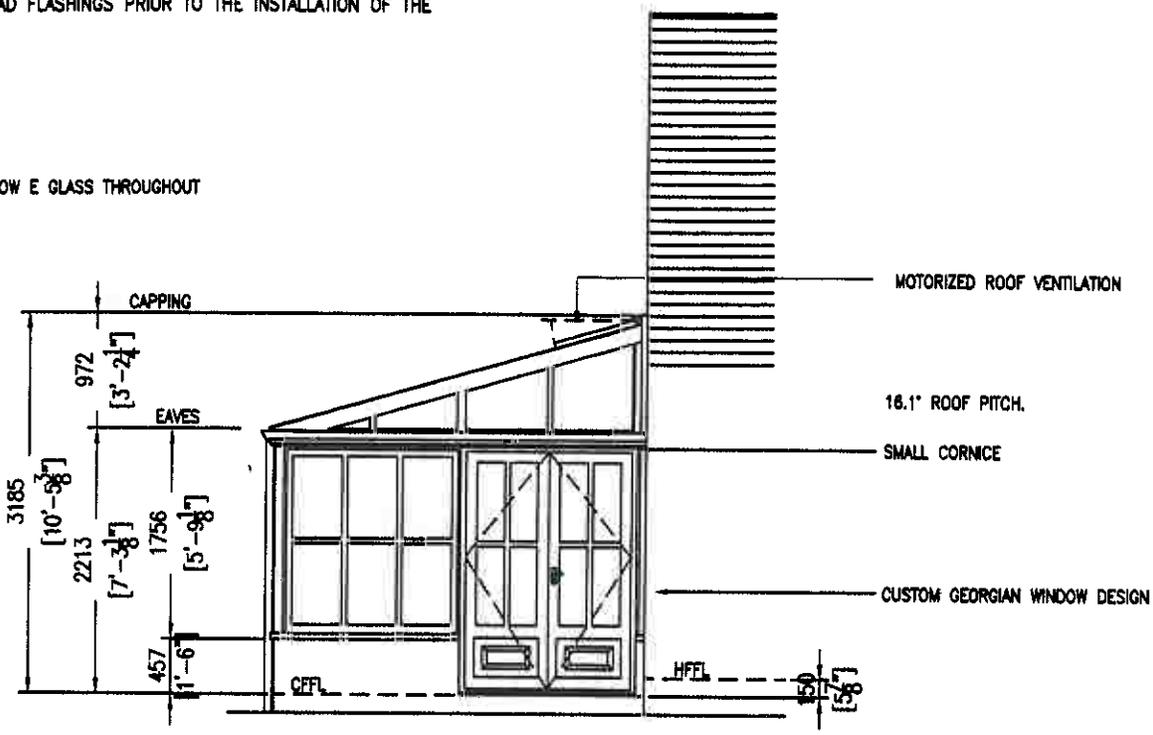
OR ALUMINUM FLASHINGS AT ABUTMENTS OF
(EXISTING STRUCTURE

ED AND FITTED BY CLIENTS CONTRACTOR

HEIGHTS ARE TAKEN TO THE TOP OF THE CONSERVATORY
THE CAPPING FROM CONSERVATORY FINISHED FLOOR

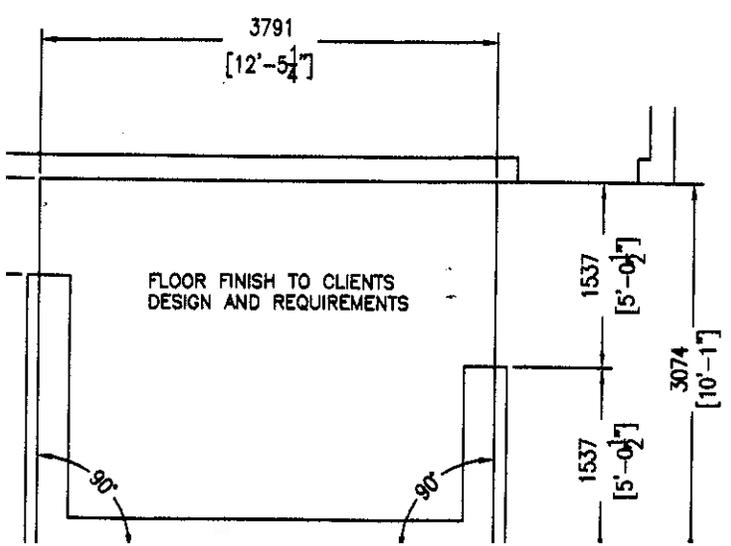
NOT BE USED TO DETERMINE THE ROOF PITCH FOR THE
LEAD FLASHINGS PRIOR TO THE INSTALLATION OF THE

LOW E GLASS THROUGHOUT

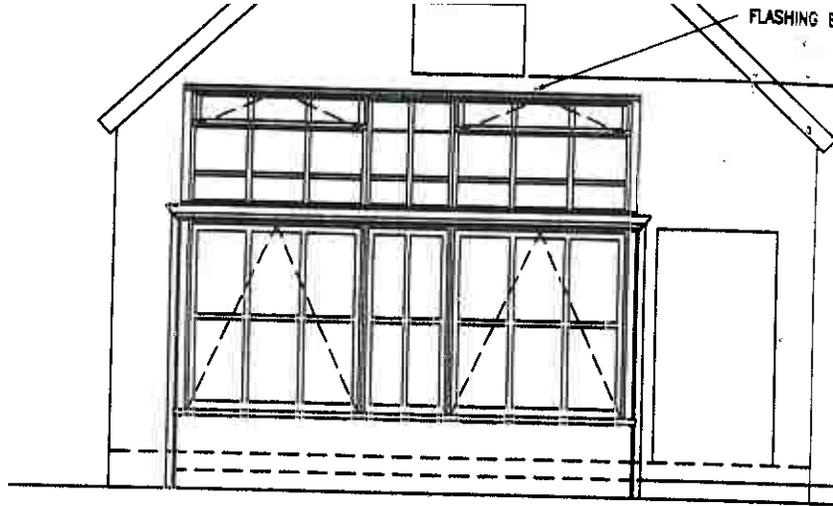


CLIENTS CONTRACTOR TO ENSURE THAT DPC IS A MINIMUM OF 150mm ABOVE GROUND LEVEL

SIDE ELEVATION



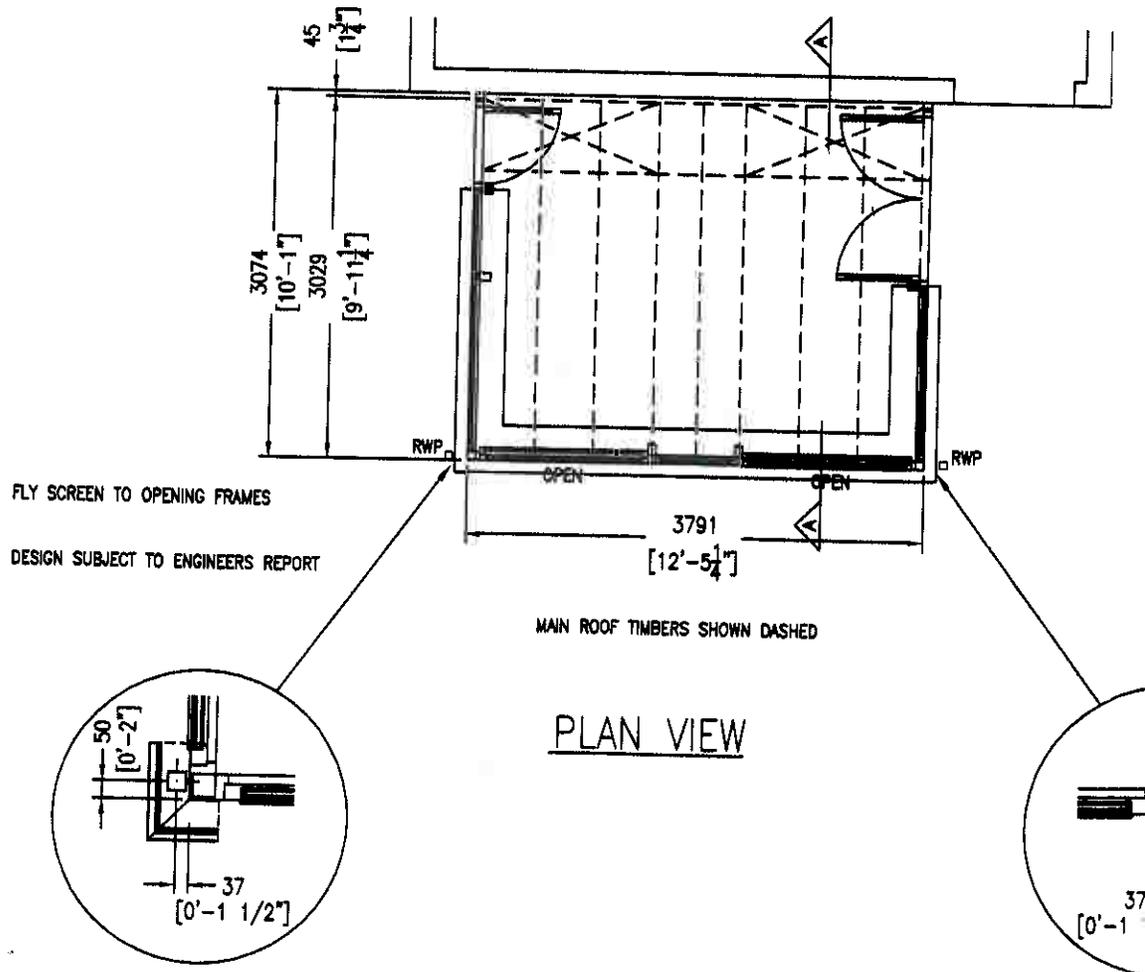
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DATE
JOB N
CLIENT
ADDRESS
DRAW



CONSERVATORY FFL = 6" BELOW EXISTING HOUSE FFL

FRONT ELEVATION

POSITION OF CONSERVATORY TO CLIENTS DESIGN AND REQUIREMENTS. CLIENT TO ENSURE THAT IT DOES NOT OBSTRUCT ANY DOORS OR WINDOWS



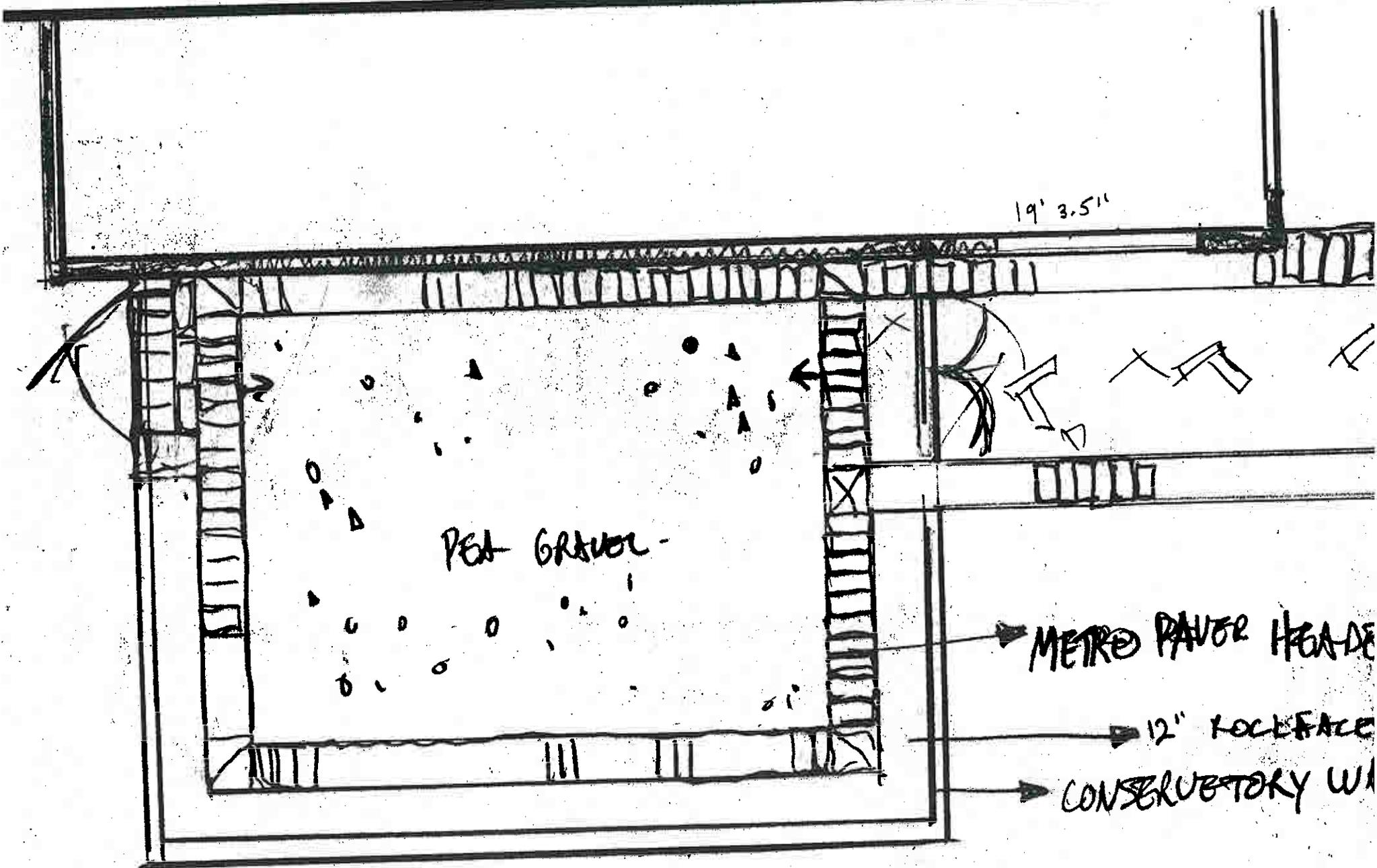
19' 3.5"

PET GRAVEL

METRO PAVER HEAD

12" ROCKFACE

CONSERVATORY WALL



NORTHPOINT NORTH H.A.



Certificate of Appropriateness

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

Property

2691 N. LAKE DR.

Description of work

Install new wood privacy fence in rear yard on north lot line facing E. Park Place. Return fence along east edge of driveway to garage and install gate. Install wood pergola in side yard near rear door. NOTE: Fence will be at least 50% open using a metal grill for the top two feet of the fence which will not exceed 6 feet in overall height.

Date issued

4/3/2008

PTS ID 44683 COA, wood privacy fence in rear yard; arbor in side yard

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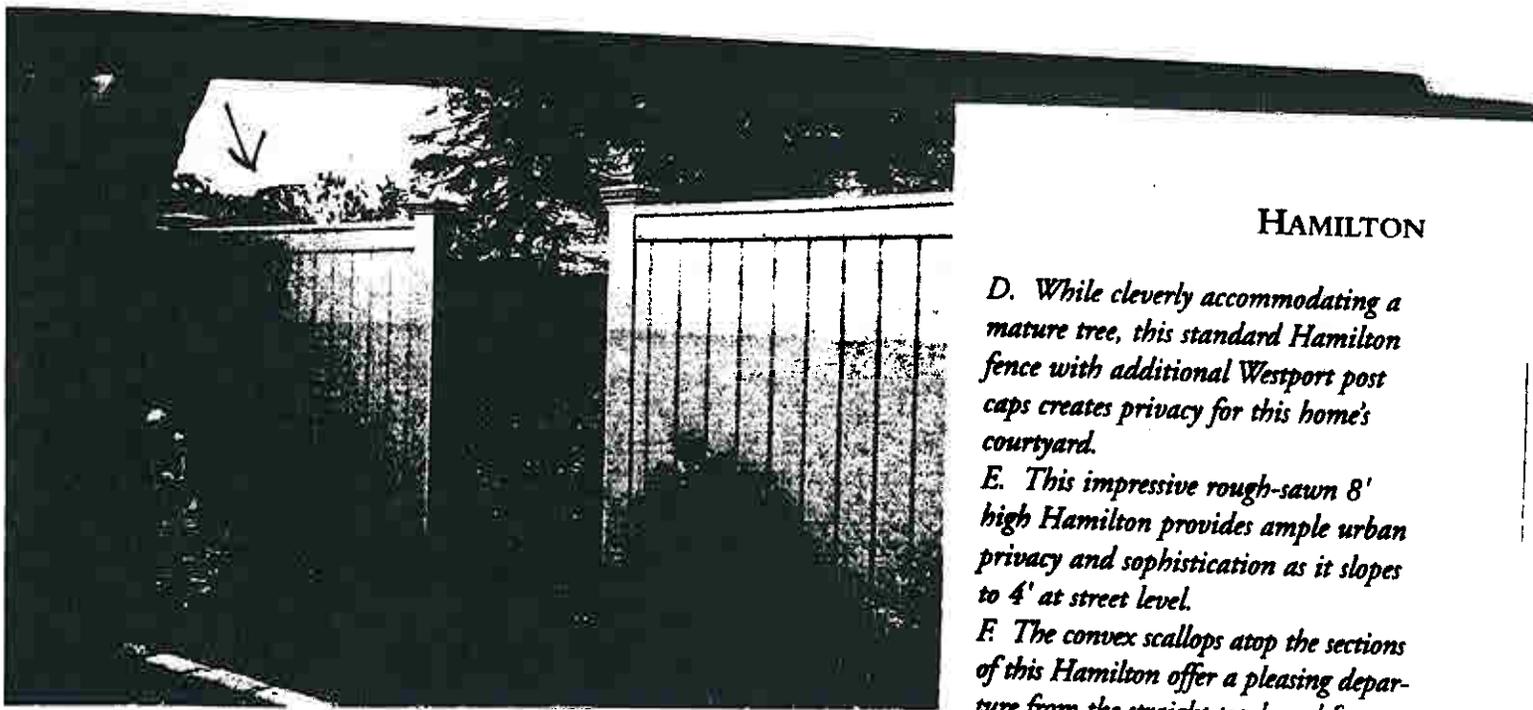
All work will be done according to attached drawings. Fence will not be more than 6 feet in height overall. Top two feet of fence will be made of metal grill work. Fence and arbor will be painted or stained upon completion and will be made from clear wood (no knots). Please note that research has shown that when new, bare wood is exposed to the outside elements for a period of only a week, the life of the plant job is likely to be decreased.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael D'Amato, Inspector Jim Friedrichs (286-5982)



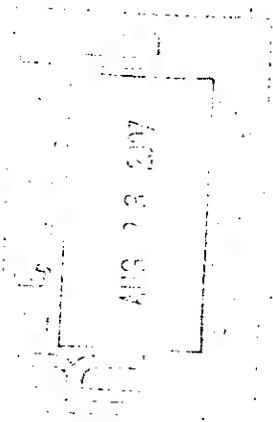
HAMILTON

D. While cleverly accommodating a mature tree, this standard Hamilton fence with additional Westport post caps creates privacy for this home's courtyard.

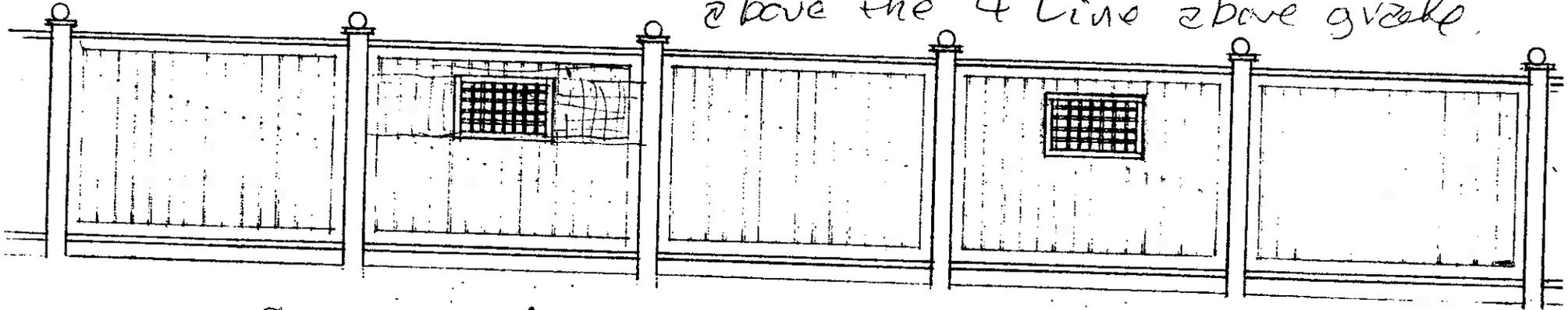
E. This impressive rough-sawn 8' high Hamilton provides ample urban privacy and sophistication as it slopes to 4' at street level.

F. The convex scallops atop the sections of this Hamilton offer a pleasing departure from the straight top line of a

Deborah Kern
2691 N Lake Drive
Milwaukee, Wis 53211



Fence will be 50% open
above the 4' line above grade.



Continue Grill

WORK TO

Meet Requirement set by BOZA

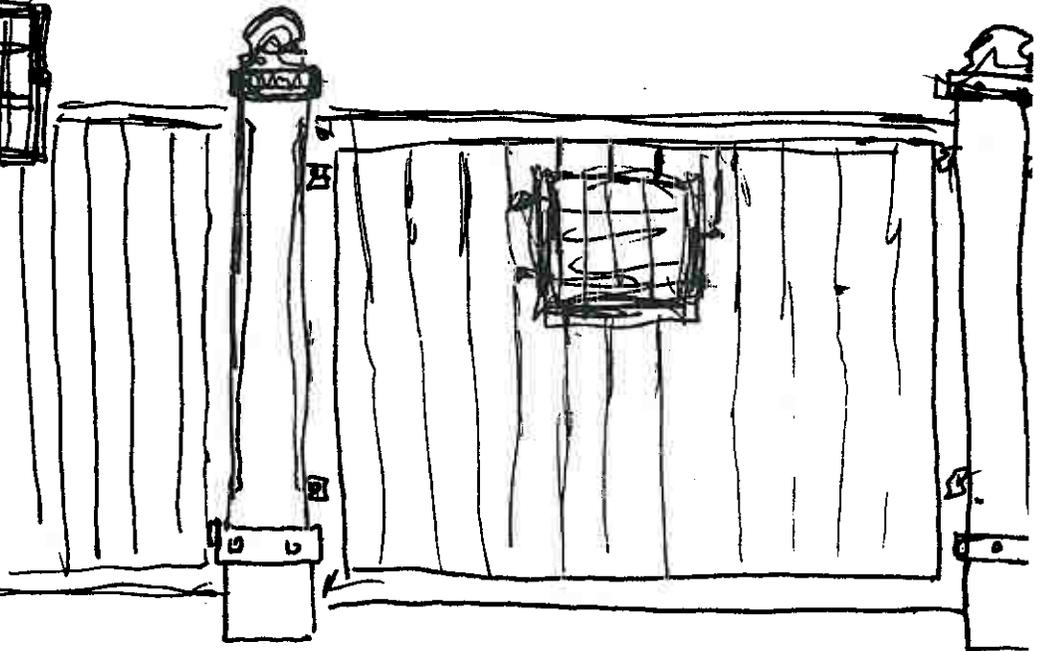
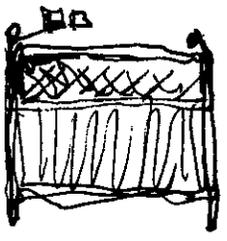
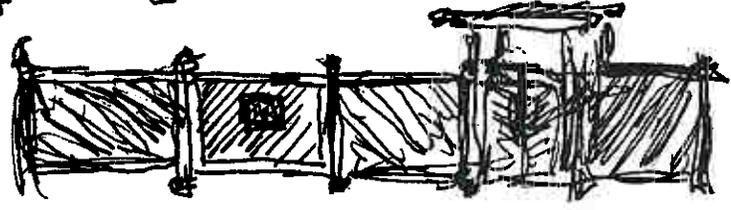
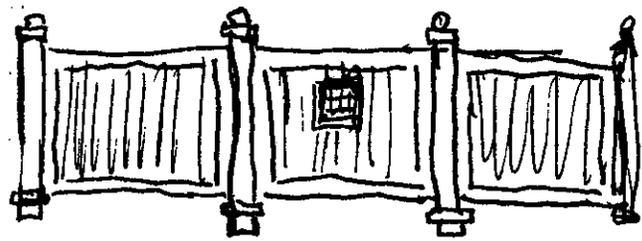
6" TONGUE IN GROOVE
w/ LATTICE WINDOWS

FENCE ELEVATION

1/4" = 1'-0"

Flagstone Landscape Design
1840 Lakefield Road
Cedarburg, Wisconsin 53012

1903.



NORTH POINT NORTH H.D.



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LIVING WITH HISTORY

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

Property 2691 N. LAKE DR.
Description of work Install new central air conditioning unit on grade in back of house next to foundation
Date issued 12/28/2007 PTS ID 44683 COA, new central air conditioning

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Unit will not be visible from the street

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