



Certificate of Appropriateness

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

Property	1945 N. 1ST ST.	Brewers Hill Historic District
Description of work	Construct new 20car frame garage on existing slab and retaining walls.	
Date issued	10/14/2014	PTS ID 98218 COA, new 2 car 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:

All work will be done according to the attached drawings, photos and specifications. The building will be sided in either clear, genuine wood siding or smooth cement board siding exposed no more than 5 inches to the weather on the ground story and no more than 3-1/2" to 4" on the gable ends. All windows will be made of wood both inside and out and will be framed with flat, 5/4" x 4" trim boards. Water table will be made of clear wood. The overhead door will be a steel door made to look like a traditional swinging or sliding door. The trim for windows doors and walls will be clear wood. Please note that the use of western white Pine or Ponderosa Pine in an exterior environment is not recommended because it is prone to premature decay. Although not required, it is recommend that wood for exterior trim be made of a naturally decay resistant species such as western red cedar, domestic Spanish cedar, cypress or redwood to name a few. All finish wood, siding and trim must be painted upon completion. Please note that research has shown that when new, bare wood is exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. Shingles on the garage will match the asphalt shingles on the house. The two box vents on the roof will be painted out to blend with the color of the surrounding roofing shingles. Owner has agreed with the Preservation Commission to paint the garage the same colors as the house. This will also include painting the overhead garage door.

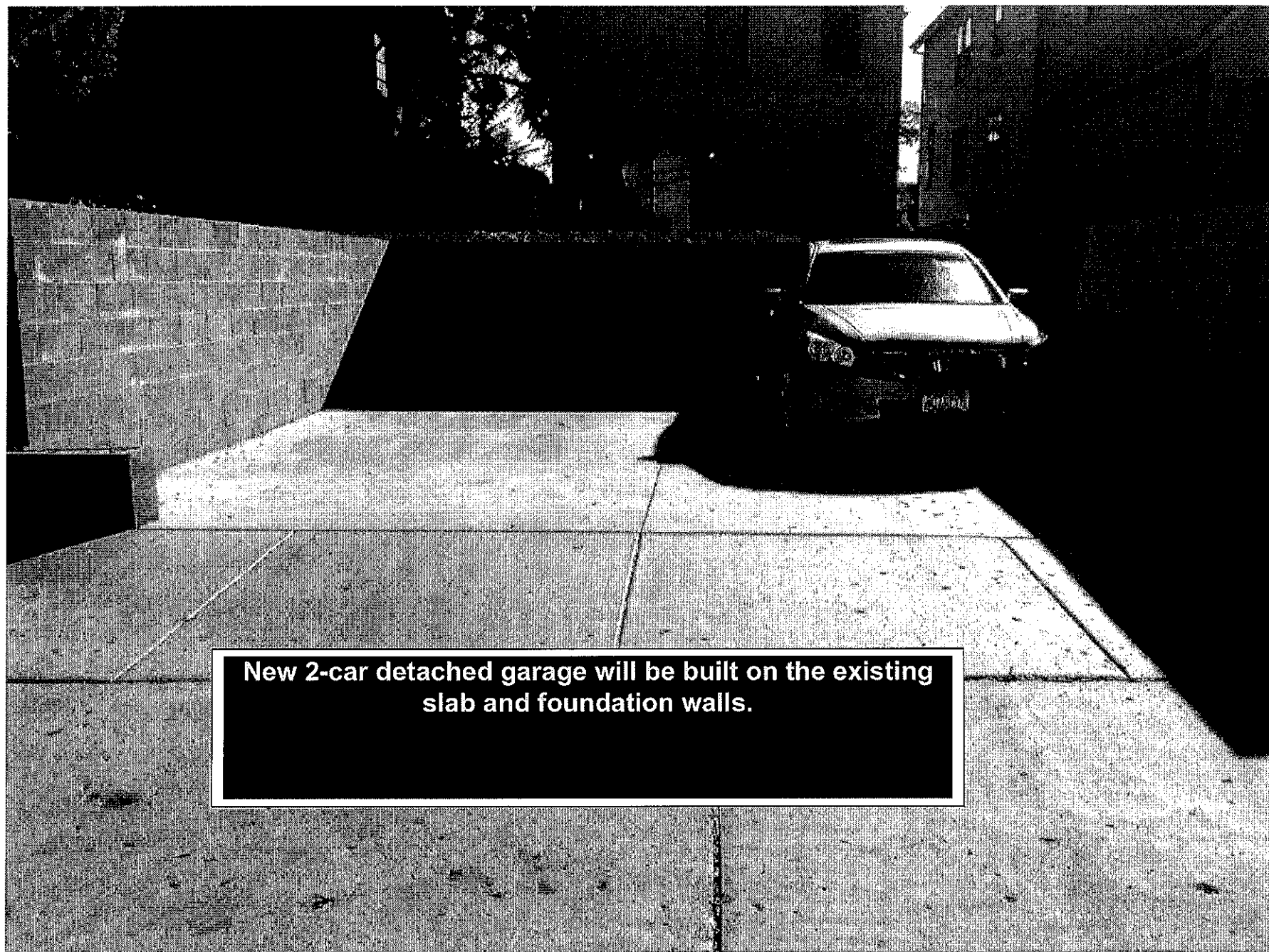
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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.

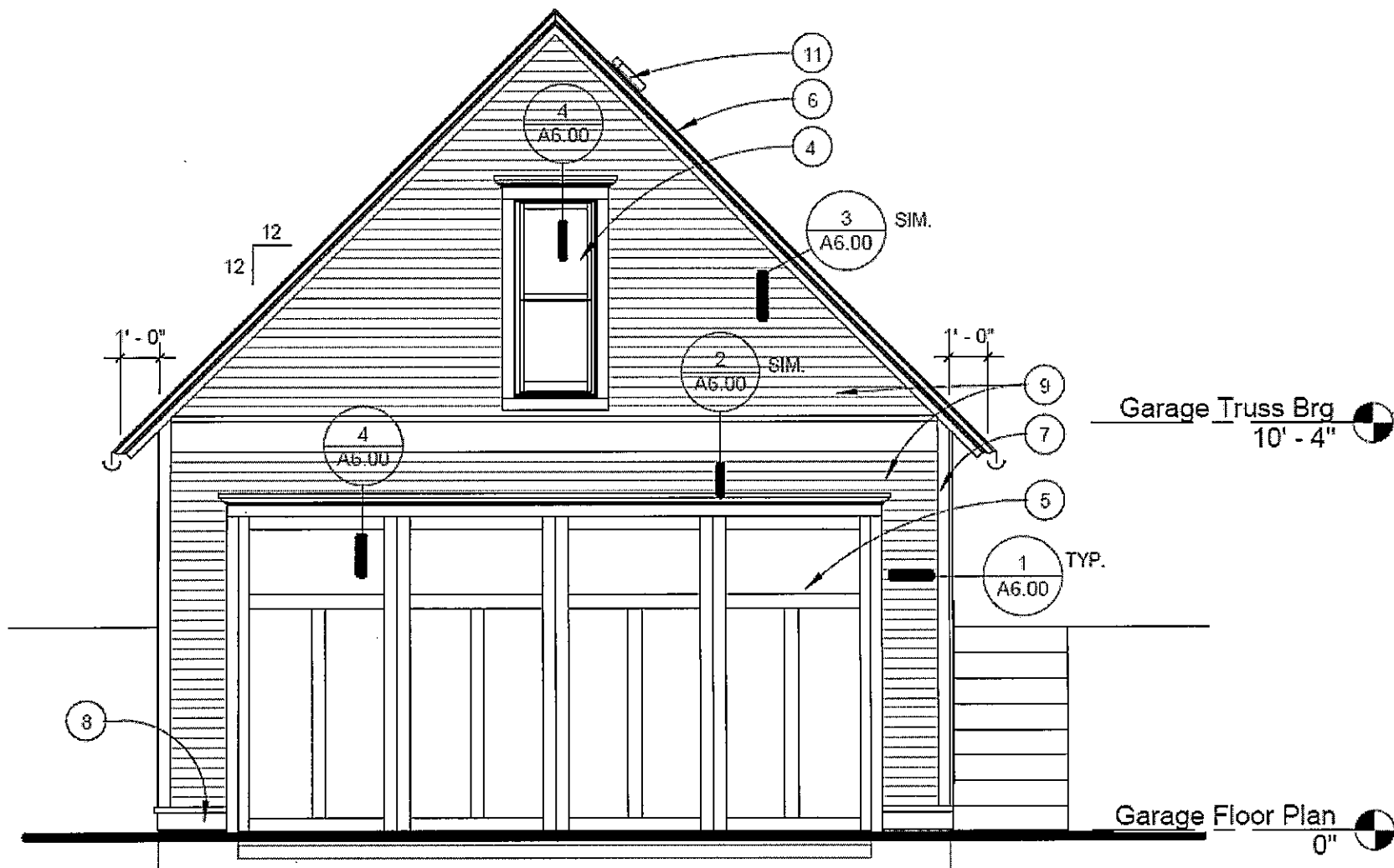
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

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

Paul Jakubovich
City of Milwaukee Historic Preservation

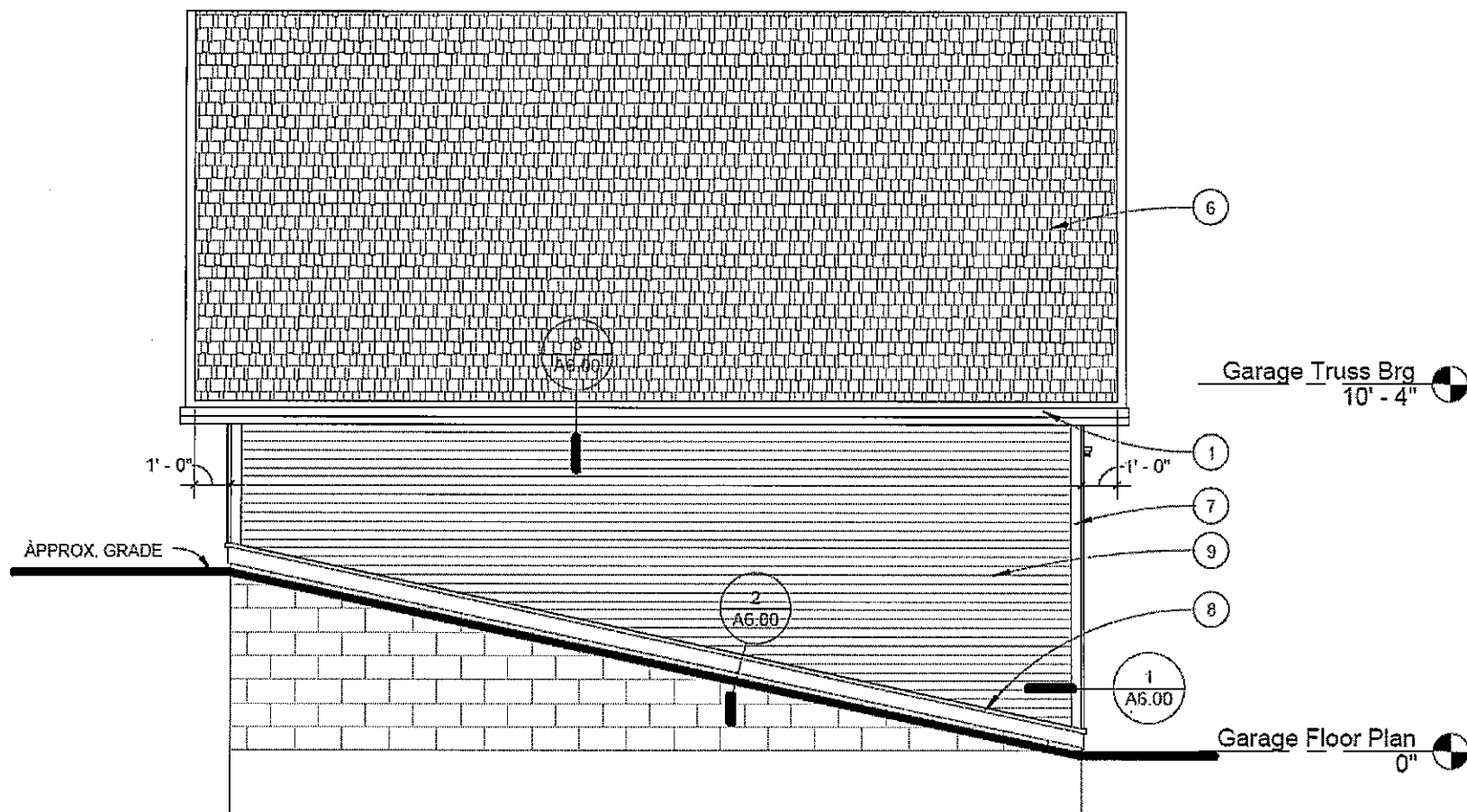
Copies to: Development Center, Ald. Milele Coggs, Inspector Bret Radke (286-2553), Inspector Heidi Weed





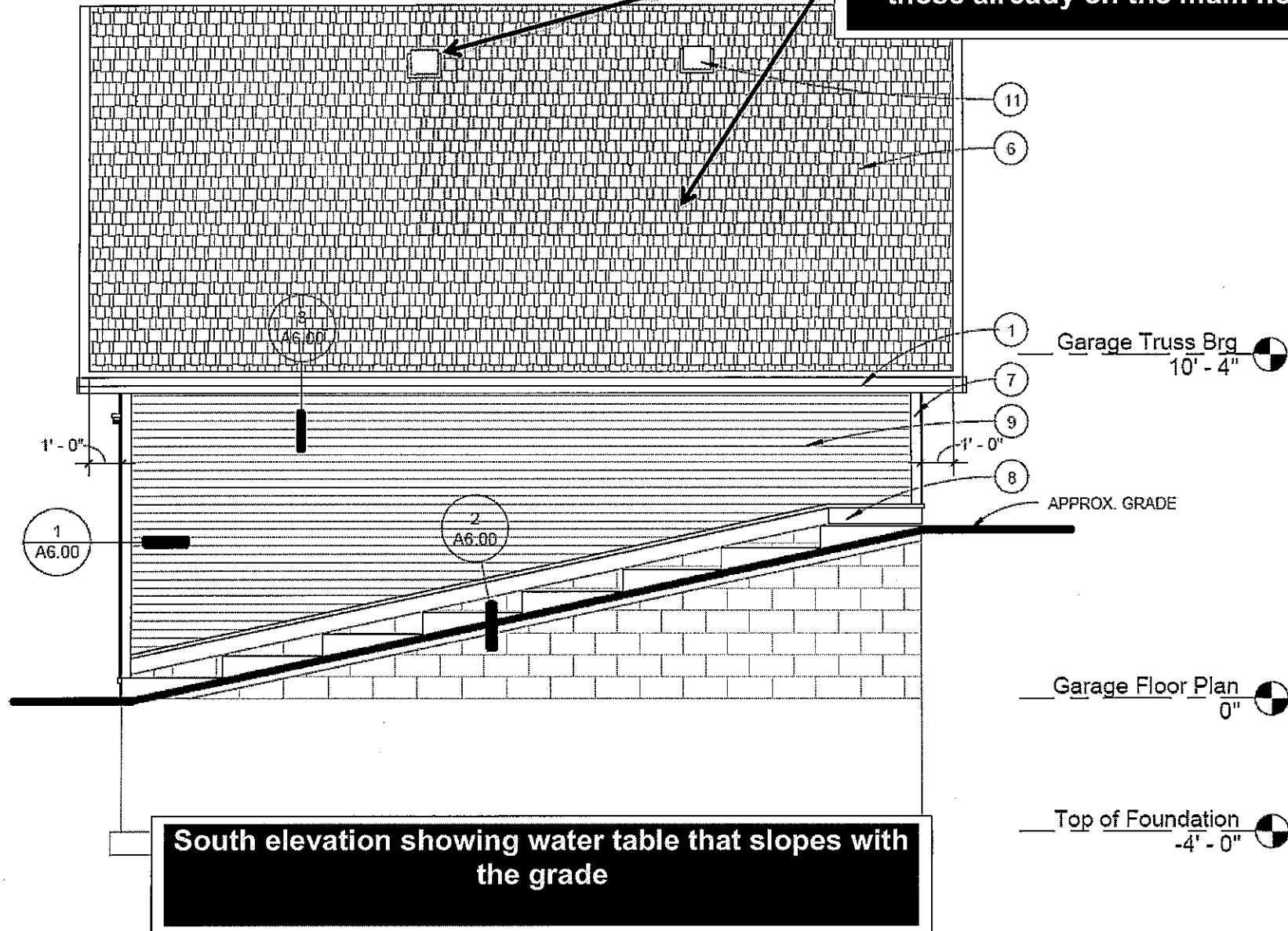
West elevation facing the alley. The overhead door will be an upward-acting door made to look like a traditional sliding or swinging door. The door will be made of steel and the vendor illustrated is Chicago Overhead Door. The door and the rest of the garage will be painted to match the house.

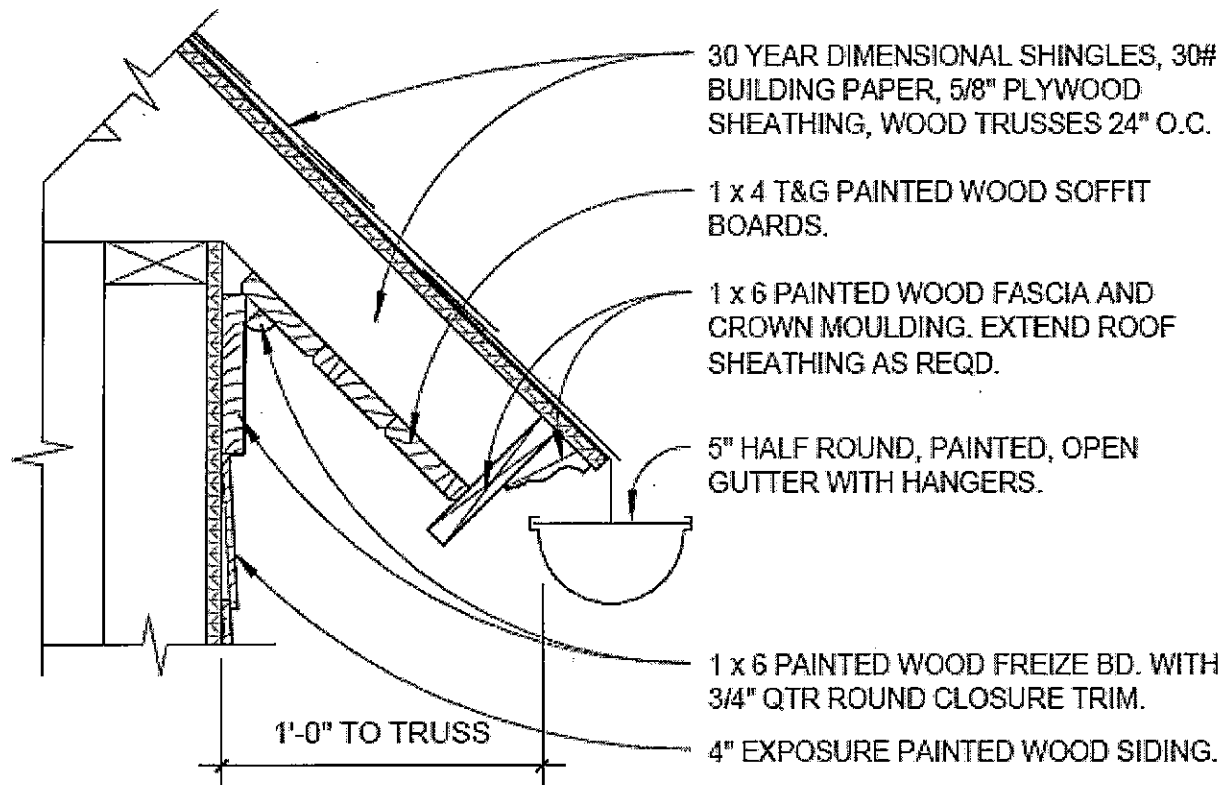




North elevation showing water table that slopes with the grade

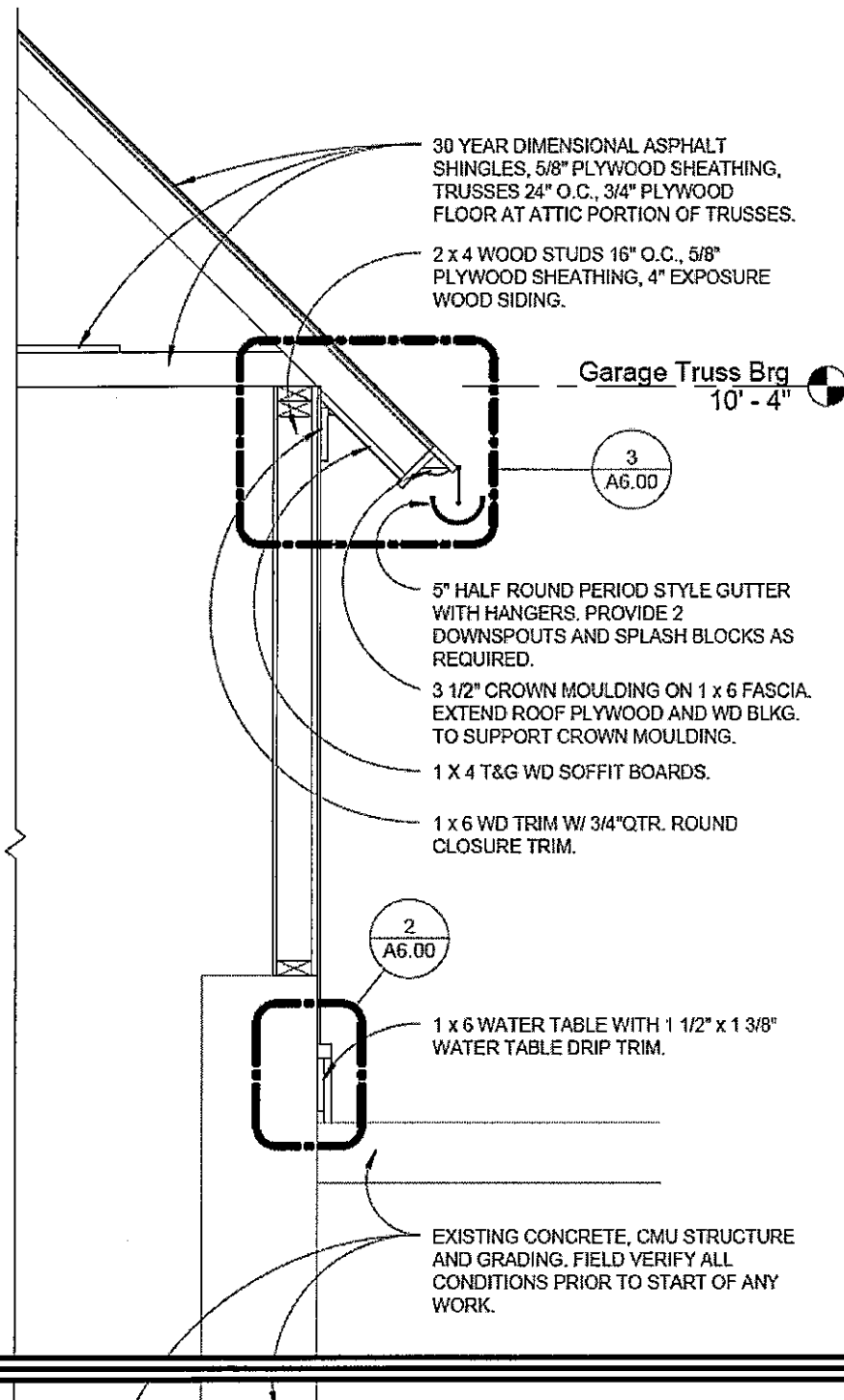
Box vents to be painted out to match roof color and shingles will match those already on the main house.





3 TYPICAL EAVE - GABLE SIMILAR
1 1/2" = 1'-0"

**A BOXED SOFFIT WILL NOT BE
CONSTRUCTED AND THE
PLATE ROOF SHOWN HERE
WILL BE CONSTRUCTED**



SHINGLES, 30#
PLYWOOD
TRUSSES 24" O.C.

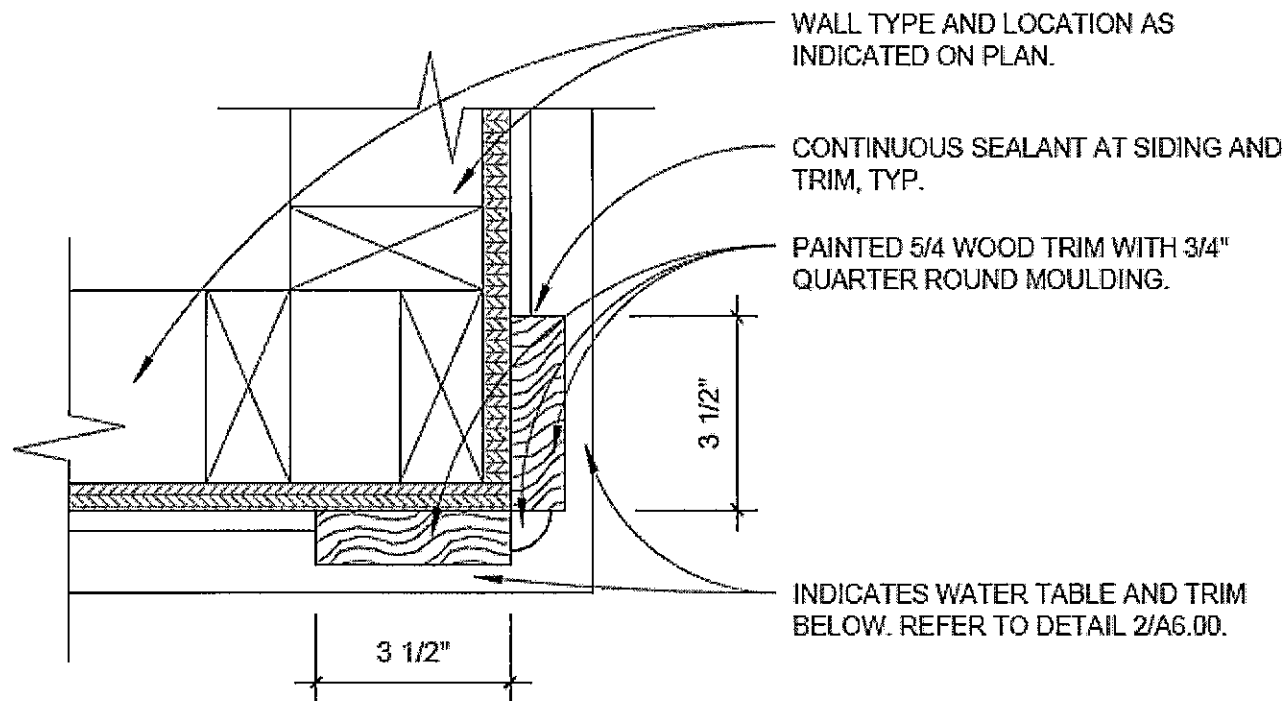
WOOD SOFFIT

FASCIA AND
EXTEND ROOF

TRIM, OPEN
RS.

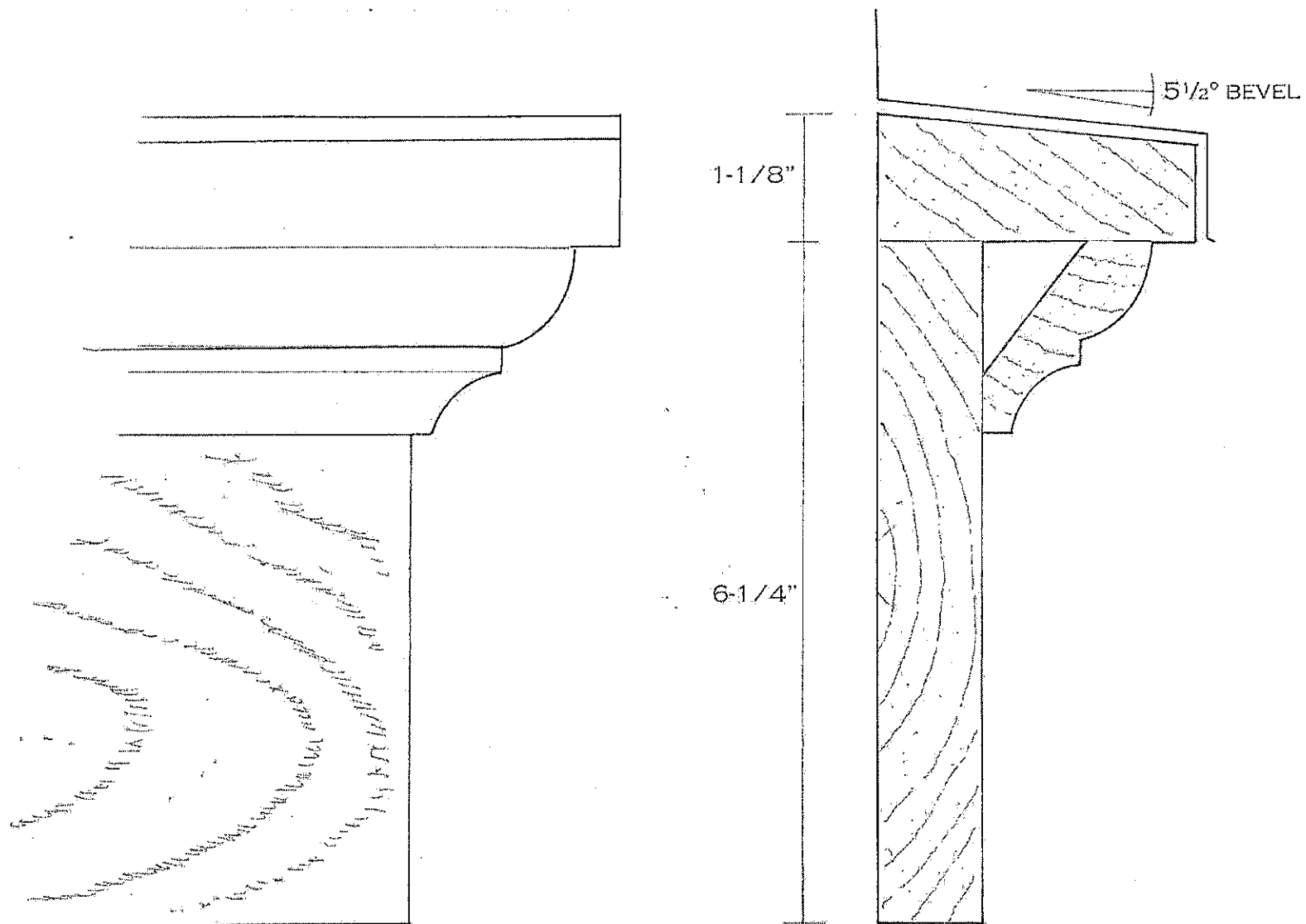
TRIM, OPEN
RS.

WOOD SIDING.

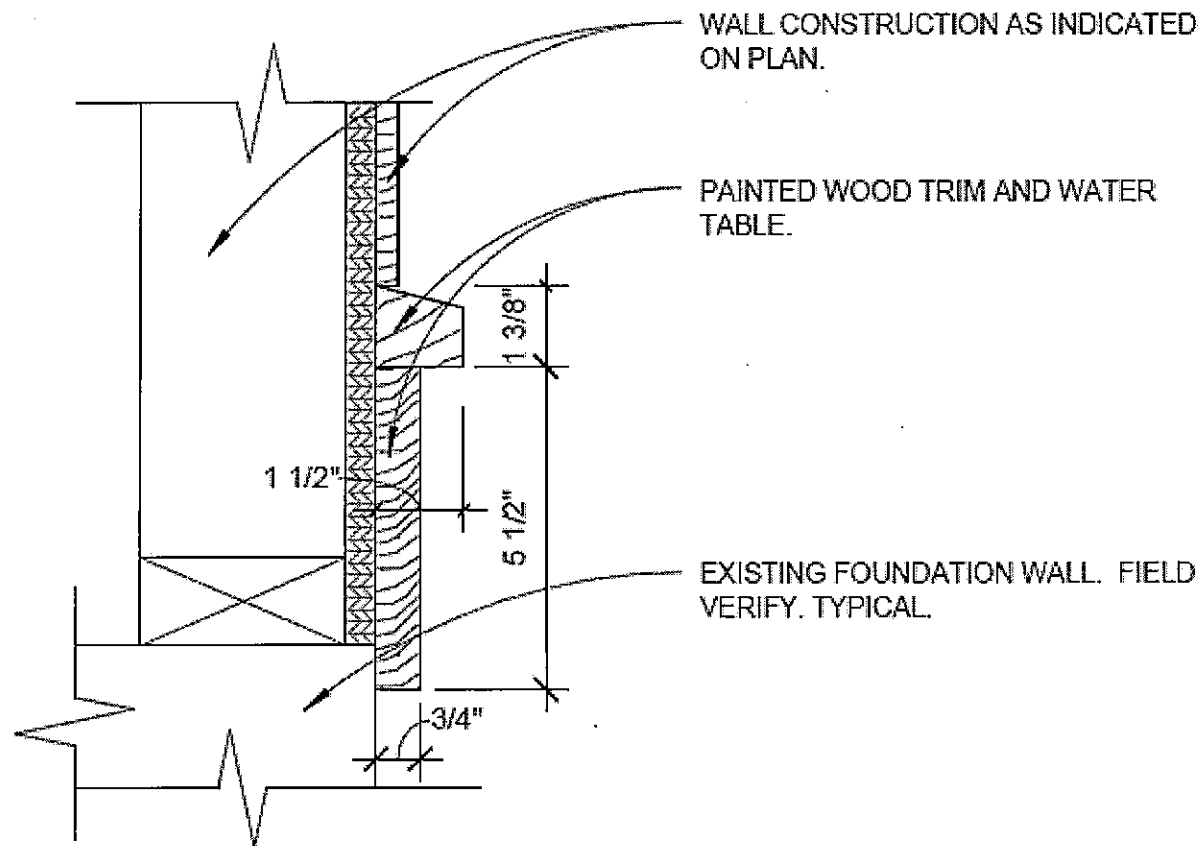


1 TYPICAL CORNER TRIM

3" = 1'-0"



Section and elevation of window and garage door top. The molding beneath the beveled board is called a bed molding.



2 TYPICAL WATER TABLE TRIM

3" = 1'-0"