



# 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>            | 1401 E. BRADY ST.      Brady Street Historic District   |
| <b>Description of work</b> | 1. Return beer garden bar in previously approved design to previously approved location. Plumbing for taps and water will use existing holes through south wall of building.<br>2. Install three ~18" diameter sonotubes per drawing under bar location (per drawing)<br>3. Egress gate at eastern edge per drawings<br>4. New stairs to egress gate (per conditions below) |
| <b>Date issued</b>         | 5/9/2017      PTS ID 114276 COA: emergency exit and reinstall previous beer garden  |

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:

**Because of the uncertain longevity of this project, egress stair at rear must be constructed with clear grain, rot resistant wood that is painted or stained with an opaque stain. Pressured treated lumber cannot be visible and cannot be used for deck, risers, or treads. The only allowed use of PT lumber is for posts up to landing height and only if completely obscured by corner boards. Corner boards and skirting are required, see examples below. Metal rail must be painted or powder-coated.**

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 Tim Askin of the 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, [city.milwaukee.gov/permits](http://city.milwaukee.gov/permits), or call (414) 286-8210.

*Tom Adams*

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector John Cunningham (286-2538)



Current conditions





View of existing patio area



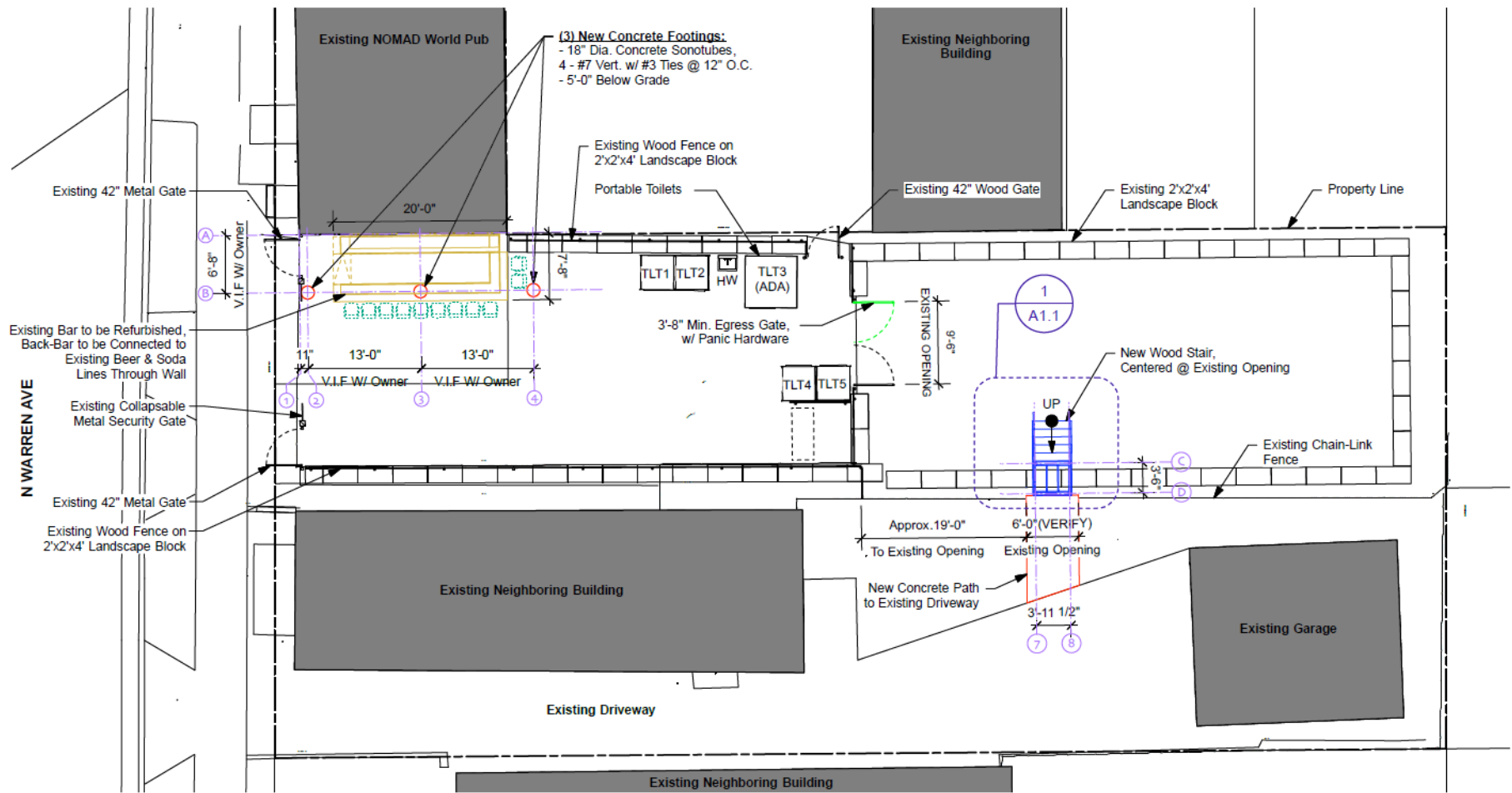


Location for stairs and egress gate





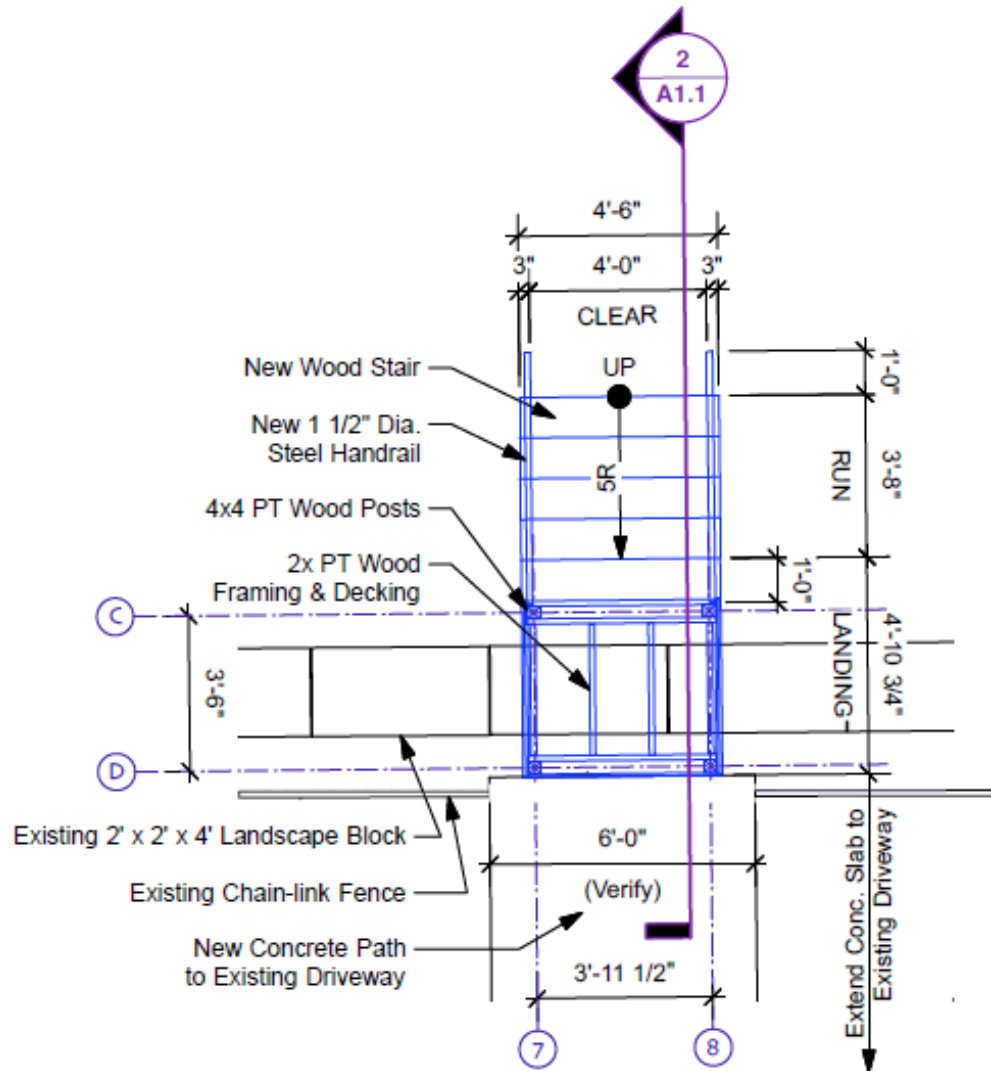
Bar appearance



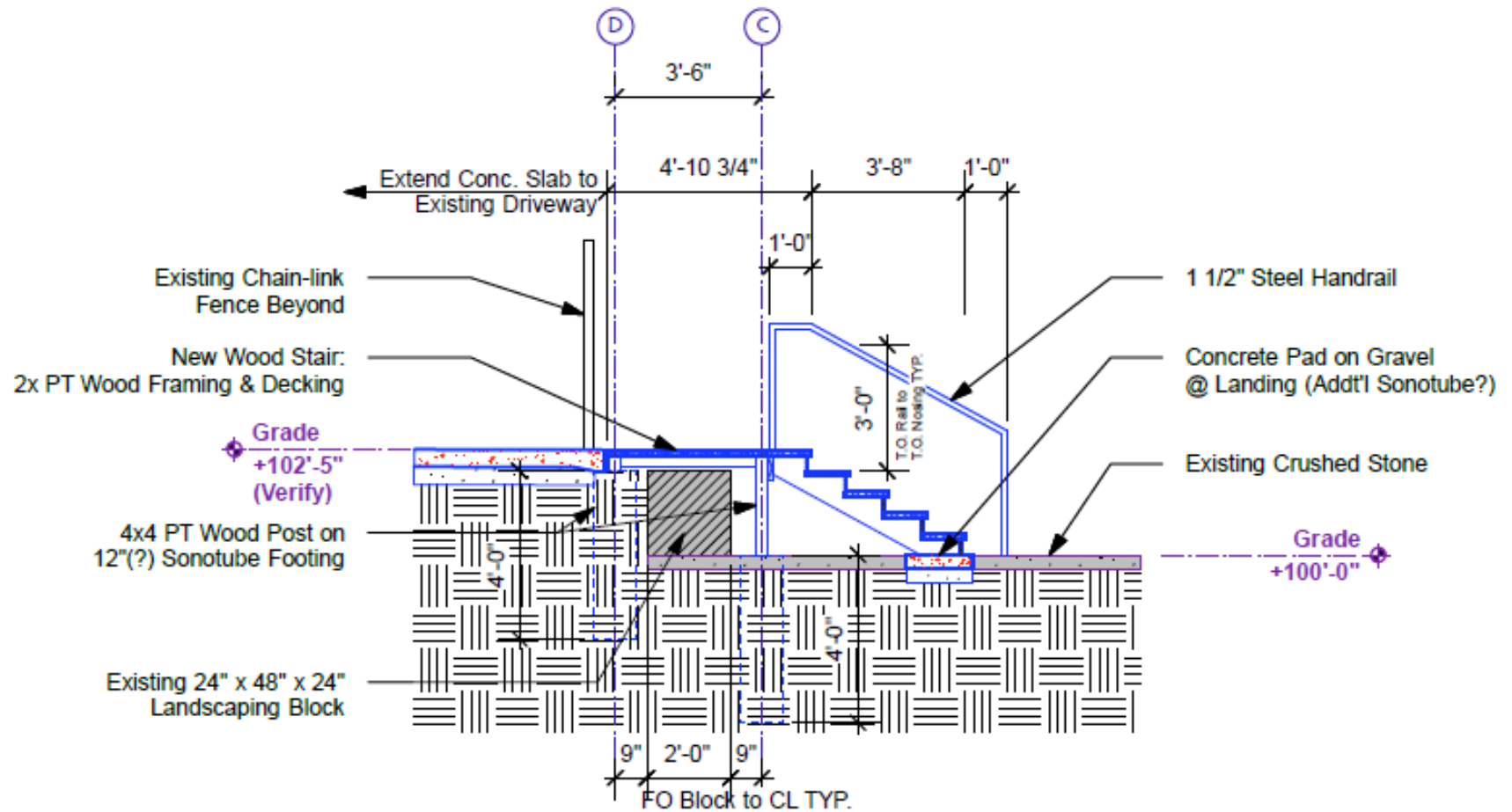
1 **SITE PLAN**  
 A1.0 Scale: 3/32" = 1'-0"



Site plan



NOTE: Center New Stair @ Existing Opening In Fence  
(Verify Opening Dimension)



**NOTE:**

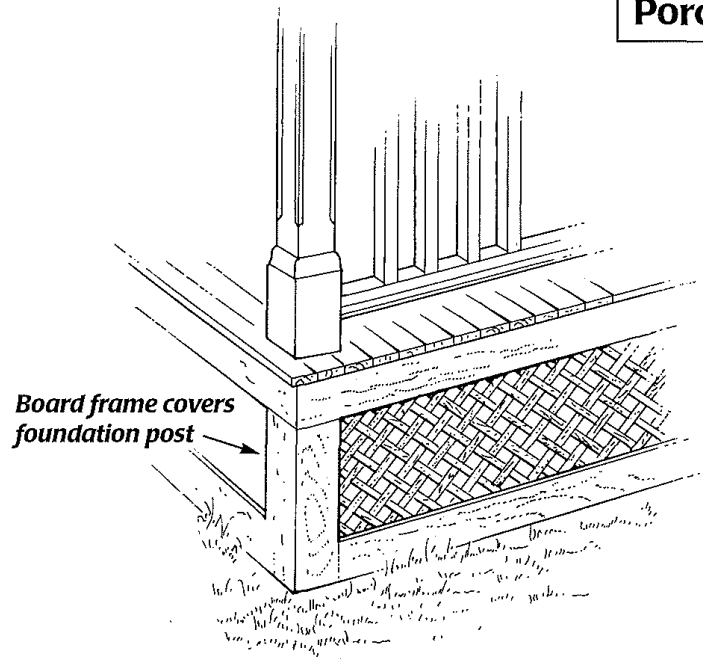
- Maximum Tread Rise of New Wood Stair: 7"
- Minimum Tread Run of New Wood Stair: 11"
- Verify Elevation Change from Top Landing to Bottom Landing, if Greater than 30", Guard Rails will also be Required (Currently Only Handrail Shown)



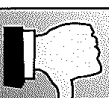
# Porches

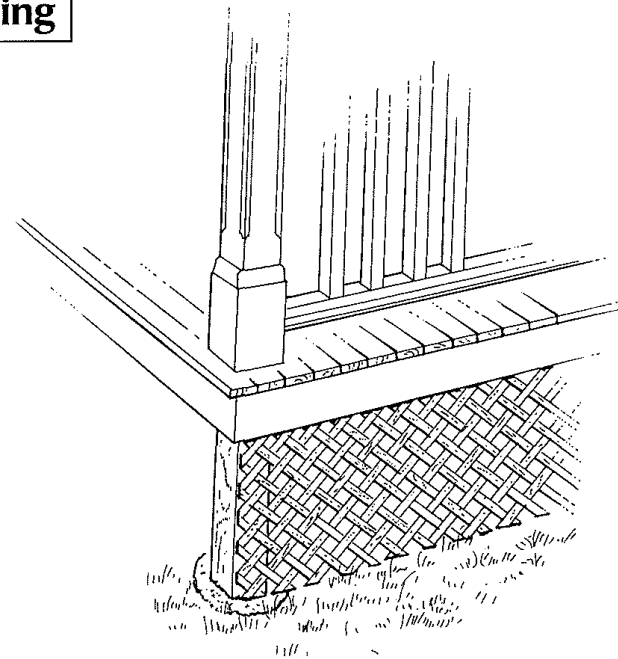
Yes! 

## Porch Skirting



*Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.*

No! 

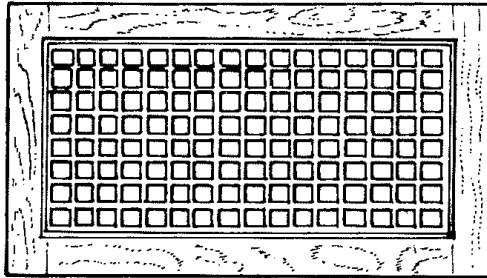


*Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the raw edges of the lattice look unfinished.*

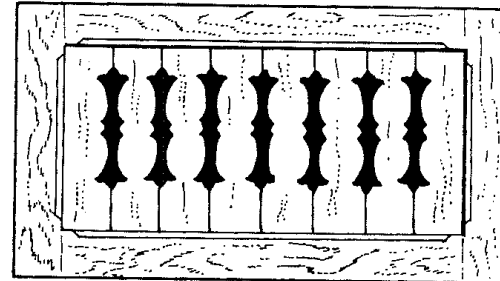
# Porches



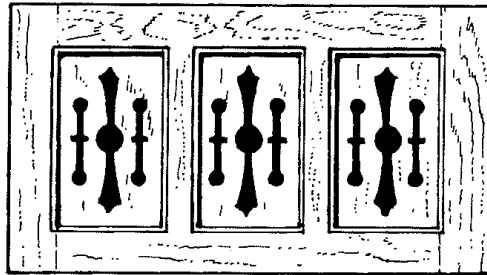
## Porch Skirting Designs



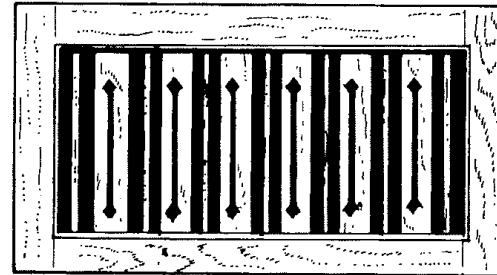
Rectangular Lattice, All Styles, 1855-1935



Sawn Skirting Boards, All Styles, 1865-1900



Cut-Out Panels, All Styles, 1875-1900



Craftsman, 1905-1935

*Because skirting is a major decorative feature of a front porch, it is important to select a skirting design that will complement the architecture of the house.*

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Further skirting options. Simple diagonal or rectilinear lattice preferred.