



# Certificate of Appropriateness

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

**Property** 111 W. BROWN ST. Brewers Hill  
**Description of work** New house per attached drawings. No deviations from listed materials except by approval of HPC. This includes Marvin window model numbers listed inside the window sash.  
**Date issued** 4/18/2022 PTS ID 115252 COA: New House

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 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 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.

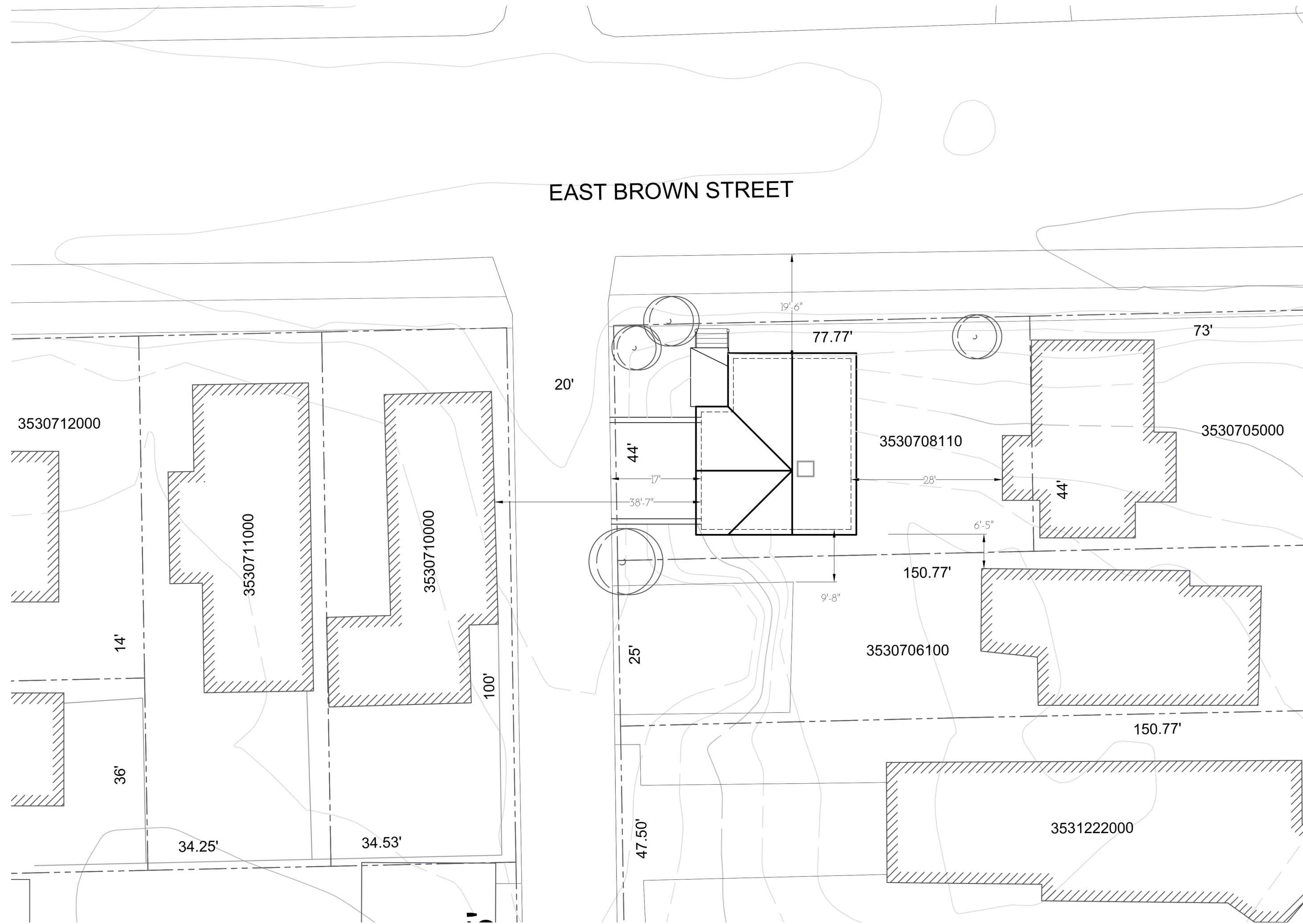
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction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

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor

4 pages total



Site Plan  
1/8" = 1'-0"

SITE INFO	
111-119 W. BROWN ST	
MUNICIPALITY: MILWAUKEE	
TAX KEY: 0500708000	
MIS # 0100004	
ZONING: R1	
77' WIDE, 44' DEP	
1ST FLOOR: 874 SQFT	
2ND FLOOR: 874 SQFT	
BASEMENT: 874 SQFT	
PORCH: 51 SQFT	

PLAN INDEX	
AO	SITE SCHEDULES
A1	MAIN ELEVATIONS
A2	PLANS & ELEVATIONS

ROOM AREA SCHEDULE (INSIDE OF WALLS)	
LIVING ROOM	380 SQFT
KITCHEN	257 SQFT
1ST FLOOR BATH	245 SQFT
BED A	114 SQFT
BED B	114 SQFT
MASTER BED	253 SQFT
MASTER BATH	92 SQFT
2ND FLOOR BATH	43 SQFT
BASEMENT	756 SQFT

TOTAL HOUSE INC. WALLS	1748 SQFT
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WINDOW SCHEDULE	
MATERIALS: UPRIGHT WOOD DOUBLE HANG RIBBED DETRACK W/ BACK ROVE RAW INTRICK RIBB JAMB HARDWARE BRONZE LASH LOCKS 6" X 10" JAMB WITH CROWN MOLD NO EXTERIOR CASING SCREEN SURROUND TO BE VERIFIED UPON PAINT SELECTION	
CN3006 COTTAGE	2
CN3006	2
CN3026	4
CN3026-CN3026	1
UWCS CN1614	3
UWCSP CN1614	1
CN2424	1
CN2020	1
UWDHP CUSTOM	2
VELUX MO8	2

EXTERIOR DOORS	
SIMPSON 7044 IN FR W/ BRASS DETRACK 3/4" RIBB HARDWARE RIBB STICKING 4" X 10" FR JAMB BANET DOOR BOARD OR RIBB BRONZE HINGES BRONZE ADA SILL NO EXTERIOR CASING	
3/0 6/8 IS RH W/ MATCHING 3/0 1/0 SIDELITE	1
3/0 6/8 OS RH	1

FIRE DOORS	
RIBB/CASING TO MATCH SIMPSON DOOR 20 MIN FIRE RATING 4" X 10" JAMB DOOR BOARD OR RIBB BRONZE HINGES BRONZE ADA SILL NO EXTERIOR CASING	
3/0 6/8 OS RH	1

INTERIOR DOORS	
DUREX/PLAASCHIE C21 WHITE PINE SQUARE STICKING RIBB HARDWARE RIBB STICKING RIBB STICKING 4" X 10" DOOR BOARD SINGLE ROVE OR RIBB BRONZE HINGES	
2/6 RH	2
2/6 LH	2
2/6 POCKET DOOR	1
2/4 RH	1
4/0 SLIDER	2

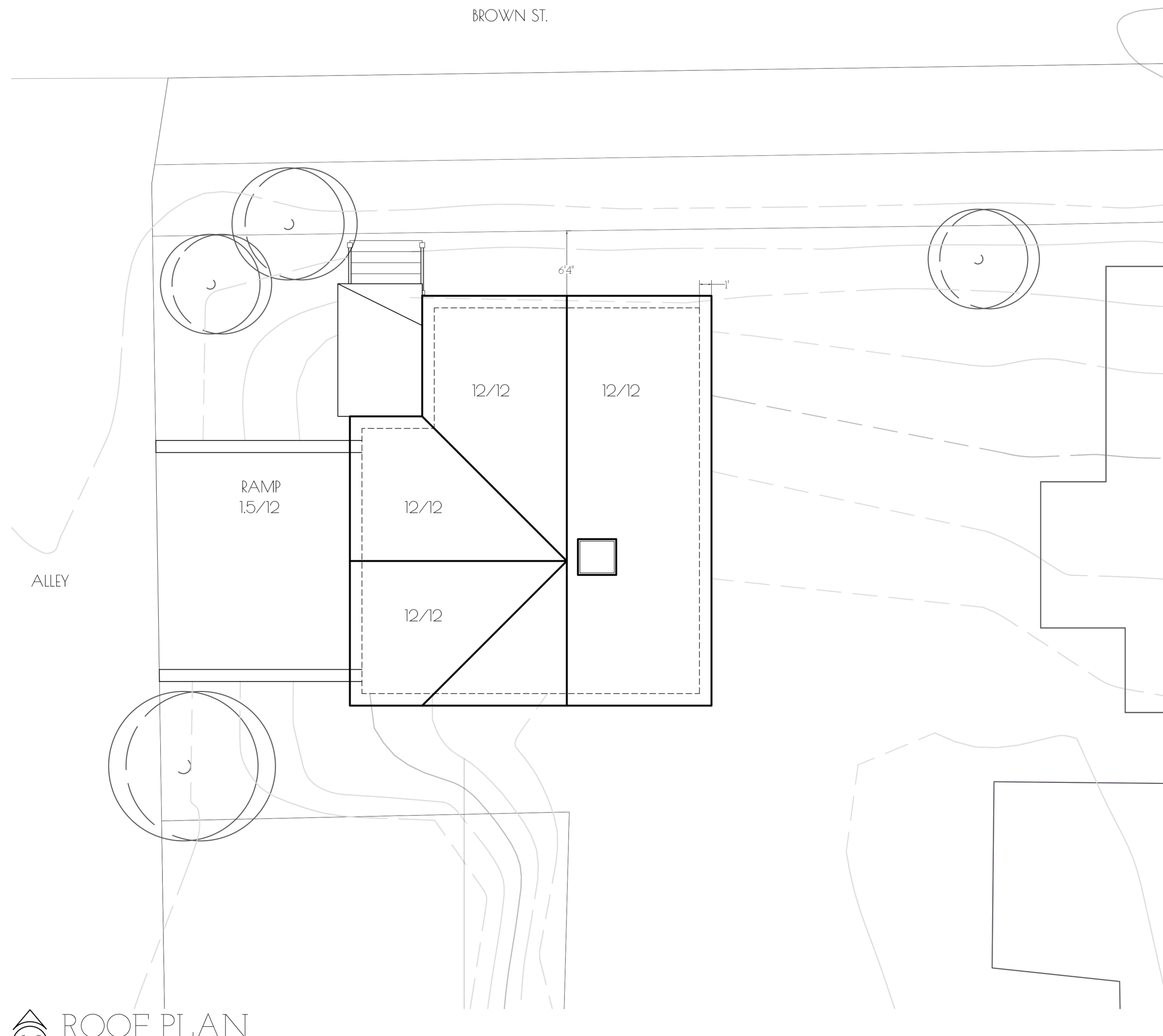
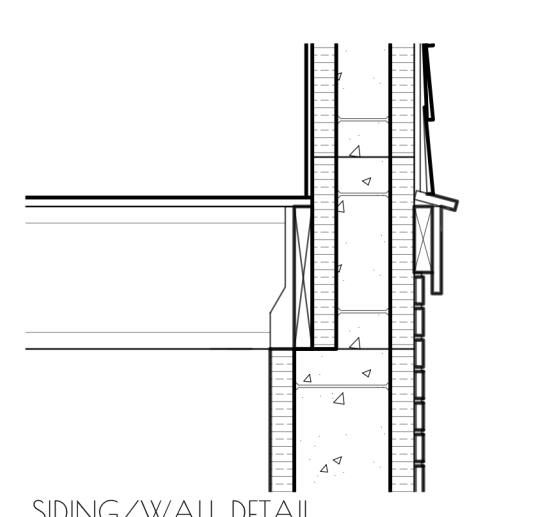
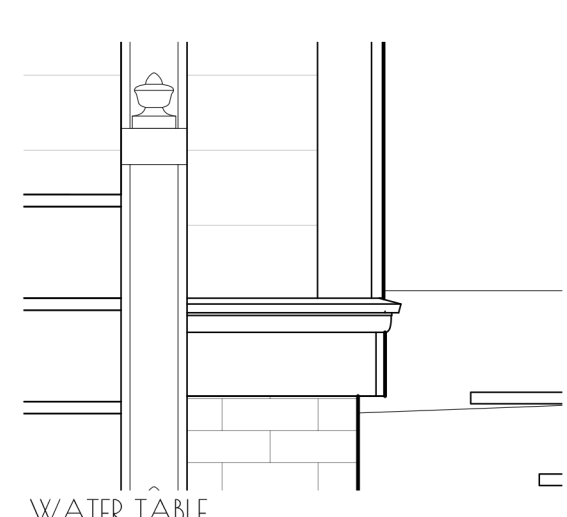
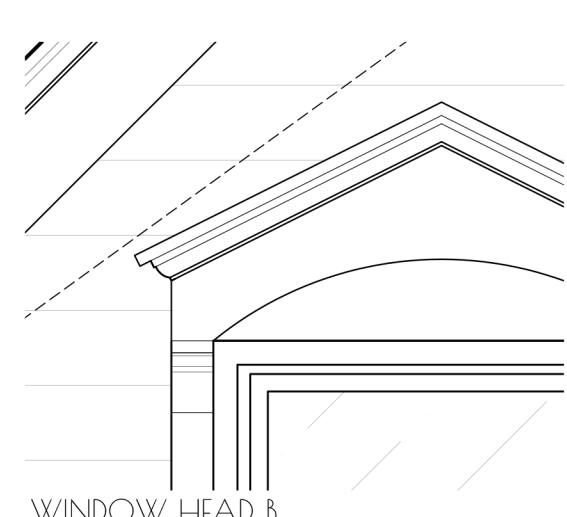
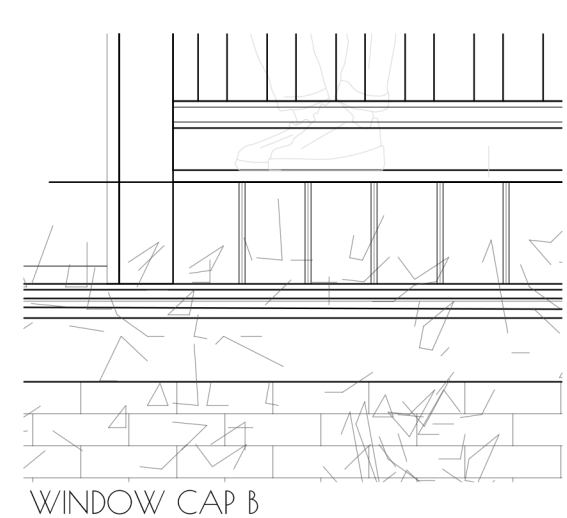
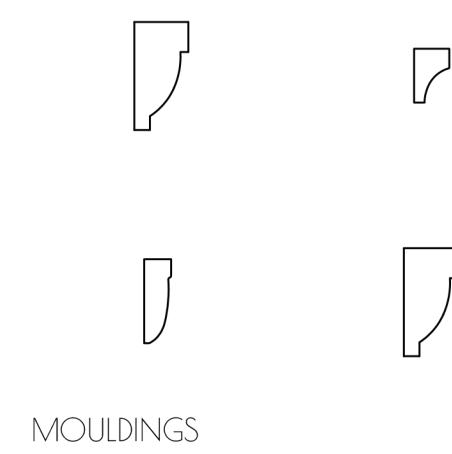
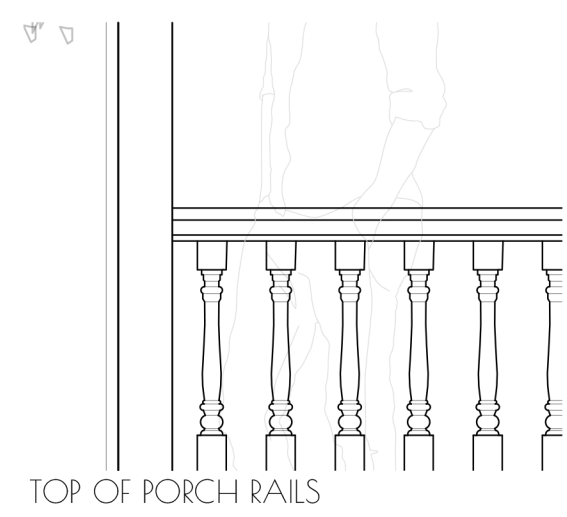
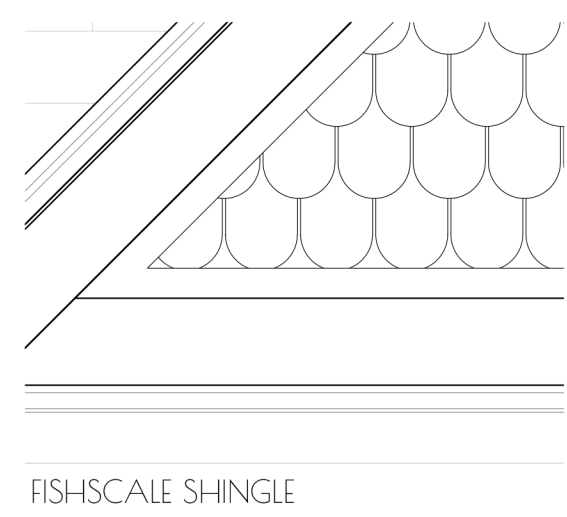
**APPROVED**  
By Tim Askin - Milwaukee HPC at 2:58 pm, Apr 18, 2022



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**NOTE:**  
Drawings are scope in nature and do not show all details affecting the installation. The General Contractor shall interpret design intent and use best construction practices for assemblies. The General Contractor and their subcontractors are responsible for coordinating all dimensions and heights to meet design intent.

REVISION TABLE
-FIXED LINEWEIGHT ISSUES
-FIXED MISSING LINES
-MISSING BRICK HATCH
-ADDED GARAGE DOORS
-ADDED SCHEDULES
-SKYLIGHT SIZED
-DOOR SIZES IN PLAN
-FIRE DOOR ADDED
-SOUTH ELEVATION
-WINDOW REVISIONS
-MATERIALS CALLED OUT IN ELEVATIONS



ROOF PLAN  
1/8" = 1'-0"

McBrady Residence  
111 West Brown Street  
Drawn By: JAB 3/4/22 Design Set  
Kellyn Munson & Jason Mcbrady III

AO  
GENERAL



- ARCHITECTURAL 3 TAB ASPHALT SHINGLE
- CEDAR ROUND SHINGLE
- FJ PRIMED PINE 1X TRIM TYP.
- PAINTED AC PLY ARCHTOP
- PAINTED FJ PINE BLF 201
- MARVIN ULTIMATE WOOD DH
- PAINTED CVG SPRUCE SIDING 6-7/8" EXP.
- F.J. PRIMED PINE 1X CORNER BOARDS

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- PAINTED SIMPSON FRONT DOOR W/ SIDELITE
- PRIMED FJ PINE WATER TABLE
- HANDRAIL PER DETAILS

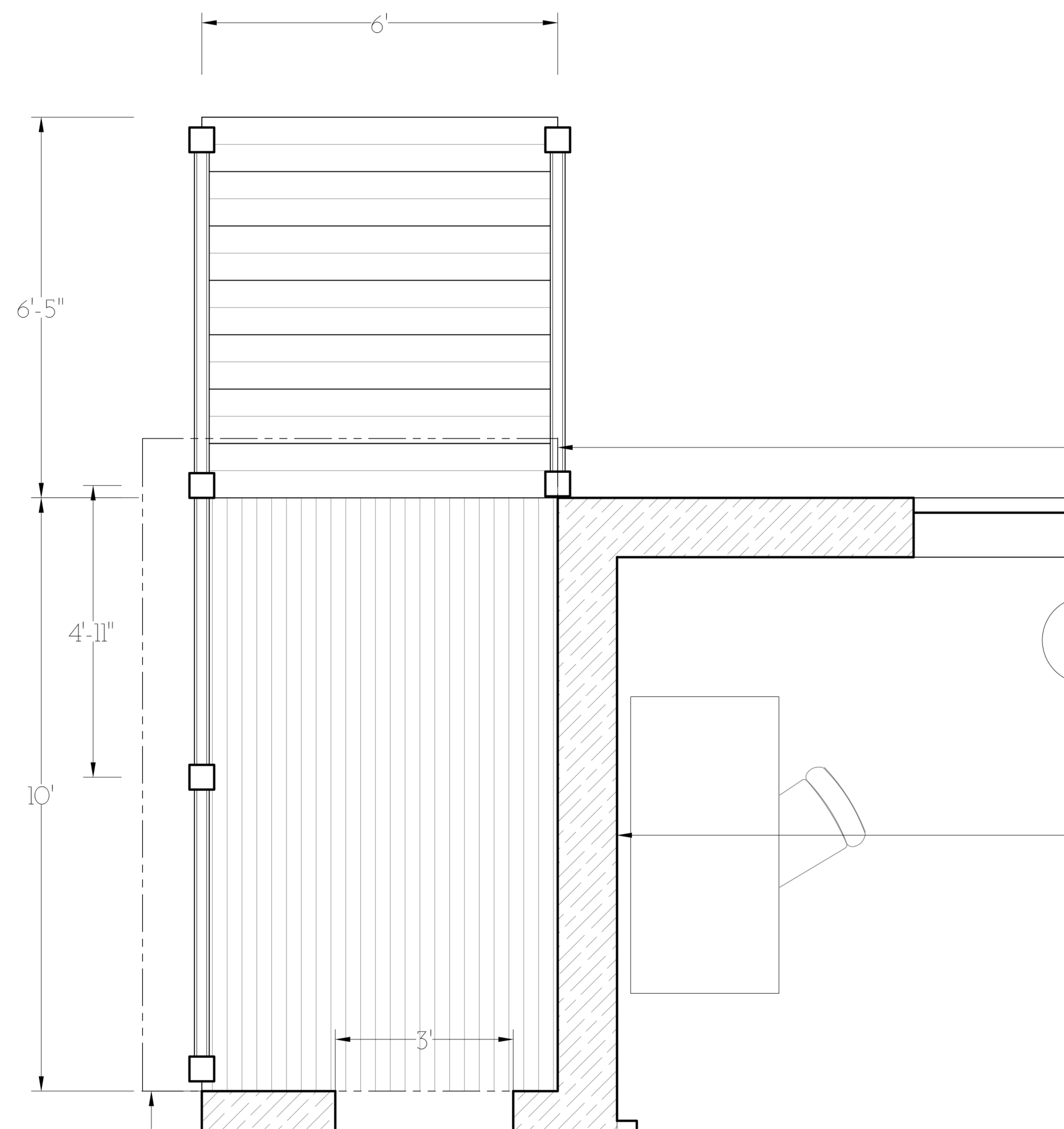
NORTH [STREET] ELEVATION  
1/4" = 1' - 0"



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PORCH PLAN  
1/2" = 1' - 0"

- EKENA MILLWORK CEDAR BRACKETS AND WRAPS
- CAST IN STAINED BRICK PATTERN TO FOUNDATION
- INSULATED STEEL OHD
- BRICK PRINT CONCRETE TO MATCH EXP. BASEMENT
- TREATED RAIL PER DETAILS
- PAINTED PINE 1X0 W/P4
- CONCRETE STOOP/STAIR



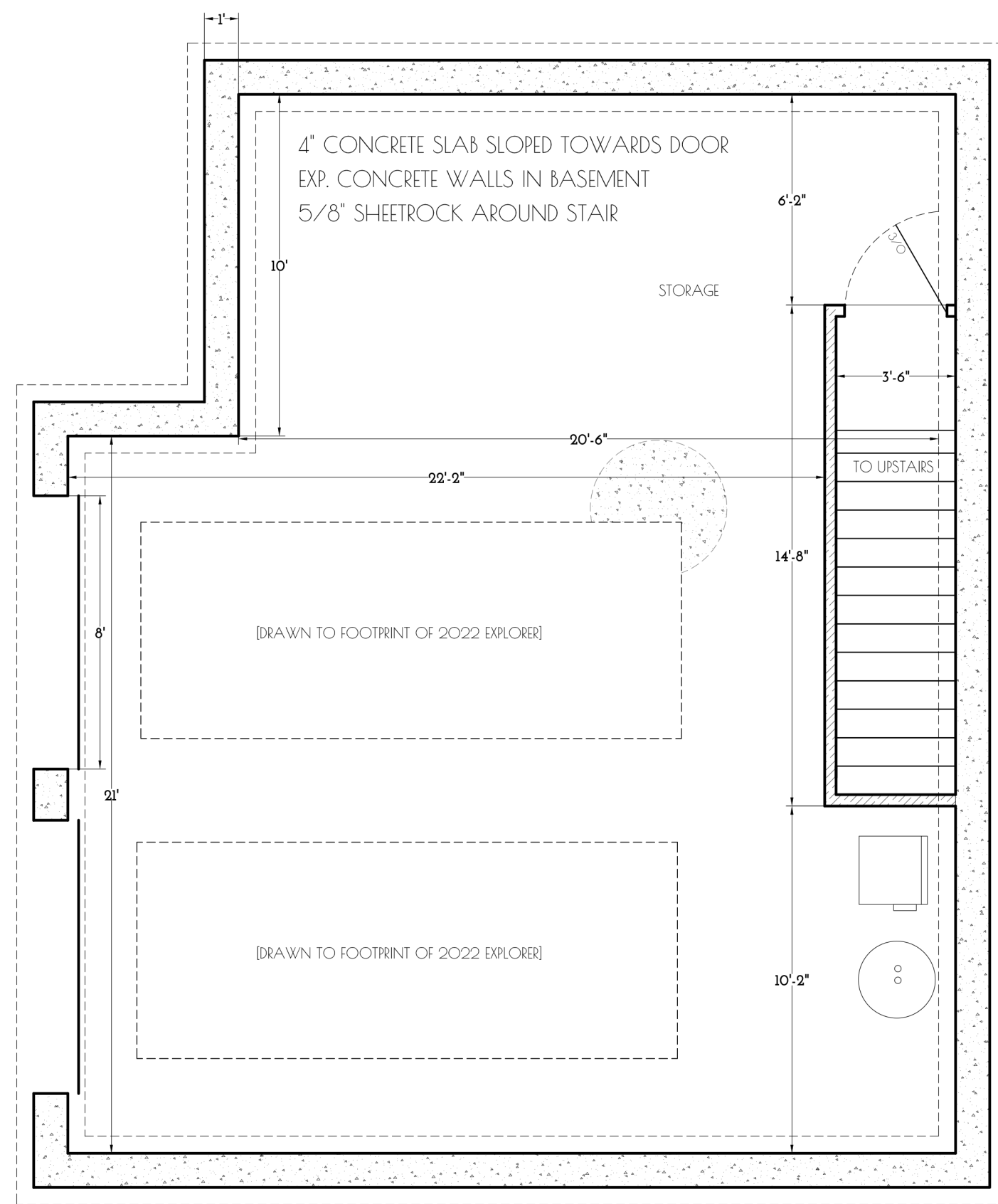
WEST [ALLEY] ELEVATION  
1/4" = 1' - 0"

McBrady Residence 111 West Brown Street	Drawn By: JAB	3/4/22	Design Set
	Kellyn Munson & Jason Mcbrady III		

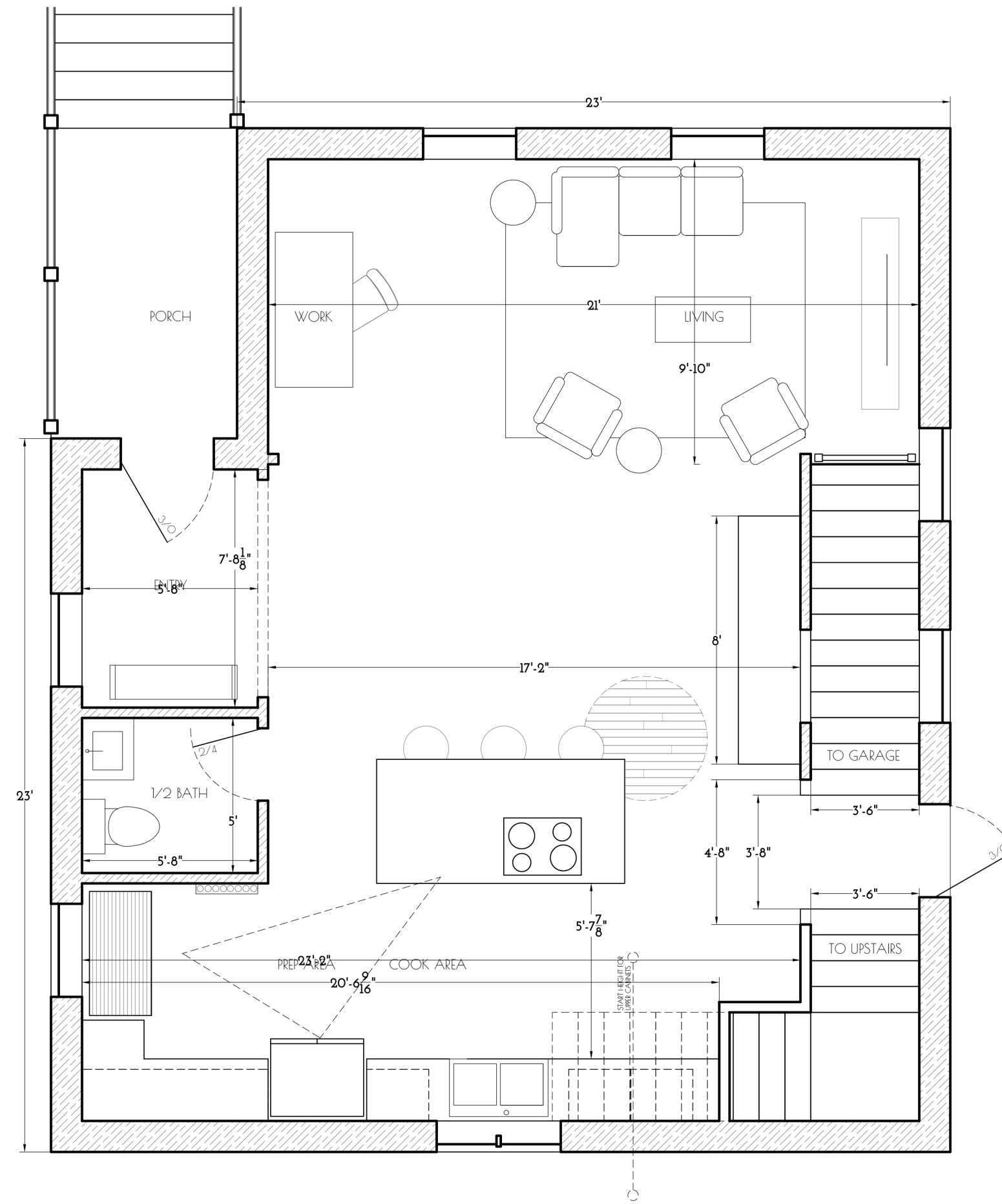
A1

ELEVATIONS

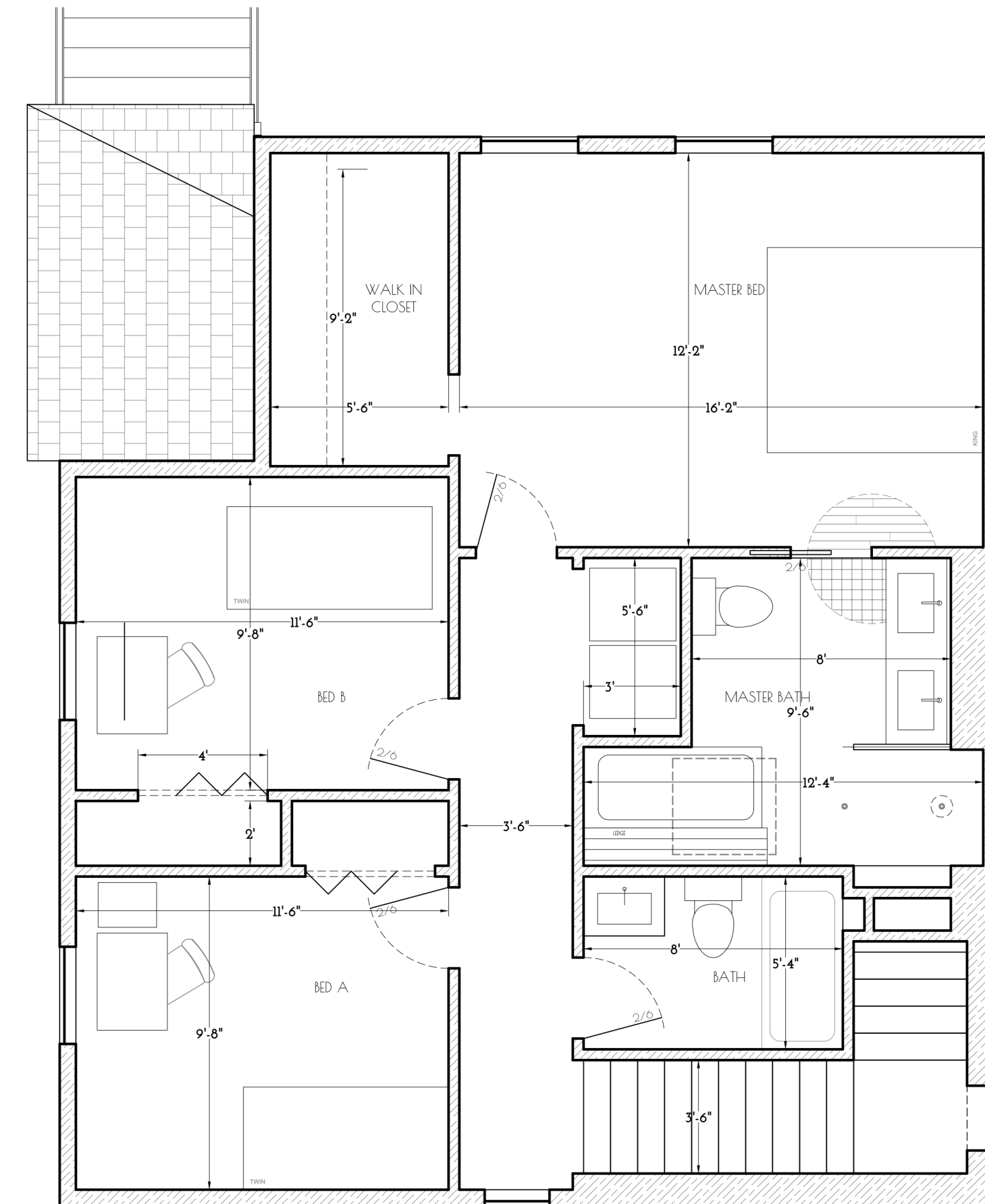




BASEMENT PLAN  
1/4" = 1'-0"



GROUND LEVEL PLAN  
1/4" = 1'-0"

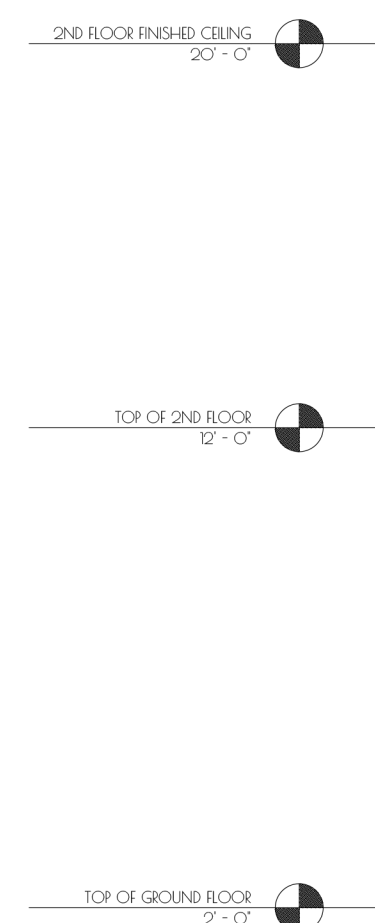


UPPER LEVEL  
1/4" = 1'-0"

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EAST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"



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McBrady Residence 111 West Brown Street	12/11/21	Design Set
Drawn By: JAB	Kellyn Munson & Jason Mcbrady III	

A2  
PLAN/ELEV.