



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** 2717 E. BELLEVIEW PL. North Point North Historic District  
**Description of work** Demolish old frame garage and build a new 2-car, frame, hip-roofed garage in its place.  
**Date issued** 5/6/2013 PTS ID 68272 COA, demolish old garage and build a new one

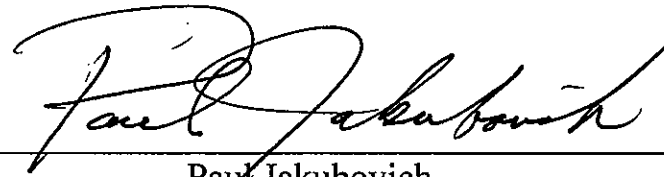
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work will be done according to attached drawings. Garage walls will be stuccoed with genuine Portland cement plaster to a flat finish as requested by the owner (no siding). The used of an exterior insulation and finish system also called EIFS is not allowed. Returns around windows and doors to be Portland cement plaster. Shingles will be CertainTeed landmark series in cottage red to match the house. Windows and doors will be all wood both inside and out. The overhead door may be made of steel, but must be painted and made to look like a swinging or sliding door. All wood trim and millwork must be painted upon completion. Please note that formal research has found that when new, bare wood is exposed to he exterior elements for a period of only a week or two, the life the paint job subsequently applied to it will be decreased.

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) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@milwaukee.gov).

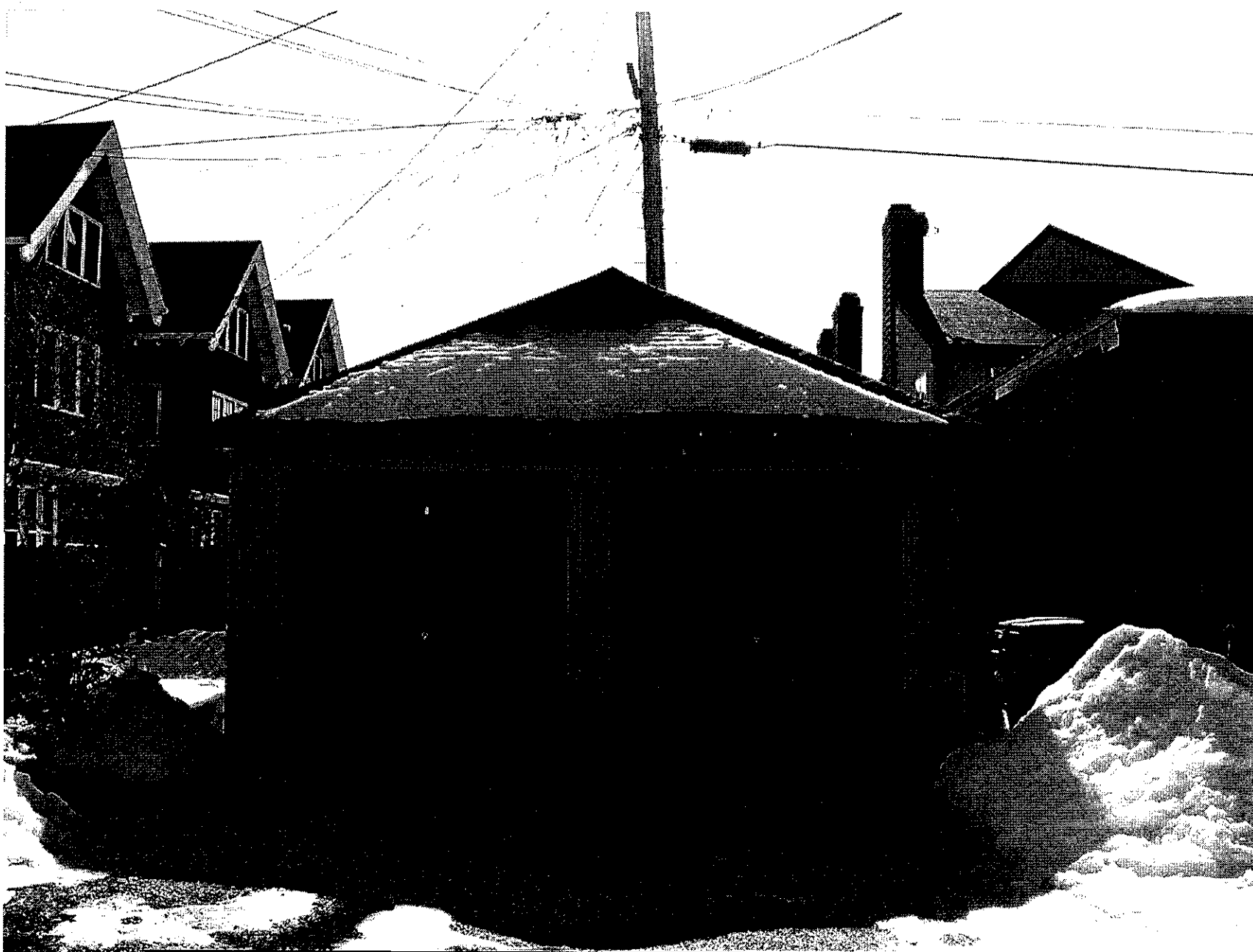
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in cursive script, reading "Paul Jakubovich". The signature is written in black ink and is positioned above a horizontal line.

---

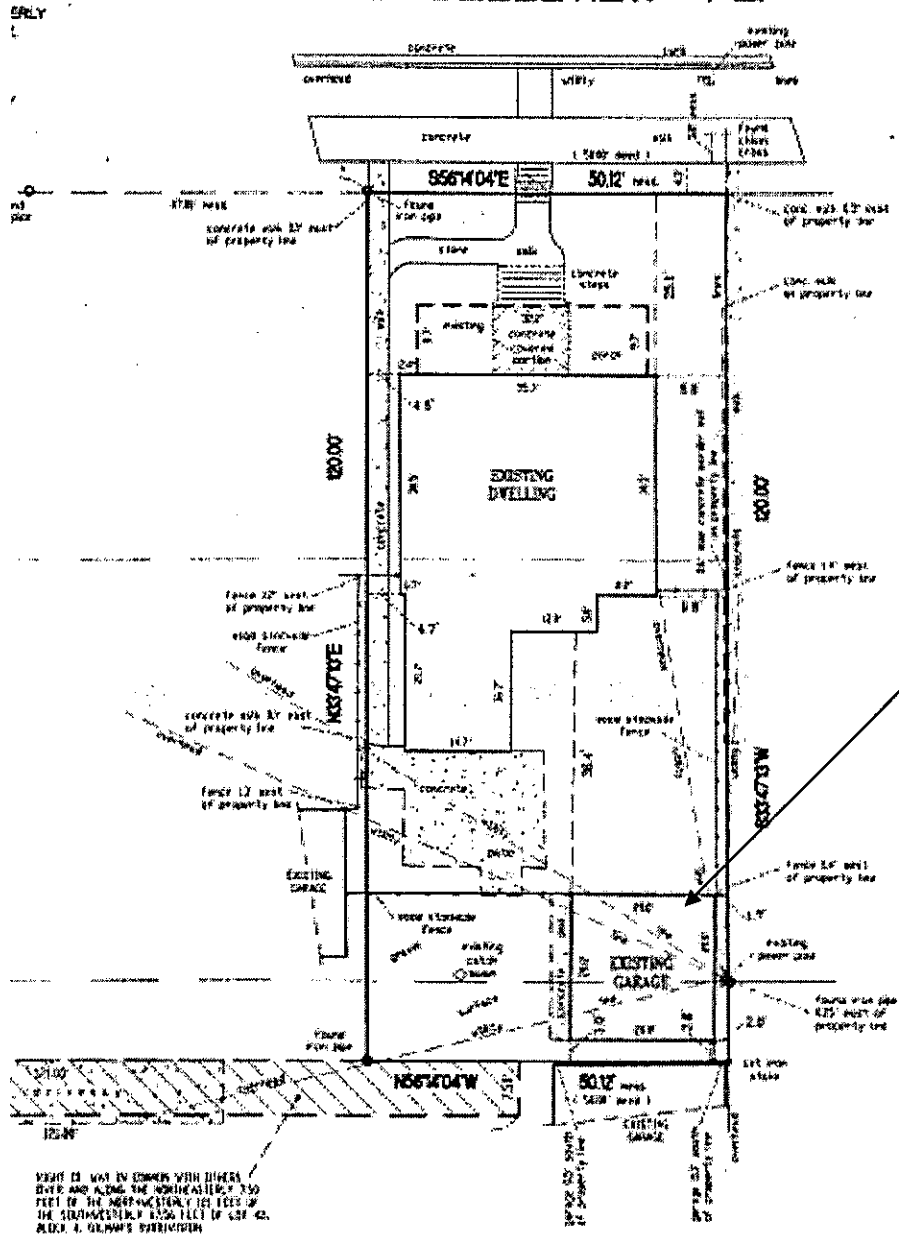
Paul Jakubovich  
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Inspector Bill Richter (286-2518), Inspector Heidi Weed



**Existing garage at southwest corner of property to be demolished. New garage to be built in its place.**

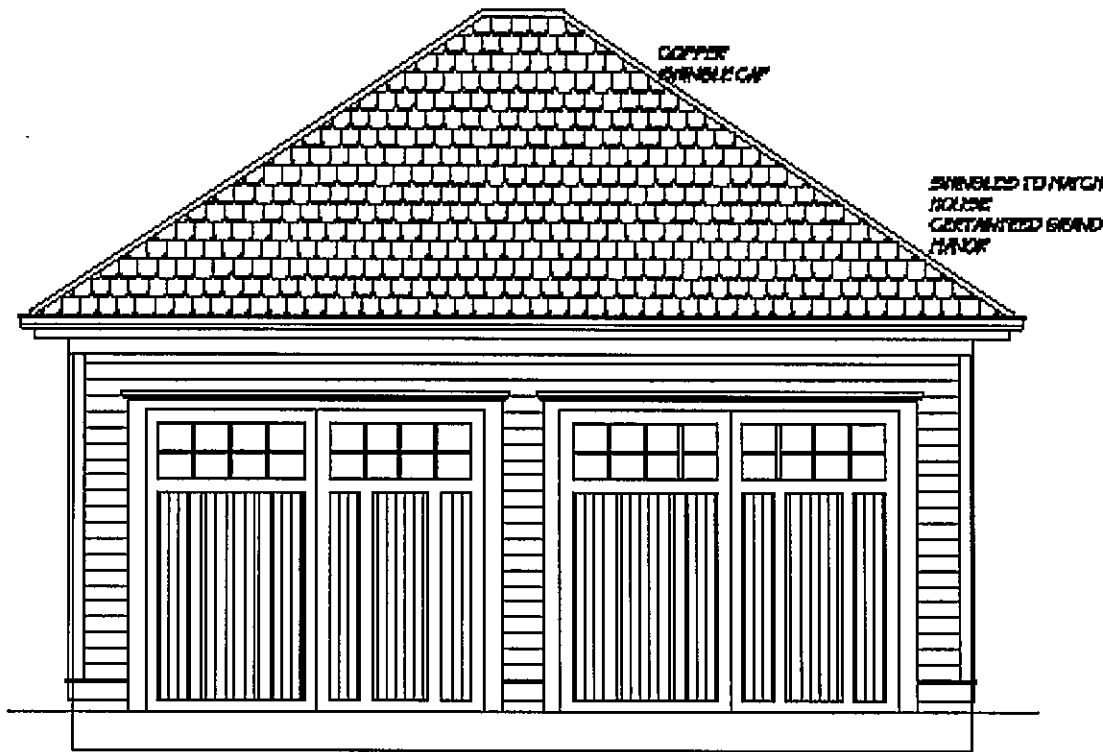
# E. BELLEVIEW PL.



**Demolish existing garage and build a new 2-car garage in same footprint**

NOTE: THIS PLAN IS SUBJECT TO THE CITY OF DENVER'S ZONING ORDINANCES AND THE SUBDIVISION REGULATIONS OF THE CITY OF DENVER. THE SUBDIVISION REGULATIONS OF THE CITY OF DENVER ARE AVAILABLE AT THE OFFICE OF THE CITY ENGINEER, 1201 WEST ALPINE AVENUE, DENVER, COLORADO 80202.

Prepared by: [Faint text]



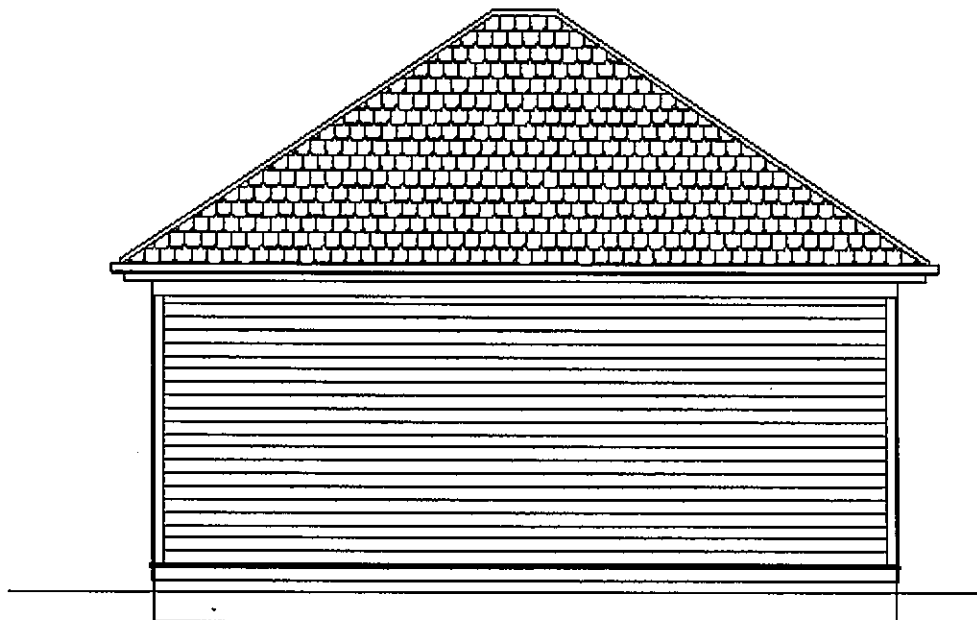
Front elevation facing west. NOTE: garage walls will be finished with genuine Portland cement stucco to a float finish per request of owner.

PROPOSED FRONT ELEVATION

SCALE  $\frac{1}{4}'' = 1'-0''$

-ALL WOOD FOR TRIM MUST BE SMOOTH  
AND FREE OF KNOTS AND SAWWOOD  
NATURALLY DECAY-RESISTANT SPECIES  
ARE HIGHLY RECOMMENDED SUCH AS  
WESTERN RED CEDAR, WHITE CEDAR,  
SPANISH CEDAR, GYPSO, OR  
REDWOOD

WINDOW SILLS SHOULD BE AT LEAST 1-3/4"  
THICK AT THE OUTSIDE EDGE, WITH 1" EAR  
EXTENSIONS

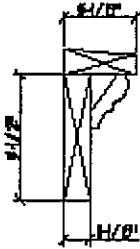


PROPOSED BACK ELEVATION

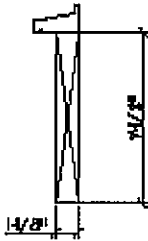
SCALE 1/4" = 1'-0"

East elevation. Again  
walls to be finished  
with genuine Portland  
cement stucco  
instead of the siding  
illustrated.

North Elevation. Stuccoed walls instead of siding



WINDOW AND DOOR TRIM DETAIL

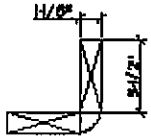
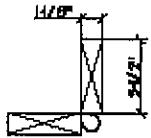


WATER TABLE DETAIL

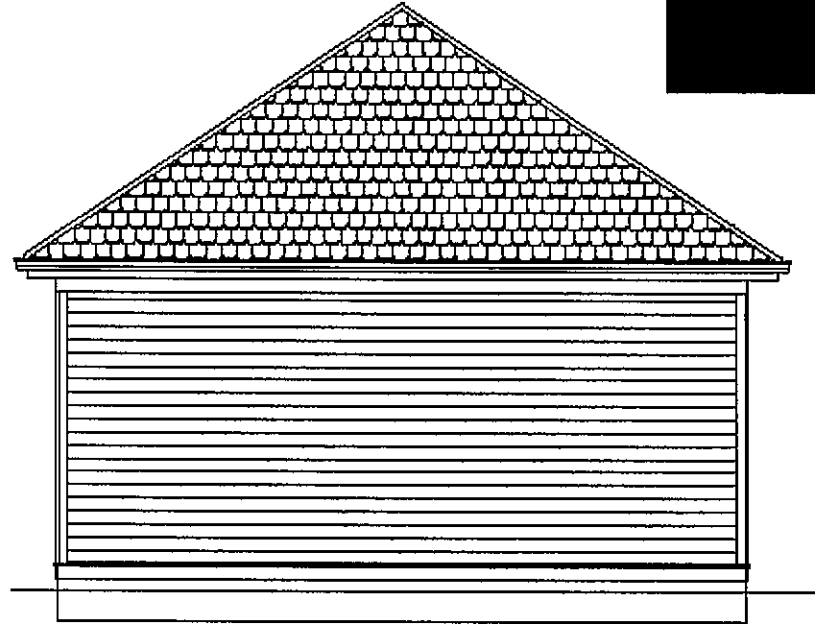


PROPOSED LEFT ELEVATION  
SCALE 1/4" = 1'-0"

South elevation to be stuccoes with Portland cement plaster instead of siding.



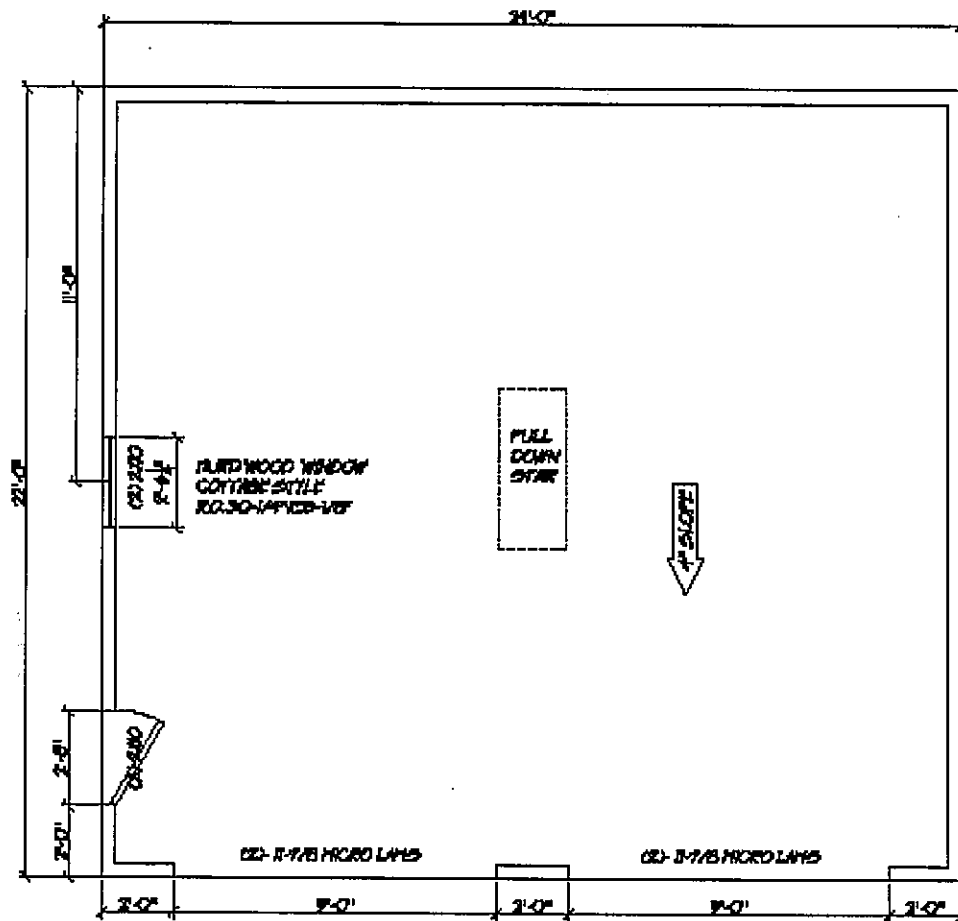
CORNER TRIM DETAIL



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

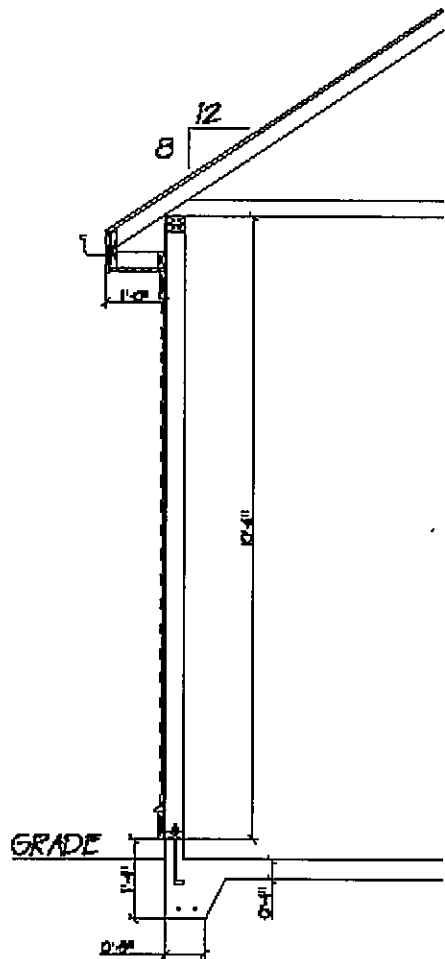




Plan of garage which will be 22 feet by 24 feet

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"



- HIGH BACK BOX GUTTER
- 1X8 FASCIA
- 5/8"X5-1/2" FIR BEADED SOFFIT
- 5/4"X5-1/2" FRIEZE BOARD

- 1-1/8"X2" DRIP CAP
- 5/4"X7-14" WATER TABLE

TYPICAL SECTIONS

SCALE 1/2" = 1'-0"

- 5/8" OSB ROOF SHEATHING
- 30# FELT
- ICE AND WATER SHIELD
- ENGINEERED HIP ROOF STORAGE TRUSSES 24" O.C.
- DOUBLE 2X4 TOP PLATES
- HURRICANE CLIPS
- 2X4 STUDS 16" O.C.
- 1/2" OSB SHEATHING
- TYVEK HOUSE WRAP
- CLEAR CEDAR BEVEL SIDING 5" TO THE WEATHER
- 2X4 TREATED BOTTOM PLATE
- 1/2"X8" ANCHOR BOLTS 6"-0" O.C.
- (2) 5# REBARS
- CONCRETE TO CODE

Section drawings of typical wall with the exception that the walls will all be covered with genuine Portland cement stucco textured to a float finish as requested by the owner.