



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

<b>Property</b>	<b>2912 E. BELLEVIEW PL. North Point North Historic District</b>
<b>Description of work</b>	Restore two window openings per the original drawings. Remove existing non-original kitchen window on the east elevation and replace in same opening with a 3-bay casement window made of wood to match the existing wood, zinc and glass windows on the house. Remove a non-original second story window on the north elevation in the gable and replace it with a wood casement window to match the other divided lite windows on the house. Replace rear entry door and storm with new wood door and storm.
<b>Date issued</b>	7/3/2013 PTS ID 88429 COA, window change out

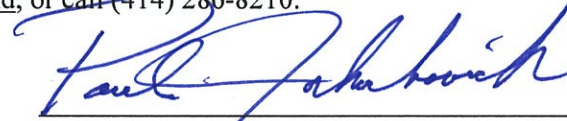
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following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

All work will be done according to attached drawings, photos and specifications. The new windows will be made of wood both inside and out and will match the existing windows on the house. If, after the existing window framing is torn out the original brick sill is missing a new Niagara formation sill made to match the finish of existing stone on the house will be installed. An option would be to find closely matching new brick for sill, but those would have to be field approved by HPC staff. Simulated zinc came will be applied to the exteriors of the windows in order to duplicate the appearance of the existing windows on the house. Note: a spacer strip alone between the double pane windows is not permitted. All wood be painted upon completion please note that research has shown that when new wood, even primed, is left exposed to the exterior elements for even a short period of time the life the paint job subsequently applied to it will be decreased. **Vinyl, aluminum, aluminum-clad, vinyl clad and fiberglass windows are not permitted.**

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 Jakobovich 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.



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Paul Jakobovich  
City of Milwaukee Historic Preservation

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

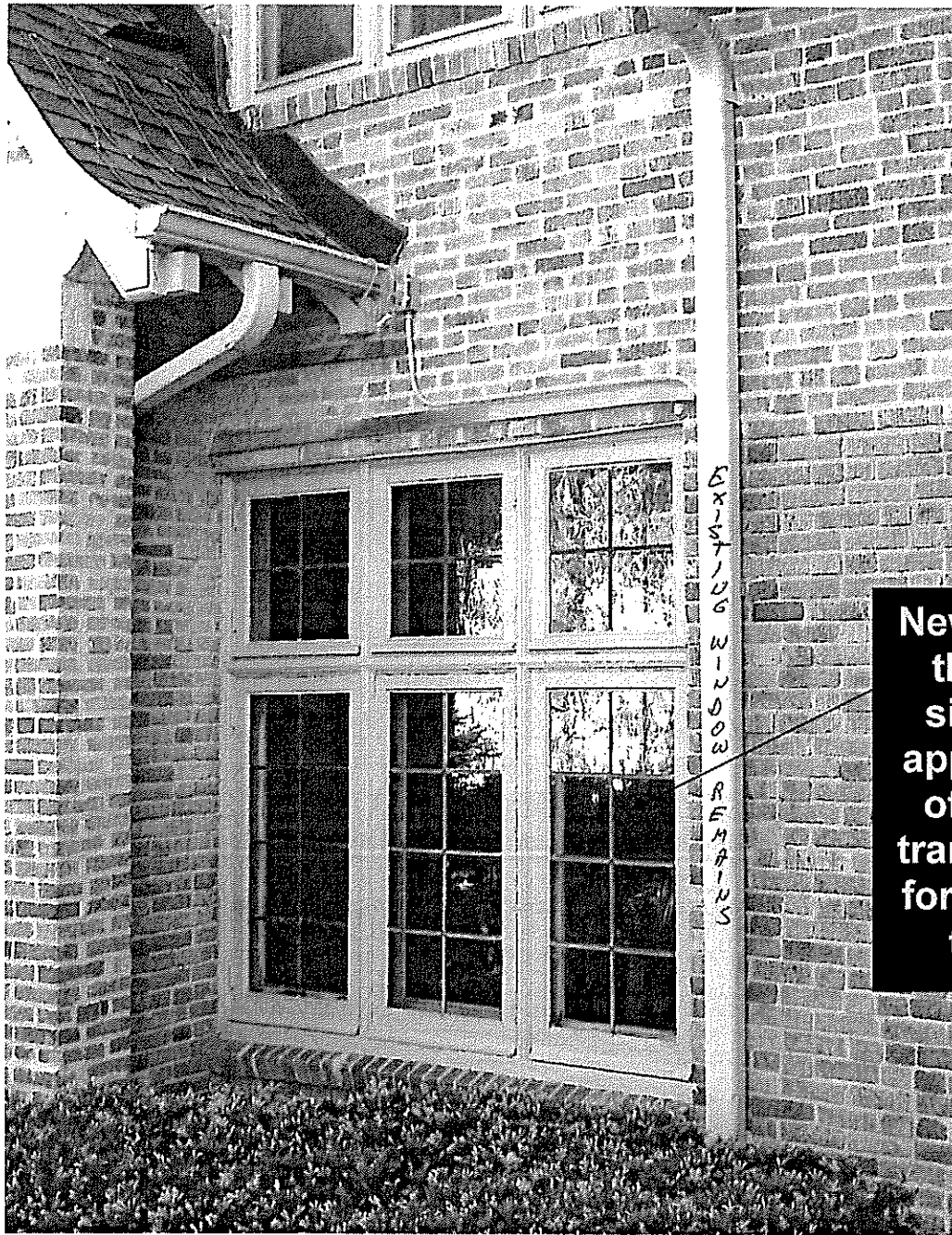




### East Elevation.

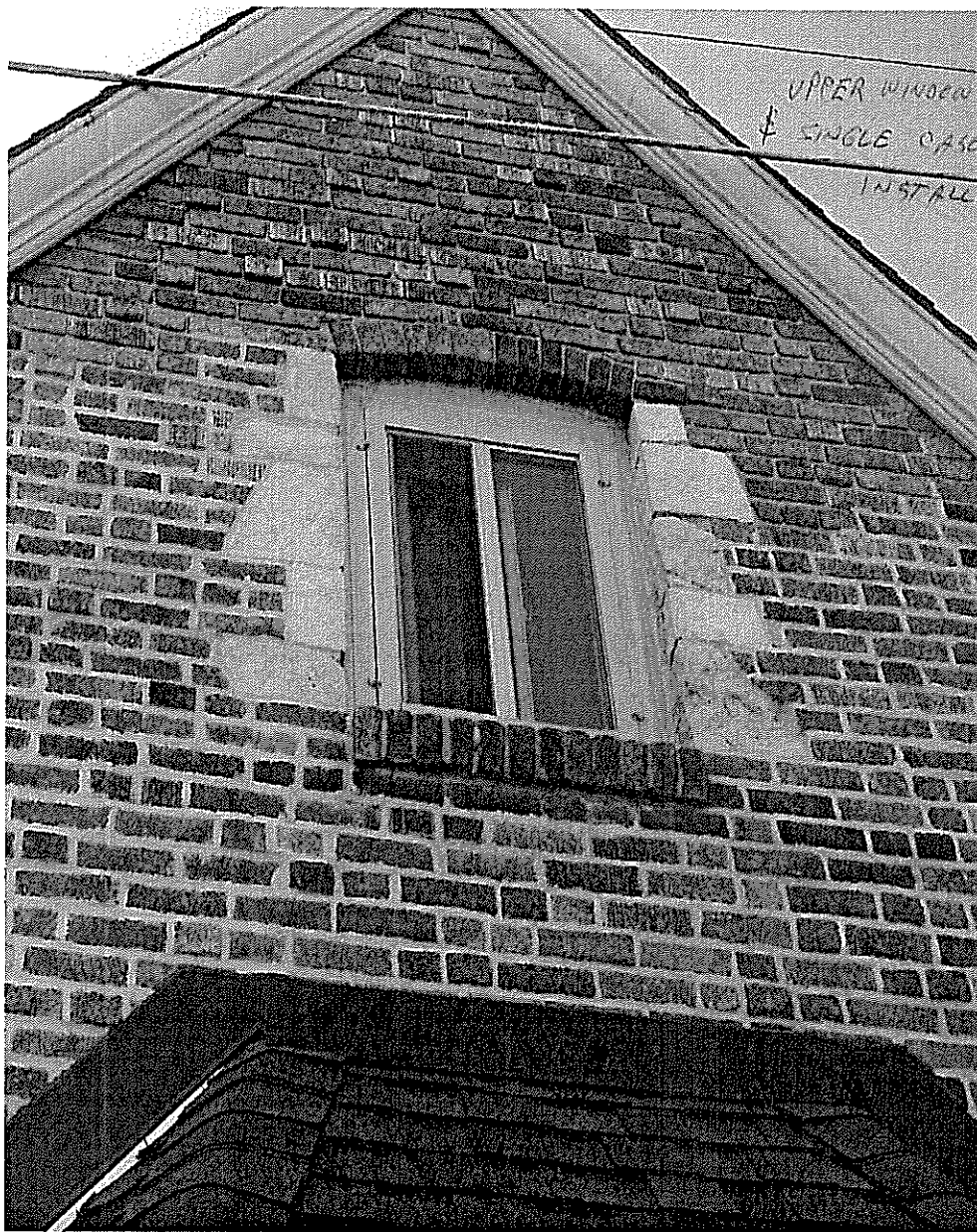
Existing wood window, jambs and sill will be completely removed. The opening will then be fitted with a new all-wood casement window to match the original casement windows on the house. If original brick sill remains, it will re-used. If not a new stone sill to match the existing stone on the house will be installed and must two courses of brick in height.

Alternatively a new brick sill can be installed provided the new brick match in color, texture and size and the mortar matches the original in terms of color, texture, hardness, joint width and joint finish.



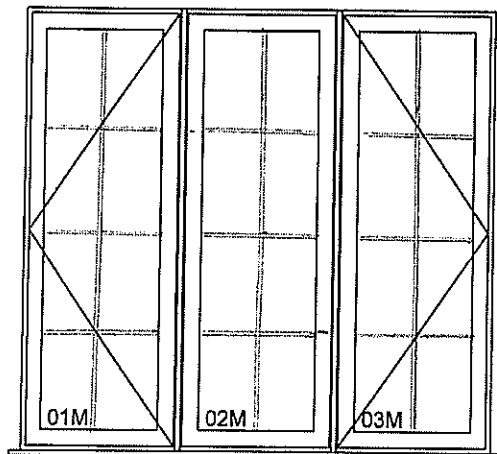
EXISTING WINDOW REMAINS

**New window will match these windows with simulated zinc came applied to the outsides of the windows. The transom will be omitted for the new kitchen per the original plans.**



**North elevation.**

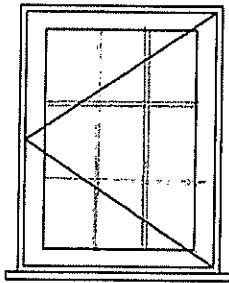
**Remove existing non-original window and replace it with a divided lite wood casement window to match the originals.**



04

**New wood casement windows with simulated zinc came applied to the exteriors for the first floor kitchen.**

*LEAD GLASS MULLIONS  
(STAINED GLASS OVERLAY)  
ALL PANEES TO MIMIC ORIGINAL*

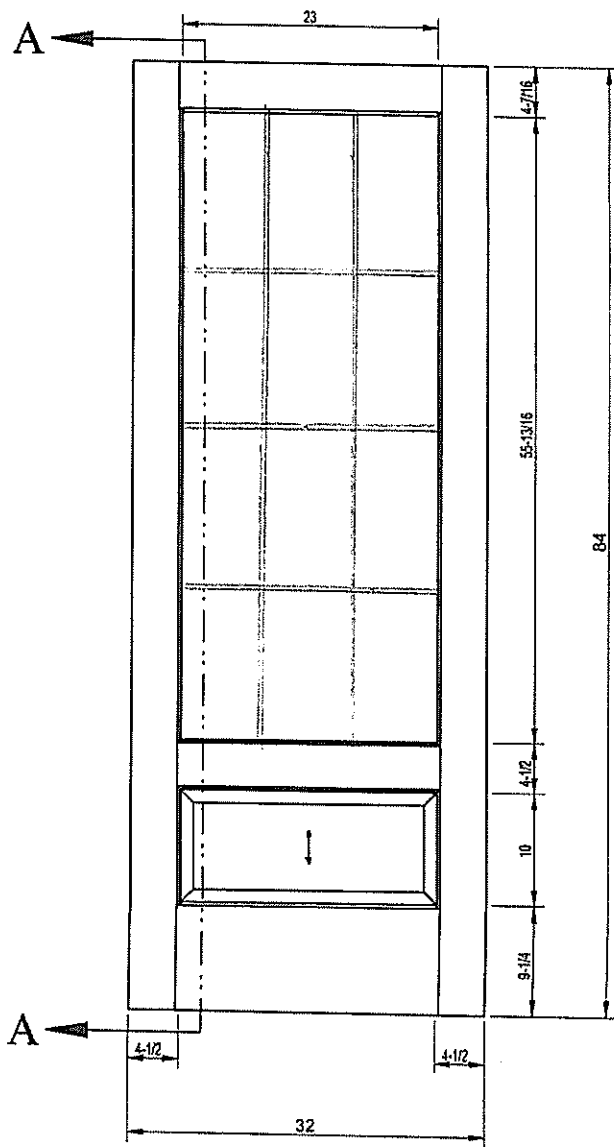


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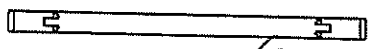
**Design of new all wood  
casement window for  
second story, north  
elevation gable.**

UPPER WINDOW  
REPLACED TO RESTORE  
ORIGINAL APPEARANCE  
W/ SINGLE PANE WINDOW &  
LEAD GLASS MULLIONS  
(STAINED GLASS OVERLAY)

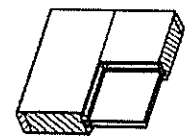




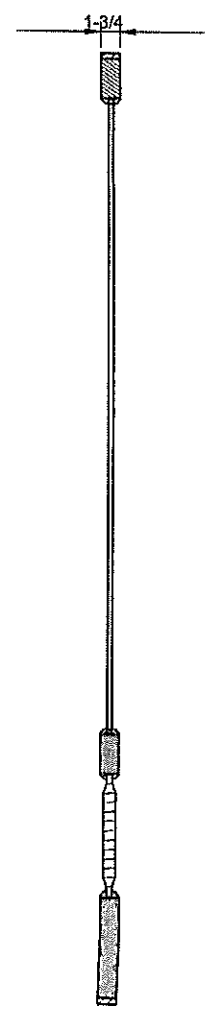
STORM DOOR DESIGN  
 SIDE A LEAD MULLIONS



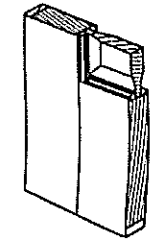
SIDE B (STAINED GLASS OVERLAY) TOP LEFT CORNER



Design of new all-wood rear door. Storm door to be of similar design but lead muntins are not required.

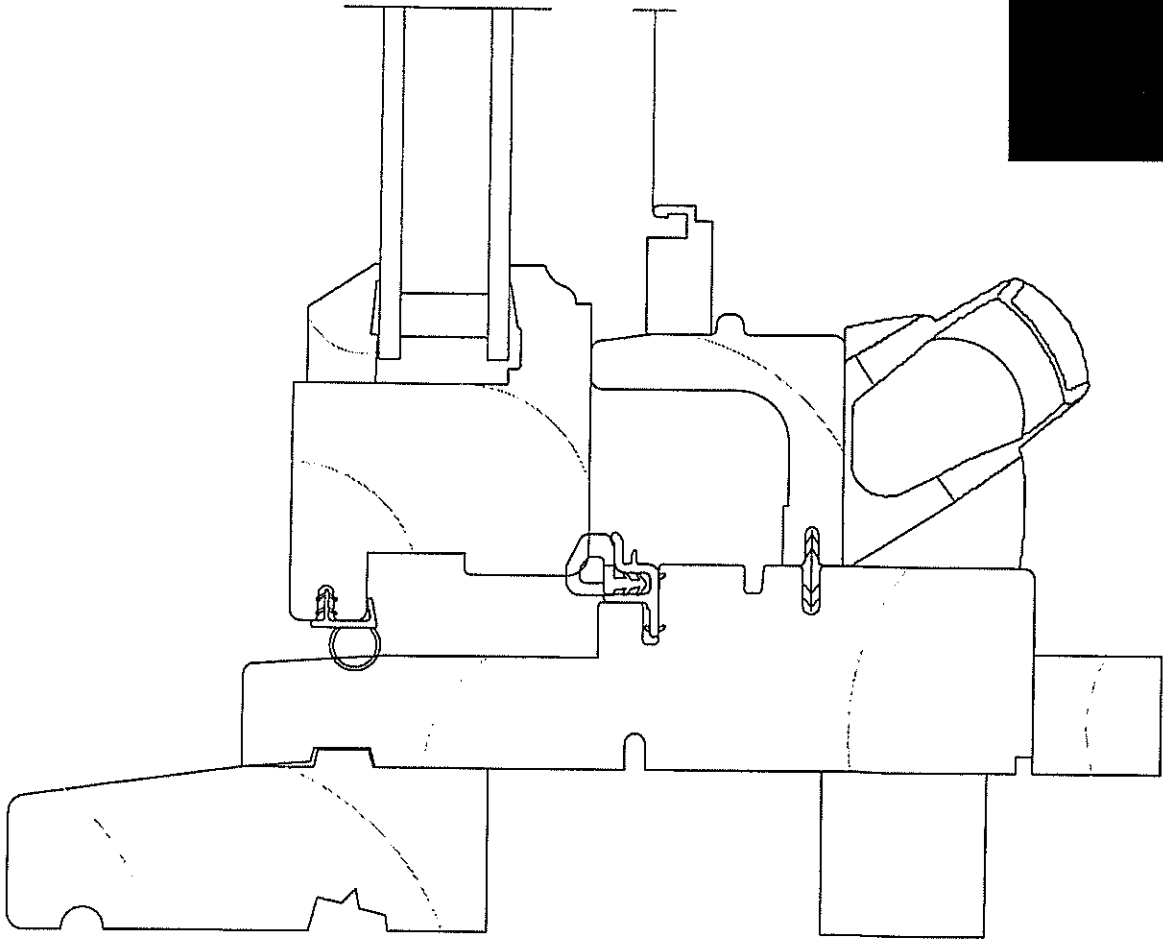


SECTION A-A



BOTTOM L CORNER

**Section drawing of new all-wood window.**



04 (01M) - SILL