



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 2315 E. IVANHOE PL. North Point South Historic District
Description of work Demolish existing free-standing 1-1/2 car stucco garage and build a new, detached, two-car, flat-roofed, genuine stucco-clad garage in corner of back yard.
Date issued 10/18/2013 PTS ID 90571 COA, demo old garage build new one

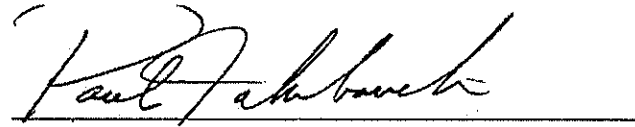
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following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

All work will be done according to attached drawings, photos and specifications contained in this COA. The cornice and service door will be made of wood and painted. The exterior walls will be finished with genuine Portland cement stucco to match the finish of the stucco on the house. Stucco may be painted upon completion if desired. All wood will be painted upon completion. Please note that research has shown that when hew, bare wood is exposed to the exterior elements for only a period of a week or two, the life the paint job subsequently applied to it will be decreased. The upward-acting overhead garage door will be made to look like a traditional sliding or swinging door and can be made of metal or wood. If made of metal, it must be painted. A wood door must be painted or stained.

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.

(Please see next pages)

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. **You must have a signed copy of this COA in hand when applying for exterior or new construction permits.** If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Paul Jakubovich", written over a horizontal line.

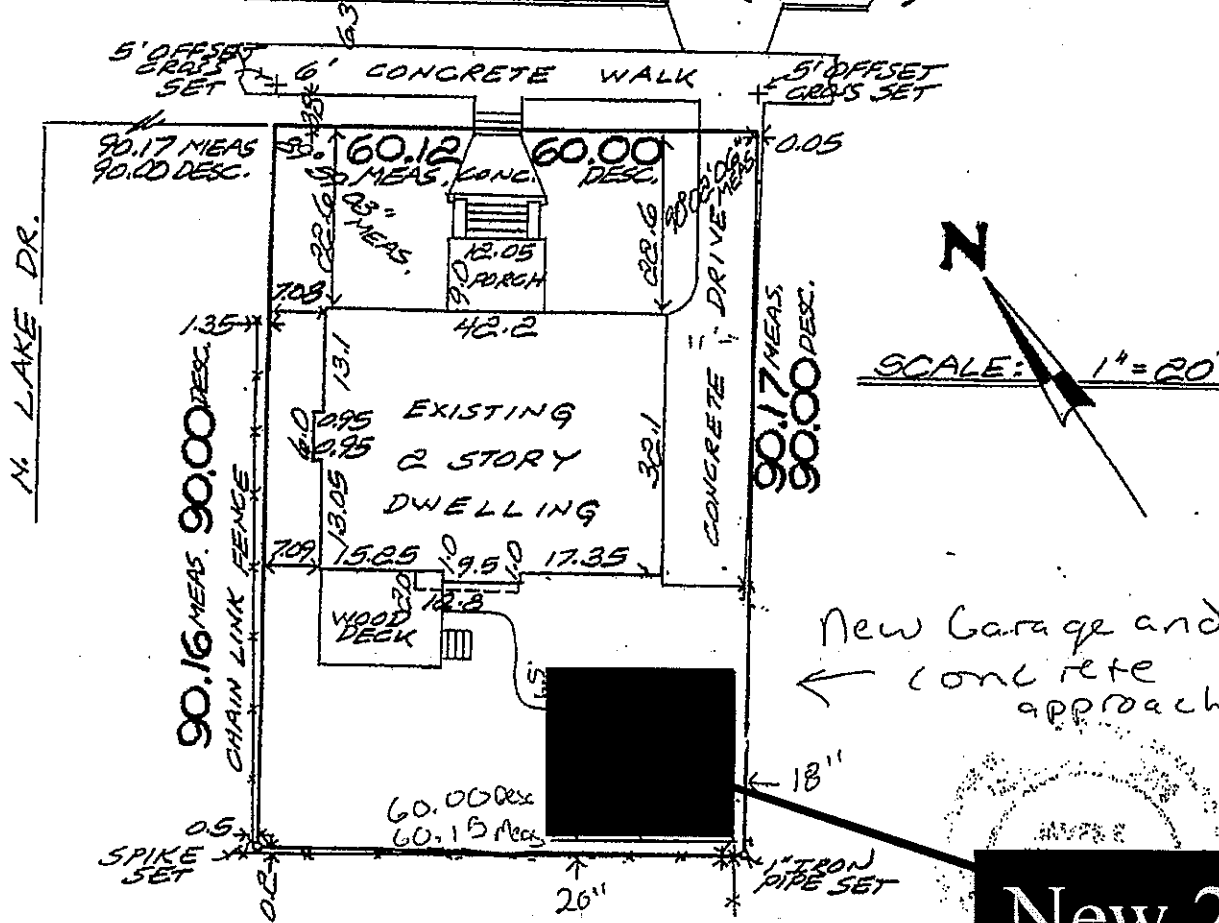
Paul Jakubovich
City of Milwaukee Historic Preservation

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

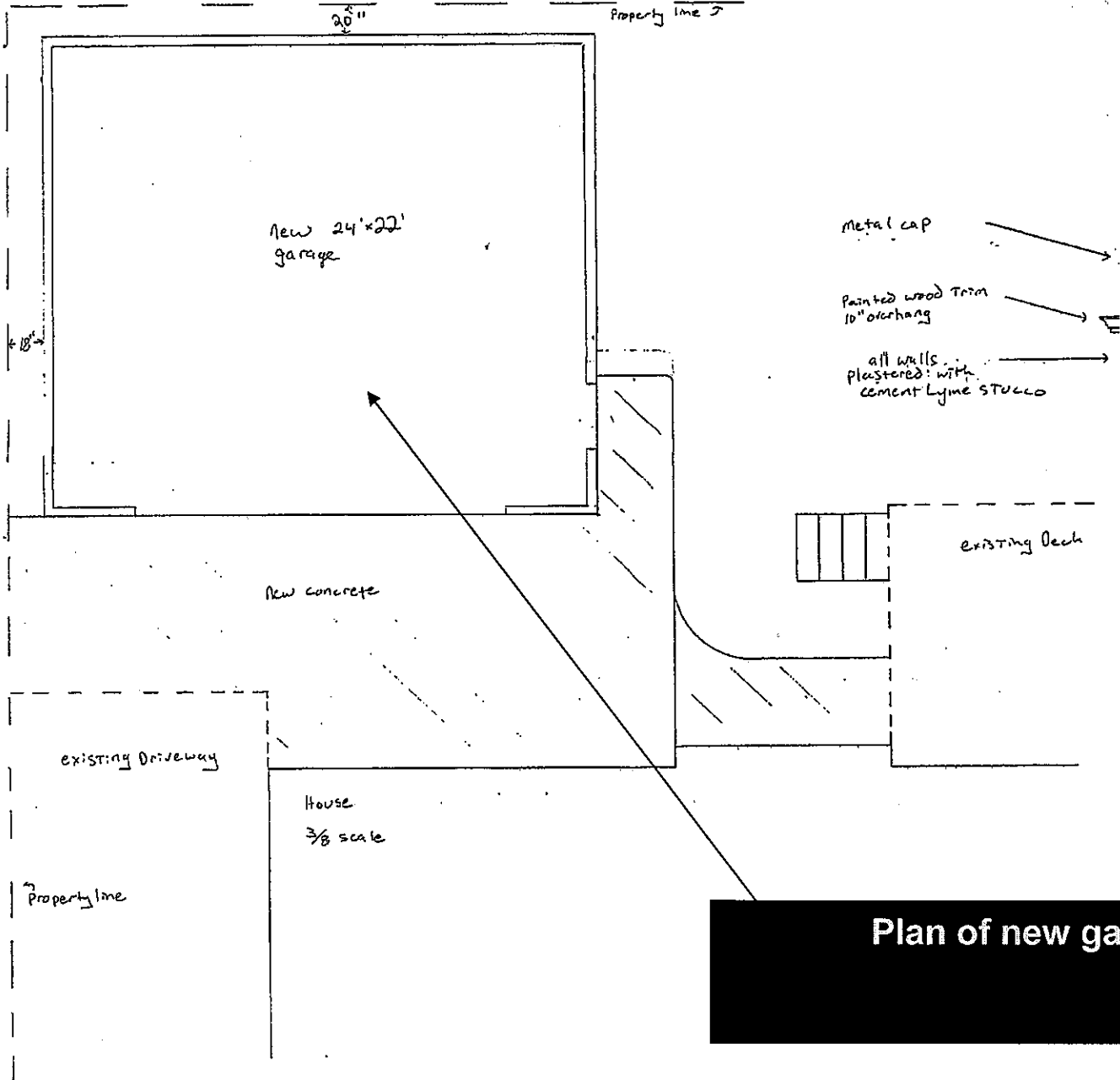


Existing 1-1/2 car garage to be razed and new
2-car garage built behind it.

E. IVANHOE PL.
(66' R.O.W.)



New 2-car garage



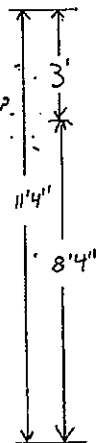
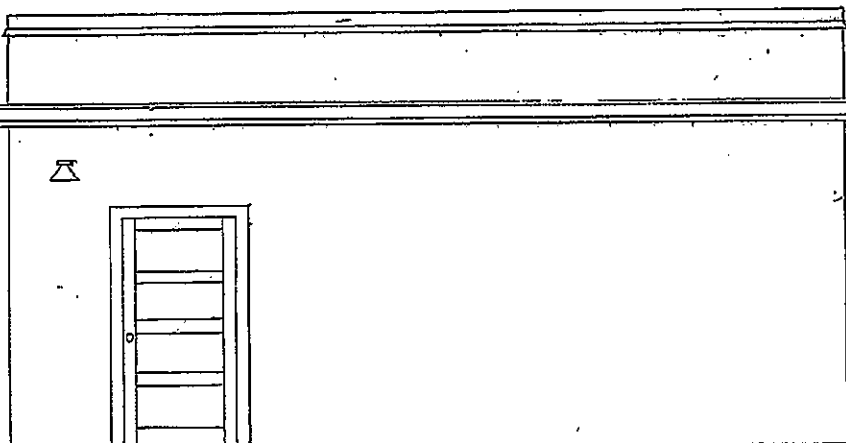
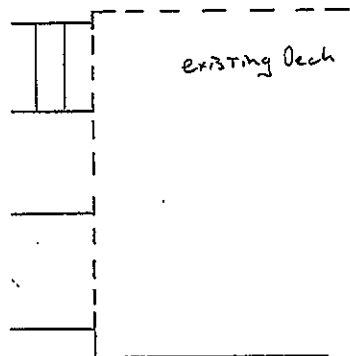
Plan of new garage

ARCHITECTURAL DRAWING

Metal cap

Painted wood trim
10" overhang

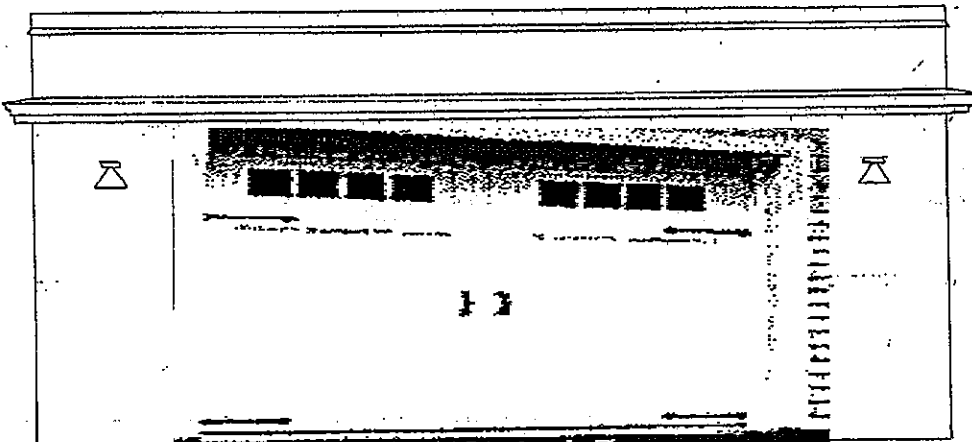
all walls
plastered with
cement lime stucco



faux wood
or wood Door

WEST ELEVATION 1/2 scale

22'



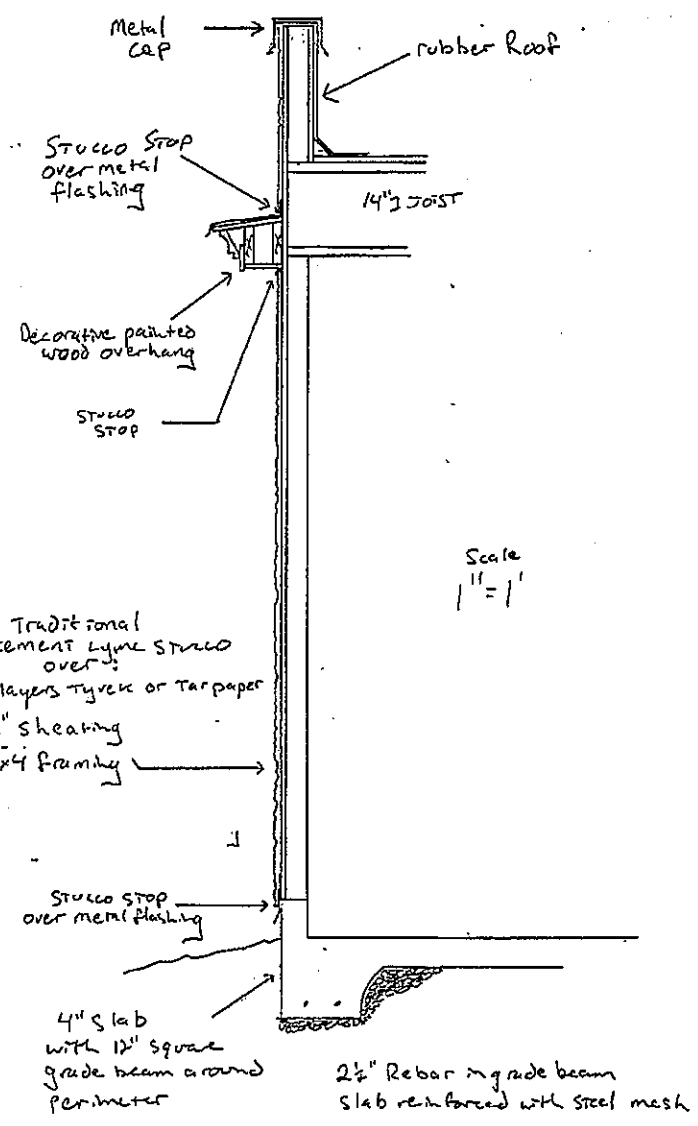
garage Door 7'

faux wood
steel Door

NORTH ELEVATION 1/2 scale

24'

16'



Section of new garage showing projecting wood cornice and genuine Portland cement stucco exterior finish

New Garage For:
William and Sue Berland
2315 East Ivanhoe Place

Overhead door made to look like a swinging or sliding traditional door.
Courtyard Collection steel door
Model 161 T by Overhead Door Co.

