



CCF 190577
ORD-19-16175
COM-ADD-19-00059

Certificate of Appropriateness

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

Property

1327 E. BRADY ST. Brady Street HD

Description of work

Construct a 1.5 story rear addition and perform general rehabilitation throughout the existing structure. The addition will be clad in cedar siding and painted to match existing conditions. Vinyl siding on the existing structure will be removed to reveal extant wood siding that will be repaired, replaced where needed, and repainted. Existing double hung windows throughout the building will be replaced as needed and shall match all new windows in form and details. The roof will be replaced entirely with asphalt shingles. The existing masonry foundation will be repainted to match the existing conditions. The existing tile storefront will remain unchanged, but vinyl siding will be removed.

Date issued

12/18/2019

PTS ID 114801 COA: addition and rehabilitation

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:

1. New and replacement windows will be all wood both inside and out, except the metal-trimmed storefront glass that is retained. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles and sash heights must match originals.
- 2. Jeld-Wen windows MUST use the optional 3.5-inch bottom rail.**
3. Side elevation doors should have some degree of decoration. Wood veneer is required unless there are fire code requirements to use a rated door. Applicant must prove need for fire-rated doors if steel doors are to be used. Traditional four-panel doors are readily available either way (see example acceptable door design below from *Living with History*).

4. Limewash or other similarly permeable paint on masonry foundation. May cover with Cordova Stone as proposed as an alternative to paint.
5. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

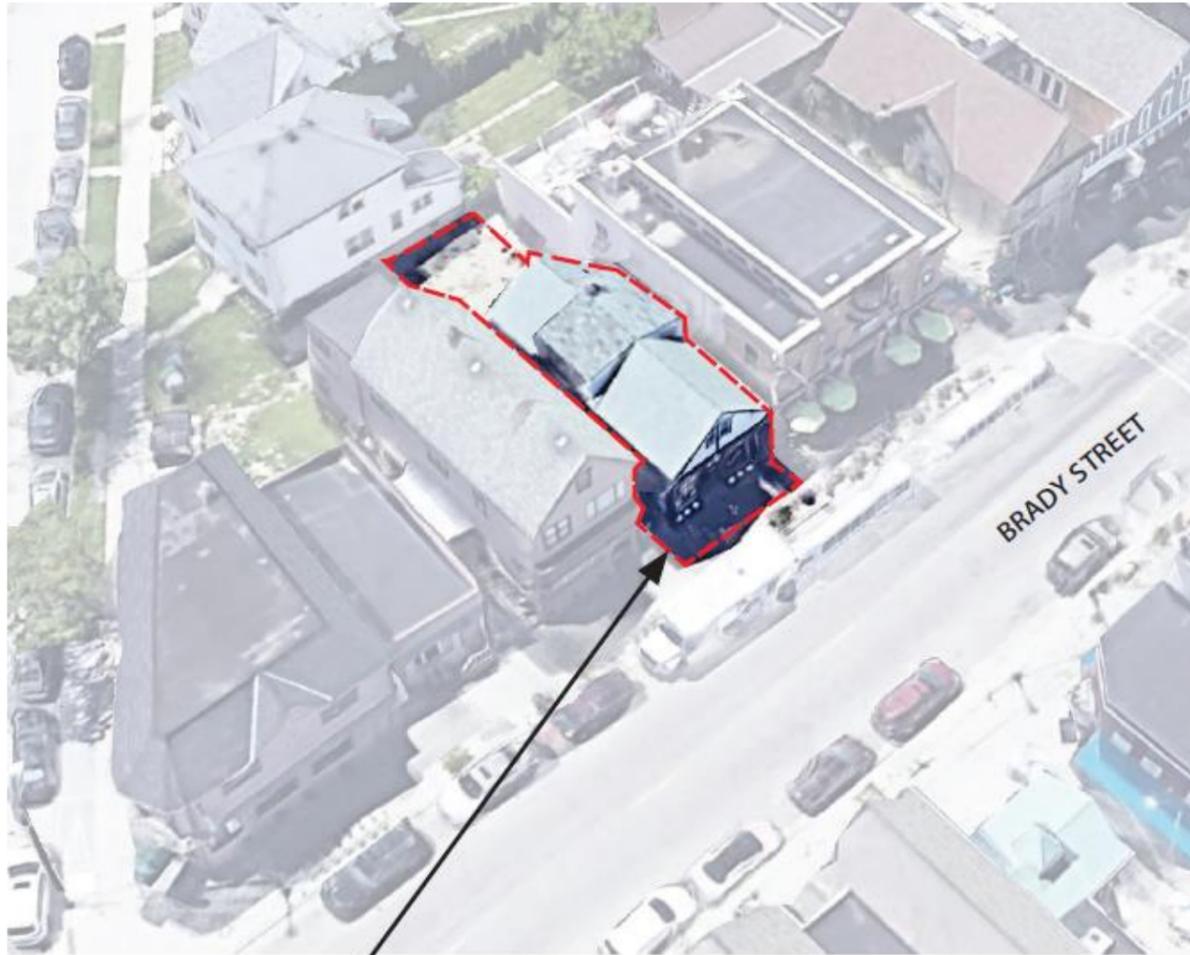
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact 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, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Plan Examiner N. Curich, Architect, Ald. Nik Kovac, Inspector C. Schuett, Inspector C. Kraco, Inspector J. Yang, Inspector T. Bolger

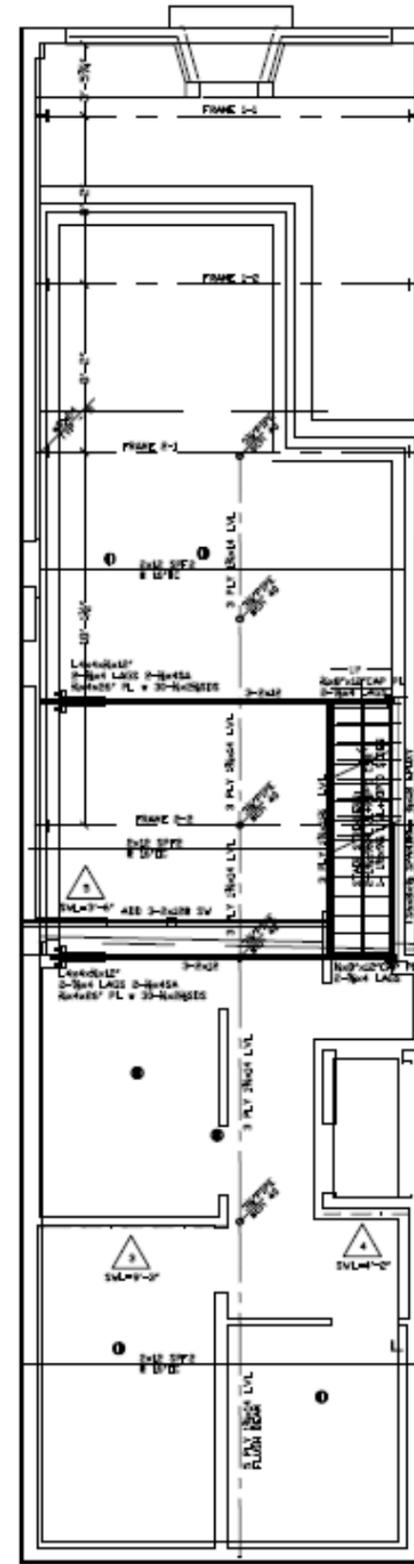
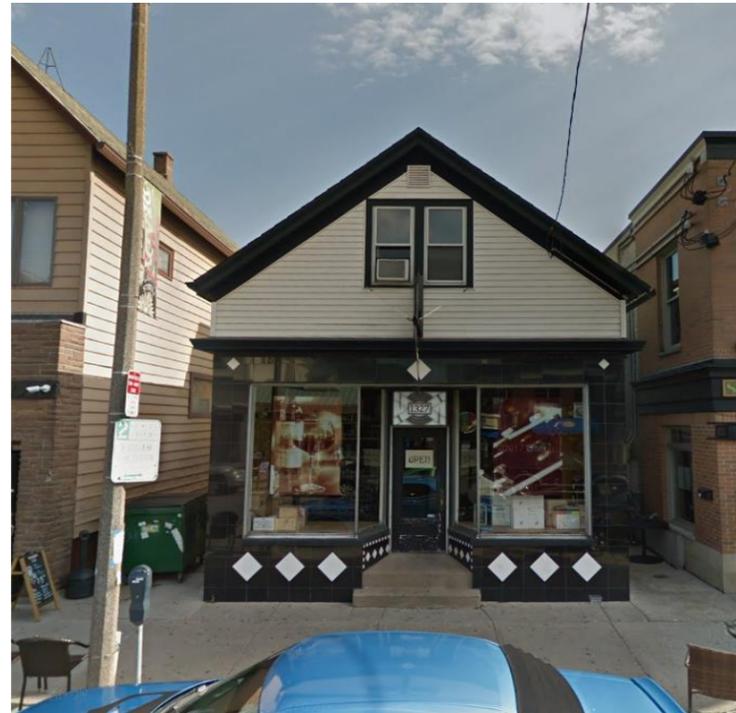


1327 E BRADY ST

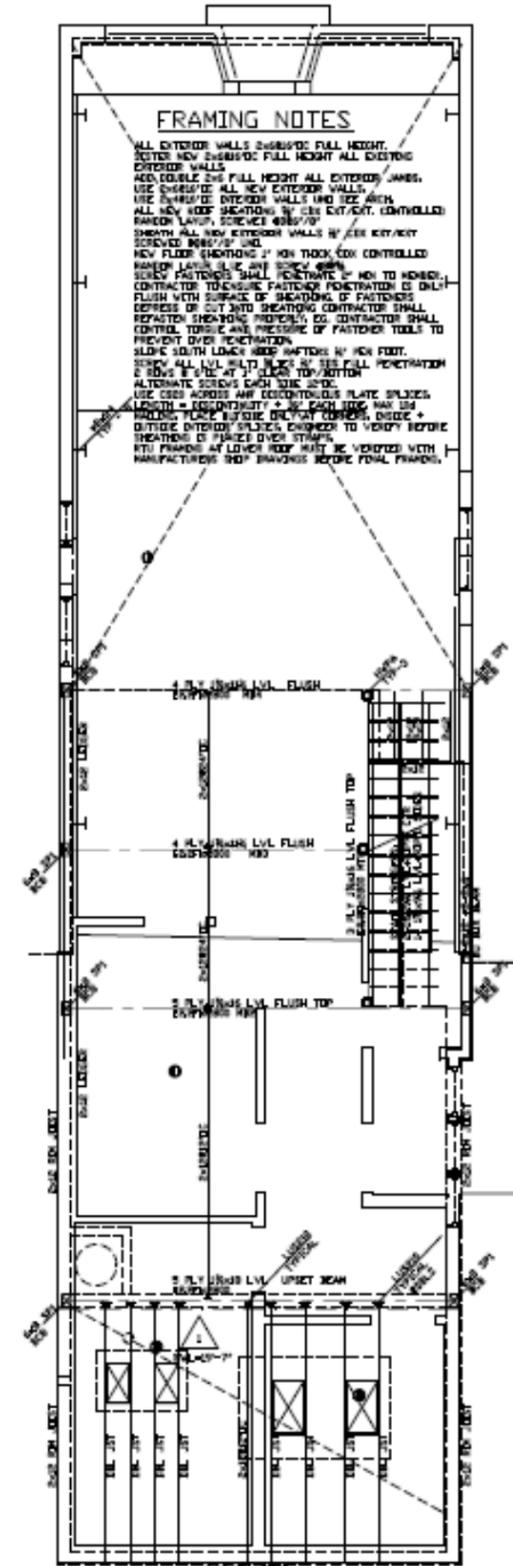
(Above) Property location, immediate context – addition will be situated at rear (south) end of the property

(Immediate Right) Existing Conditions - **No work will be done on the tile portion of the storefront, although vinyl siding will be removed**

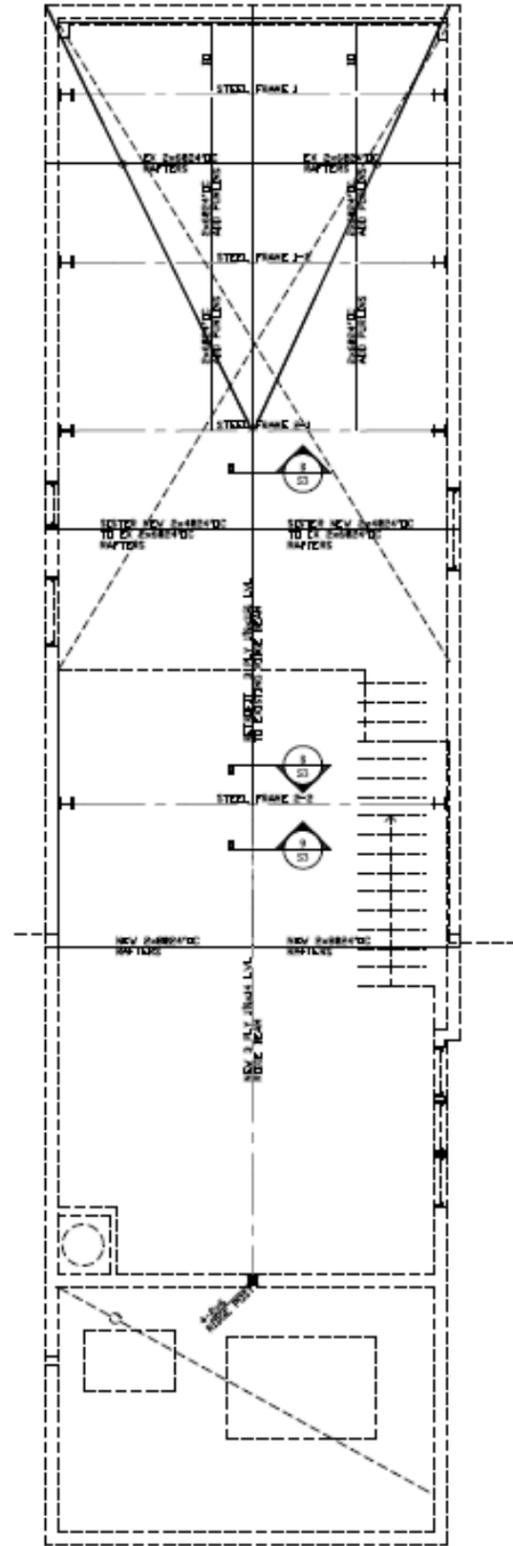
(Far Right) Floor plans detailing the spatial arrangement and square footage of the addition



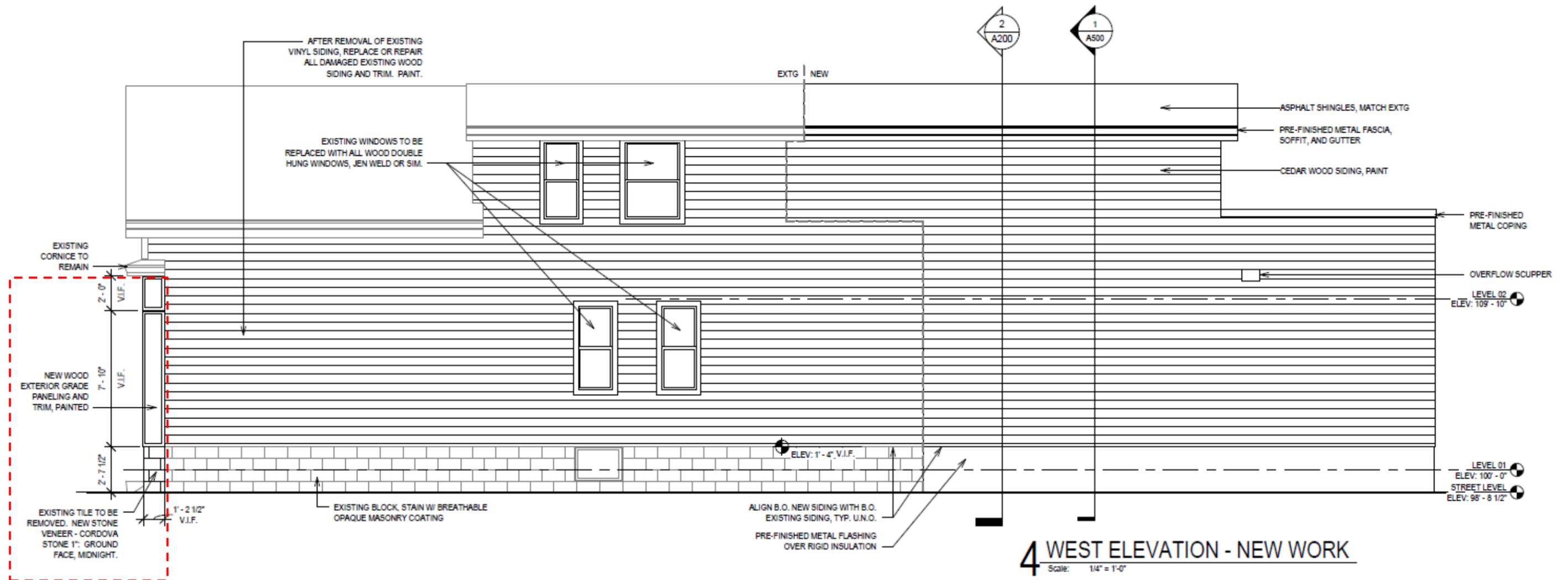
(B) FIRST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



(C) SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



(D) ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



No work will be done on the tile storefront

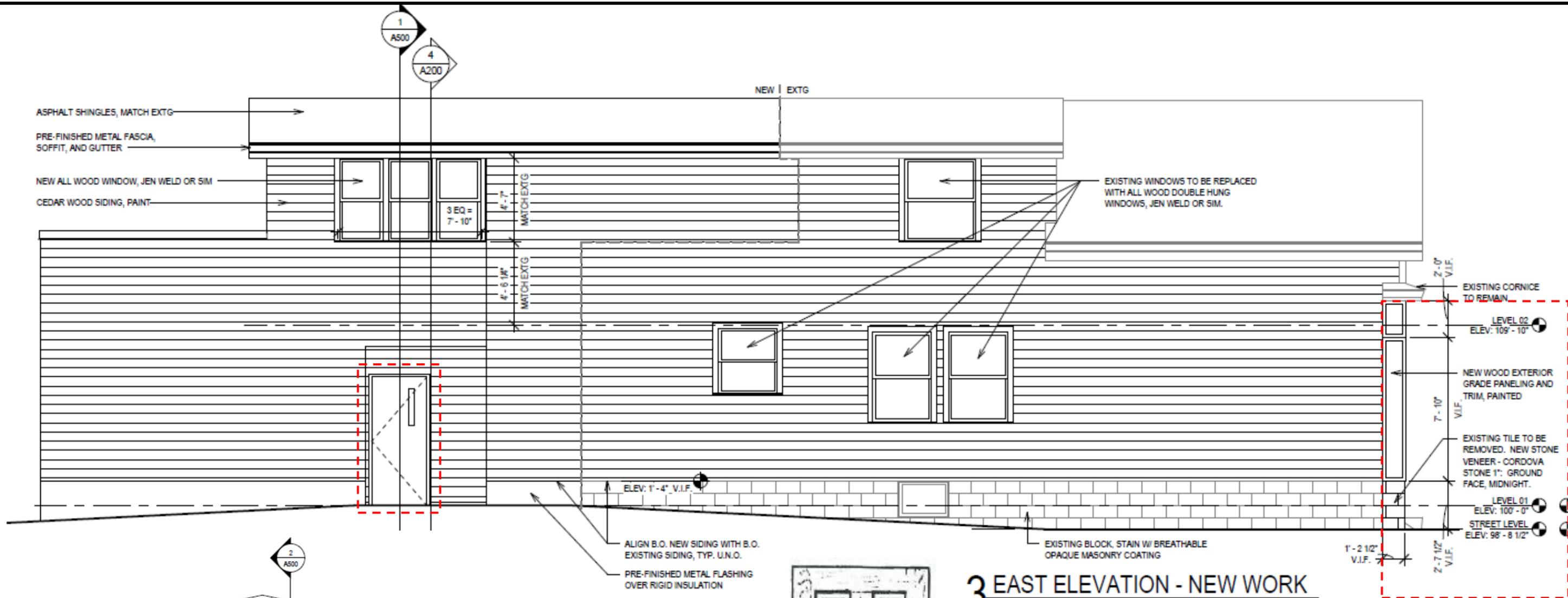
Addition will match the pitch of the existing dormer and carry the roofline throughout

Single story portion at the rear will feature a high parapet to conceal future mechanical

Vinyl siding on the existing structure will be removed to reveal wood siding – to be repaired and replaced as needed and painted to match existing conditions

Addition will be clad in cedar siding to match the existing wood siding

Replacement windows and new windows will be all wood double hung



3 EAST ELEVATION - NEW WORK

Scale: 1/4" = 1'-0"

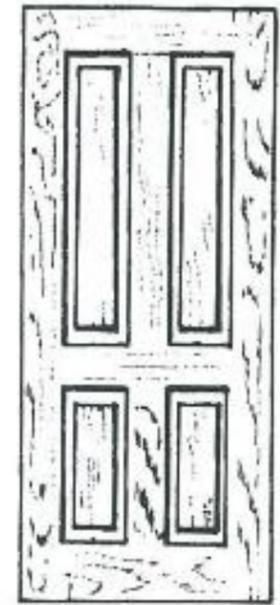
No work will be done on the tile storefront

Vinyl siding on the existing structure will be removed to reveal wood siding – to be repaired and replaced as needed and painted to match existing conditions

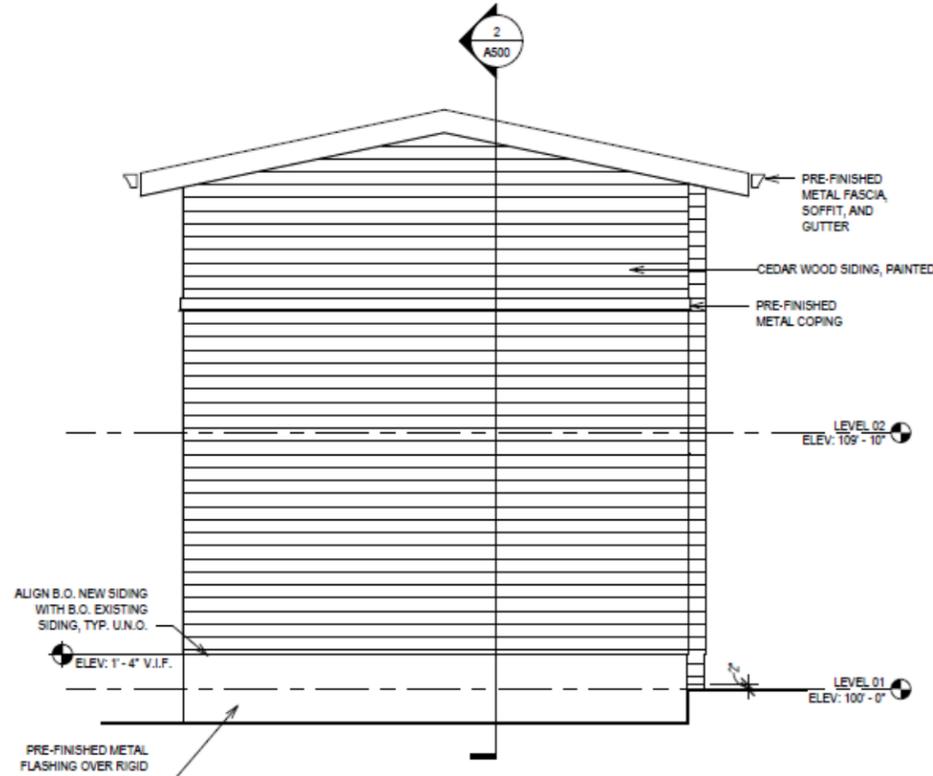
Addition will be clad in cedar siding to match the existing wood siding

Replacement windows and new windows will be all wood double hung

Accessible entrance door MUST match a compatible design from HPC Book *Living with History* (example pictured at left). Other designs are possible upon submission to staff for review. A window or peephole is encouraged.



All styles
1860-1910



2 SOUTH ELEVATION - NEW WORK

Scale: 1/4" = 1'-0"