



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Brewers Hill

**ADDRESS OF PROPERTY:**

1933 N 1st St Milwaukee, WI 53212

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Nathaniel & Kelsey Brenn

Address: 1933 N 1st St

City: Milwaukee

State: WI

ZIP: 53212

Email: nathan.brenn@gmail.com

Telephone number (area code & number) Daytime: 262-501-0666

Evening: 262-501-0666

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): N/A

Address: N/A

City: N/A

State: N/A

ZIP Code: N/A

Email: N/A

Telephone number (area code & number) Daytime: N/A

Evening: N/A

**4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)**

**A. REQUIRED FOR MAJOR PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

See attached.

**6. SIGNATURE OF APPLICANT:**

  
Signature

Nathaniel Brenn  
Please print or type name

10/11/2018  
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5722**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.

**SUBMIT**

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**Brewers Hill Inquiry**

7 messages

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**Nathan Brenn** <nathan.brenn@gmail.com>  
To: hpc@milwaukee.gov

Wed, Oct 3, 2018 at 3:32 PM

We are looking to install an iron handrail to accompany the cement steps going from the sidewalk up the hill to our home. Is this modification something that requires a Certificate of Appropriateness?

Please advise. Thanks much!

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**Historic Preservation Commission** <HPC@milwaukee.gov>  
To: Nathan Brenn <nathan.brenn@gmail.com>

Wed, Oct 3, 2018 at 3:45 PM

Yes it does require a Certificate of Appropriateness. I've attached a photo of the kind of style we typically recommend.

Below see a typical design that is not approved. Please avoid curlicues such as in the "No" image.

Tim Askin, Senior Planner  
Historic Preservation Commission  
City of Milwaukee  
414-286-5712  
Tim.Askin@Milwaukee.gov



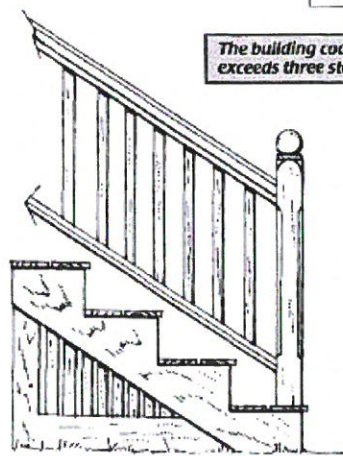
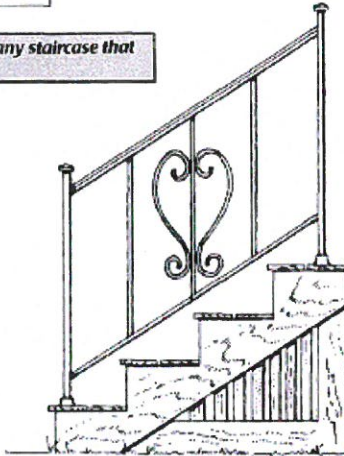
**NEW OFFICE LOCATION**

**Zeidler Municipal Building**

**841 N. Broadway, Rm B1**



# Porches

<b>Yes!</b> 	<b>No!</b> 
<b>Handrail Design Tips For Porch Staircases</b>	
 <p>The building code requires a handrail on any staircase that exceeds three steps in height.</p> <p>The design of a staircase handrail should match the railing around the porch deck.</p>	 <p>A modern metal railing on a wooden porch is generally not compatible with the architecture of an older house and probably would not be approved by the Historic Preservation Commission.</p>

54

**From:** Nathan Brenn [mailto:nathan.brenn@gmail.com]  
**Sent:** Wednesday, October 03, 2018 3:32 PM  
**To:** Historic Preservation Commission  
**Subject:** Brewers Hill Inquiry

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## 2 attachments



simple metal railing with tongue.jpg  
57K

 COAapp-2018.pdf  
1037K

Nathan Brenn <nathan.brenn@gmail.com>  
To: HPC@milwaukee.gov

Wed, Oct 3, 2018 at 3:50 PM

Thank you for the quick response!

I just want to clarify that we aren't looking to replace the wooden railing leading up the steps to the porch. Rather, we are looking to add an iron hand railing to the cement steps leading up the hill. We feel really bad for the mailman who has to climb those steps every day in winter...

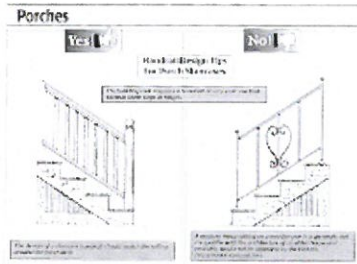


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**2 attachments**

 **image001.png**  
88K



**image001.png**  
88K

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**Historic Preservation Commission** <HPC@milwaukee.gov>  
To: Nathan Brenn <nathan.brenn@gmail.com>

Wed, Oct 3, 2018 at 3:57 PM

I understand. We still review that. The guidelines we have don't specifically address sidewalk/berm steps. If you were to rebuild those sidewalk steps, state building code would require a handrail anyway. Metal railings are perfectly fine for the situation you are describing. I just need to see the design. The "no curlicue" thing stands for either kind of outdoor stairs.

-Tim

**From:** Nathan Brenn [mailto:nathan.brenn@gmail.com]  
**Sent:** Wednesday, October 03, 2018 3:51 PM  
**To:** Historic Preservation Commission  
**Subject:** Re: Brewers Hill Inquiry

[Quoted text hidden]

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**Nathan Brenn** <nathan.brenn@gmail.com>  
To: HPC@milwaukee.gov

Wed, Oct 3, 2018 at 3:59 PM

Perfect! Great to know. Once we bid out the contract, I'll make sure to submit a COA application before we proceed with the installation.

Again, thanks for your super prompt reply!

[Quoted text hidden]

---

**2 attachments**

**image001.png**  
82K



image001.png  
82K

Nathan Brenn <nathan.brenn@gmail.com>  
To: HPC@milwaukee.gov

Thu, Oct 11, 2018 at 1:10 PM

Hello Tim,

I was not provided with the design but I have a proposal which goes over the description of the rail. Will that work? Also, does this require an actual COA application or is this documented conversation sufficient?

The railing will be black, made of steel, core drilled, and fairly basic in design (just straight pickets without any frills/curlicues). Let me know if I need to follow up with the vendor for "designs" and whether or not I need to submit a formal COA application.

Thanks for your help!

Regards,  
Nathan

[Quoted text hidden]



Doc\_11\_10\_18\_12\_04\_55.jpg  
1182K

Historic Preservation Commission <HPC@milwaukee.gov>  
To: Nathan Brenn <nathan.brenn@gmail.com>

Thu, Oct 11, 2018 at 1:18 PM

That quote document and verbal description will suffice. I will need the application from you, bureaucracy is what it is. Just fill out the front page and write "see attached" on the second page.

Tim Askin, Senior Planner  
Historic Preservation Commission  
City of Milwaukee  
414-286-5712



Tim.Askin@Milwaukee.gov

**NEW OFFICE LOCATION**

**Zeidler Municipal Building**

**841 N. Broadway, Rm B1**

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Historic Preservation Commission

City of Milwaukee

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# Fred's Ornamental Doors LLC Proposal

3123 W. North Ave.  
Milwaukee, WI 53208  
(414) 873-4400

Proposal No.  
Sheet No.  
Date 10-11-18

Proposal Submitted To	Work To Be Performed At
Name: <u>Nathan Brenn</u>	Street: _____
Street: <u>1933 N. 1<sup>st</sup> St.</u>	City: _____
City: _____	Date of Plans: <u>Same</u>
State: <u>262-501-0666</u>	Architect: _____
Telephone Number: _____	

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of  
Description of Sell/Work

Installation of: Rail for 9 steps on right side of steps facing house. Rail will be made with 1x1 rail and 1/2 x 1/2 pickets and core drilled. All labor and material included.

Color Black

90 Day Warrantee on Locks, Closures and Sweep Estimate \$45.00  
All material guaranteed to be as specified for above work and completed in a substantial workmanlike manner for the sum of \$ 480.00 with payments to be made as follows: 3/4 down and 1/4 before installation. (This price includes all labor and materials)

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by N/A

Respectfully submitted N/A  
Per N/A

Note — This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: [Signature] Signature: [Signature]  
Date: 10/11/18 Signature: \_\_\_\_\_

Paint Not Guaranteed

Oversize door(s) will be an additional fee. We cannot work in inclement weather (rain, freezing temps, etc.)