



## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property** 2565-2567 N Terrace Ave. North Point North  
**Description of work** Construct new, four car garage near the rear property line, as close as setback will allow. Siding to be smooth cement board with a reveal not to exceed 6". Replace driveway and backyard with new concrete as needed along with foundation for the garage. Exceeding maximum sidewall height is allowed and encouraged, but not required.  
**Date issued** 7/16/2019 PTS ID 114747 COA: new garage

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:

### **Use natural, rot-resistant wood for all trim and shutters.**

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac

# PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No. 7836933)

The Southeast 3.22 Feet of Lot 17 and the Northeasterly 58.78 Feet of Lot 18, Block 3, Gilman's Subdivision of Lot 1, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 2, 1 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 3, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 5, Lots 1, 2 and 3, Block 6, in Lockwood's Addition to the West 1/2 of Southwest 1/4 of Section 15, Town 7 N, Range 22 E, City of Milwaukee, County of Milwaukee, State of Wisconsin.

For questions regarding underground utilities please contact:  
  
 PUBLIC WORKS Department 1 800.442.8511

**NOTE: Title Policy**

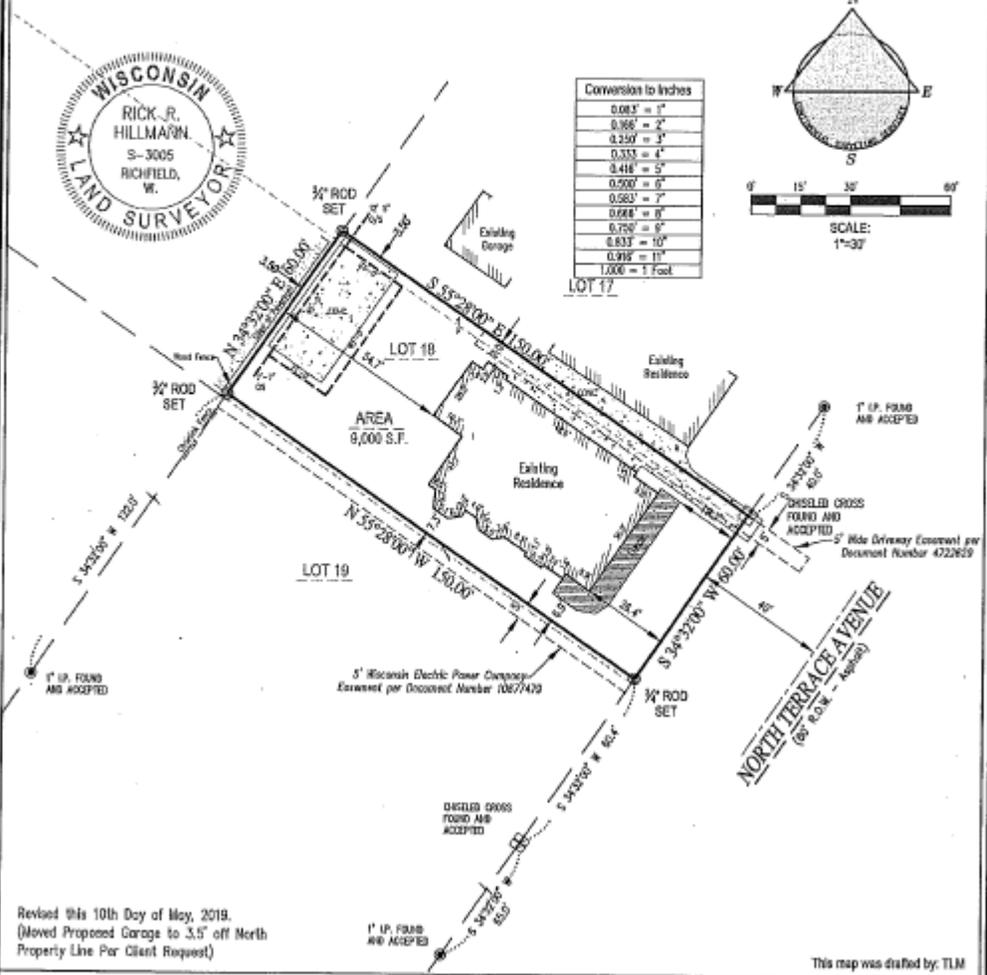
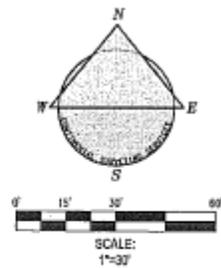
As of the date of this survey no title policy was provided. Therefore this Plat of Survey does not guarantee the existence, site and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search in current Title Policy.

**NOTE: Underground Utilities**

Location of Underground utilities are not part of the surveyed facts between the Surveyor and Client stated on this map. Questions arise are shown.



Conversion to Inches	
0.083'	= 1"
0.166'	= 2"
0.250'	= 3"
0.333'	= 4"
0.416'	= 5"
0.500'	= 6"
0.583'	= 7"
0.666'	= 8"
0.750'	= 9"
0.833'	= 10"
0.916'	= 11"
1.000'	= 1 Foot

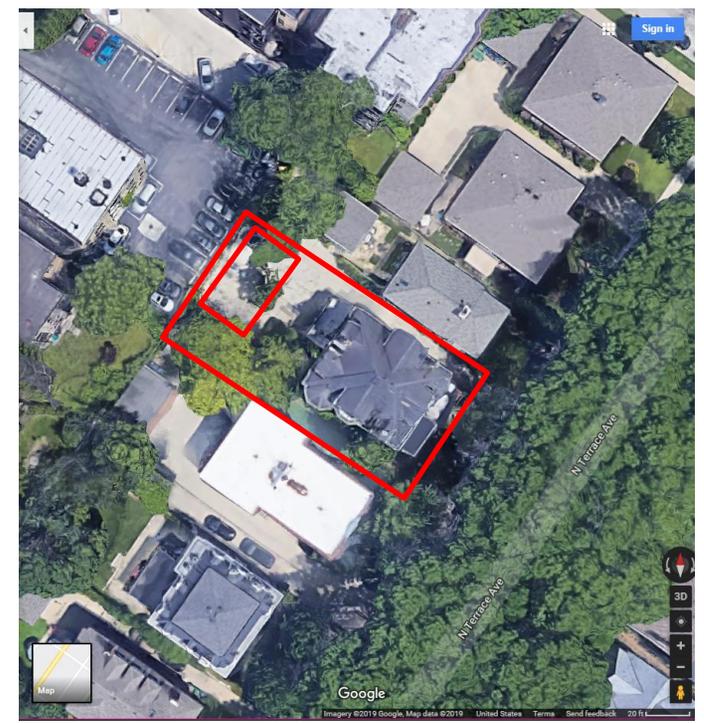


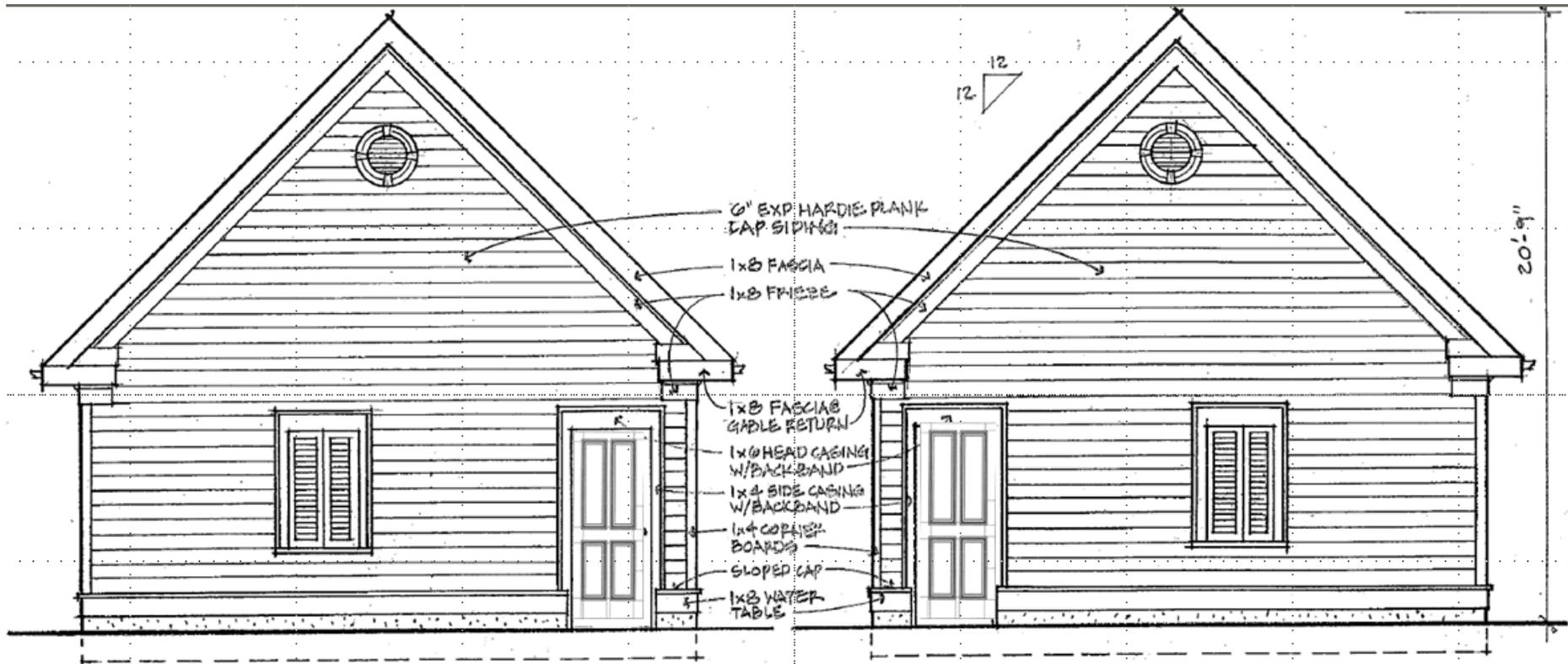
Revised this 10th Day of May, 2019.  
 (Moved Proposed Garage to 3.5' off North Property Line Per Client Request)

This map was drafted by: TLM

**LEGAL NOTICE:** UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONVENTIONAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

Site plan indicating location of the garage at the rear property line, northwest corner

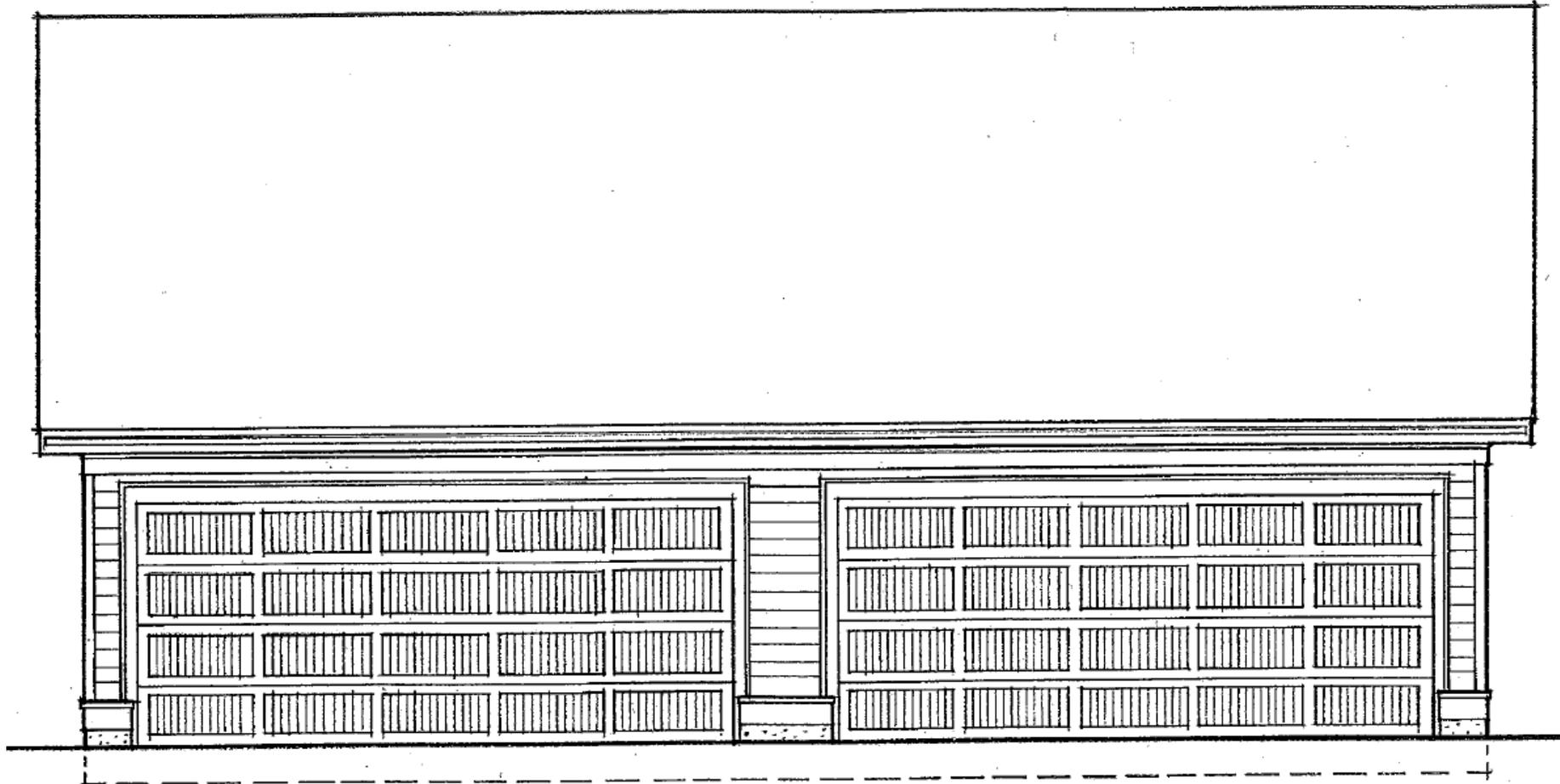




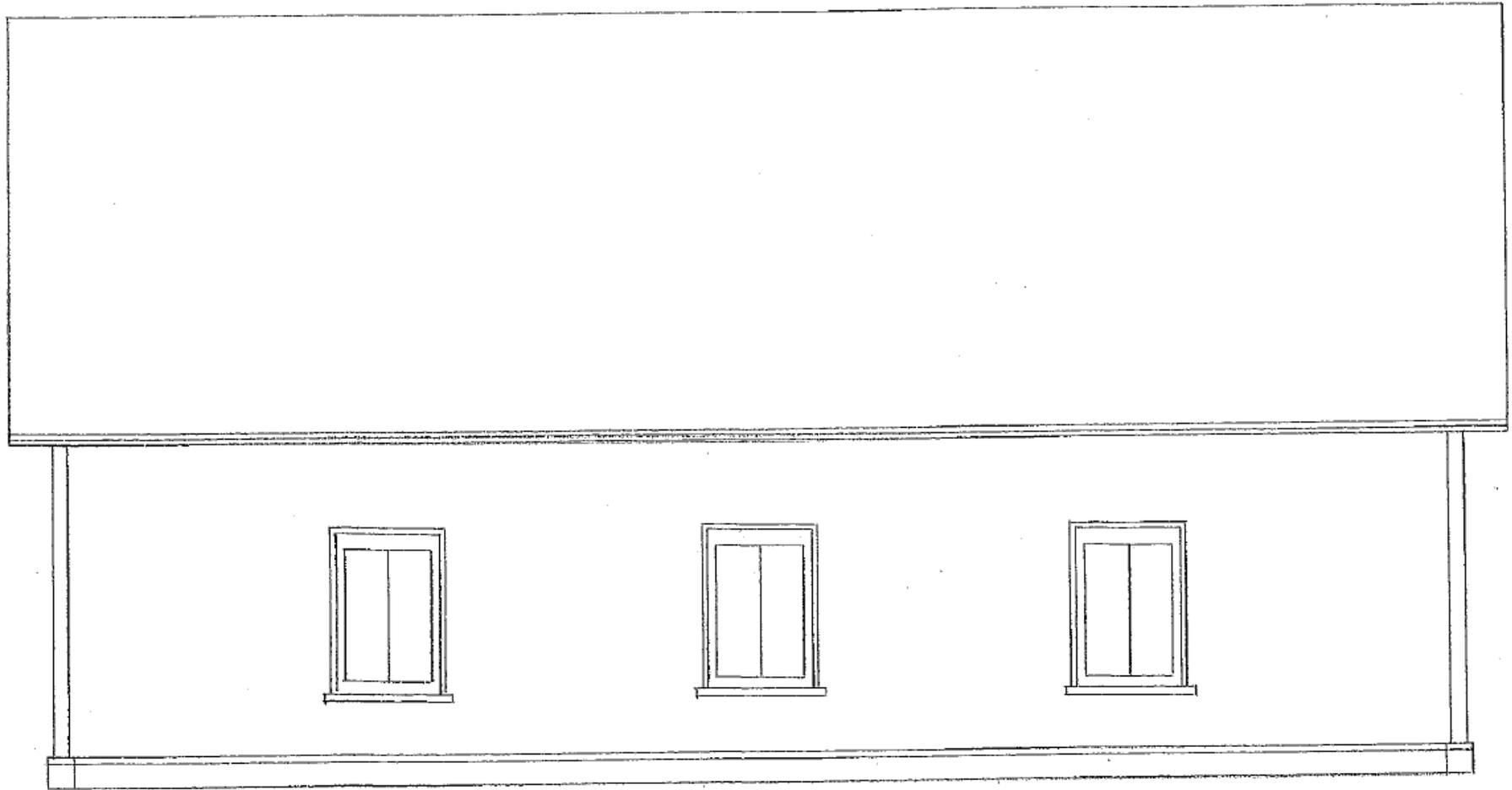
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Proposed North and South elevations



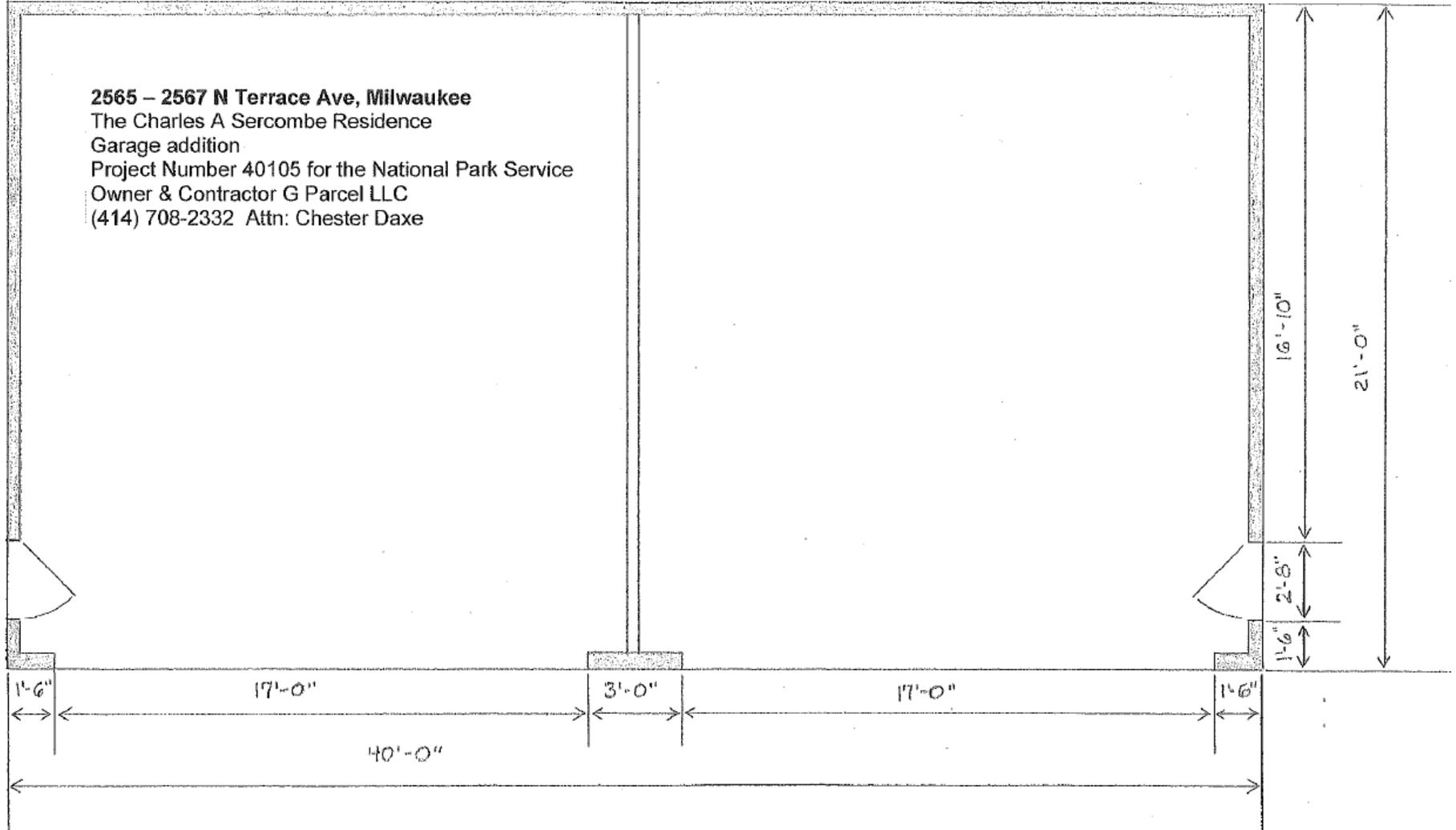
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



WEST

Proposed West elevation - False windows with false shutters.  
Siding and trim details will continue as on other sides

2565 – 2567 N Terrace Ave, Milwaukee  
The Charles A Sercombe Residence  
Garage addition  
Project Number 40105 for the National Park Service  
Owner & Contractor G Parcel LLC  
(414) 708-2332 Attn: Chester Daxe



PLAN



RICHARD W. BEISSER, ARCHITECT  
951 N. 31st Street  
Milwaukee, Wisconsin 53208

**DAXE GARAGE**  
2565 N. TERRACE AVE, MILWAUKEE  
**STRUCTURAL  
CALCULATIONS**

DATE  
JULY 21, 2017  
BY  
R.W. BEISSER  
SHEET 1 OF 1

**ROOF LOAD**

LIVE LOAD	30 psf
SHINGLES	5 psf
1/2" OSB	2.2 psf
2x6 @ 16"	1.7 psf
2x6 @ 4"	.6 psf
<b>TOTAL</b>	<b>40 psf</b>

**WALLS**

SIDING	7 psf
1/2" OSB	2.2 psf
2x4 @ 16"	1.6 psf
<b>TOTAL</b>	<b>11 psf</b>

• RAFTERS 10'-0" SPAN WISCONSIN UDC TABLE R-14  
2x6 @ 16" OC SPF(S) #2 F<sub>b</sub> = 1290 psi E = 1,100,000 psi ALLOW SPAN = 11'-0"

• OVERHEAD DOOR HEADER 17'-3" SPAN  
LOAD  $\left(\frac{21}{2} + 1.25\right) \times 40 \text{ psf ROOF} + (3 \times 11 \text{ psf WALL}) + 18 \text{ psf EM} = 521 \text{ plf}$   
 $V = \frac{wL}{2} = \frac{521(17.25)}{2} = 4494 \text{ lbs}$      $M = \frac{wL^2}{8} = \frac{521(17.25)^2}{8} = 19379 \text{ ft-lbs}$   
USE 2-13/4" x 14" MICROLLAM LVL'S V = 9310 lbs M = 24280 ft-lbs  
OR 2-13/4" x 11 1/4" MICROLLAM LVL'S V = 11220 lbs M = 24210 ft-lbs  
OR 2-13/4" x 11 7/8" RIGIDLAM LVL'S V = 8036 lbs M = 21278 ft-lbs

- ASPHALT SHINGLES
- 15 lb FELT
- 1/2" OSB OR PLYWOOD SHEATHING
- 2x6 WOOD RAFTERS @ 1'-4" OC
- 2x6 WOOD TIES @ 4'-0" OC

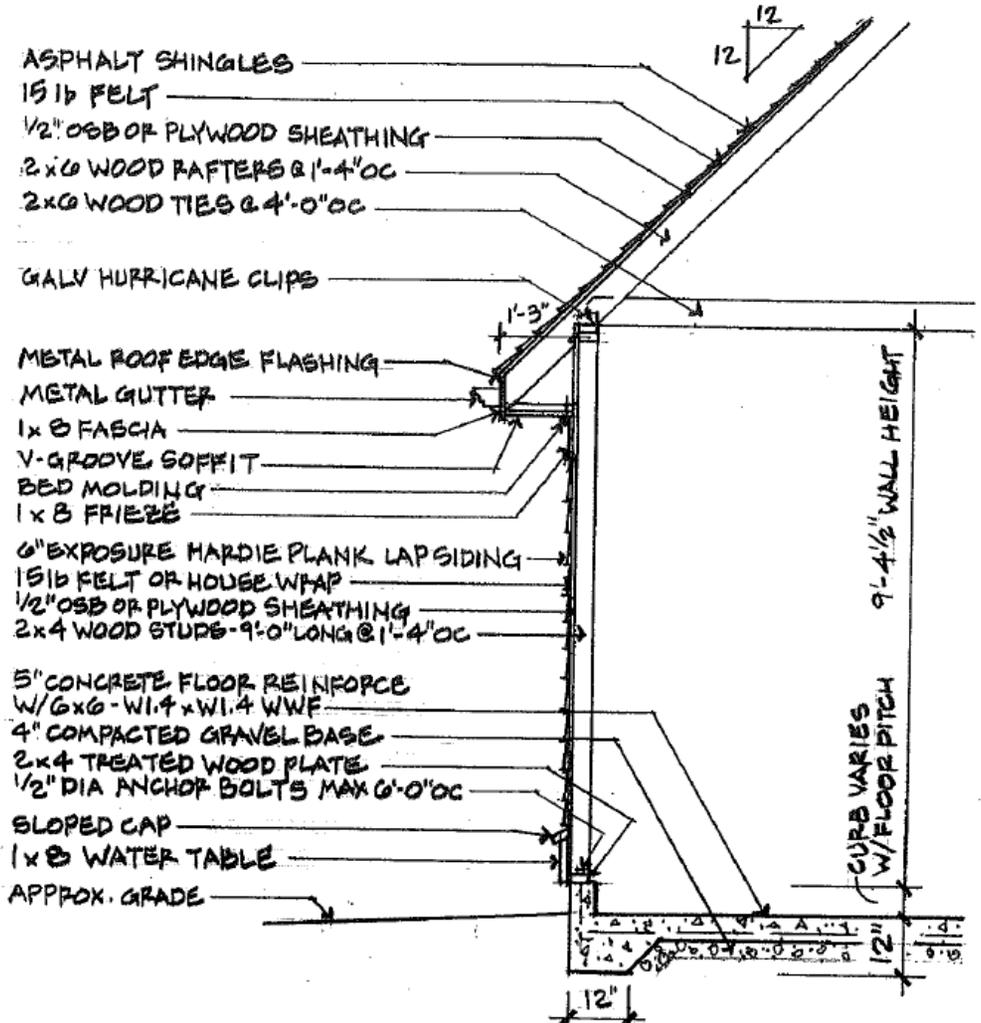
GALV HURRICANE CLIPS

- METAL ROOF EDGE FLASHING
- METAL GUTTER
- 1x8 FASCIA
- V-GROOVE SOFFIT
- BED MOLDING
- 1x8 FRIEZE

- 6" EXPOSURE HARDIE PLANK LAP SIDING
- 15 lb FELT OR HOUSE WRAP
- 1/2" OSB OR PLYWOOD SHEATHING
- 2x4 WOOD STUDS - 9'-0" LONG @ 1'-4" OC

- 5" CONCRETE FLOOR REINFORCE  
W/ 6x6 - W1.4 x W1.4 WWF
- 4" COMPACTED GRAVEL BASE
- 2x4 TREATED WOOD PLATE
- 1/2" DIA ANCHOR BOLTS MAX 6'-0" OC

- SLOPED CAP
- 1x8 WATER TABLE
- APPROX. GRADE



**CONSTRUCTION SECTION**  
SCALE: 3/8" = 1'-0"