



Certificate of Appropriateness

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

Property

100 W. BROWN ST.

Brewers Hill HD

Description of work

Build a new house of typical Greek Revival Temple-front design (two stories with front gable) and attached garage with main entrance facing Brown Street. A wing to the east is setback to allow a 6-foot deep wraparound porch with railing and chamfered columns of wood and pierced skirting. The entry resides in the porch at the inside corner of the setback.

Roof is a three-part cross-gable over the two main wings and the garage wing. The main gable fronting Brown Street features an 8/12 pitch while the cross gable is 6/12 and the garage is 10/12. The roofline along the 1st Street frontage is decidedly complex. Major rooflines feature a large fascia board connecting to corner boards.

Windows are 2/2, a majority of which are 36"x78". Others are paired in smaller sizes as needed to fit interior conditions. These are primarily on secondary elevations. A few secondary elevation windows are awning style, but retain a four-pane appearance.

Materials:

Siding and Trim: HardiePlank smooth

Windows: Marvin Ultimate Double Hung Next Generation, aluminum-clad, true divided light. Street elevation windows shall be two-over-two design, others designed as shown in drawings.

Porch Decking: Composite Trex or Azek, gray color (no artificial wood tones)

Porch Railings: Clear grain wood of rot-resistant species (Western red cedar, Domestic Spanish cedar, White Oak, White cedar, Redwood, Ipe, etc.)

Date issued

3/12/2018

PTS ID

114399 COA: new house

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Common Council has granted 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:

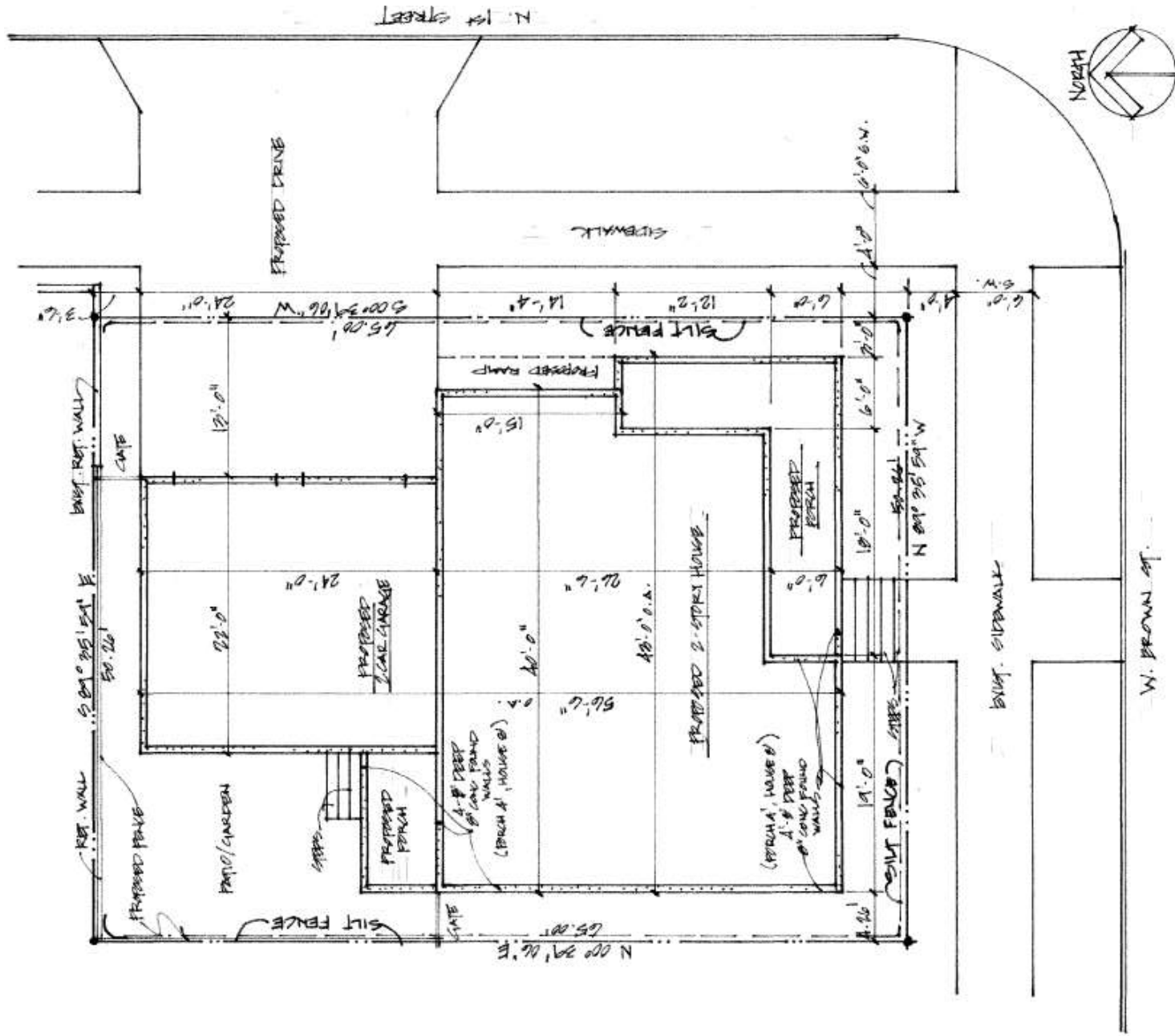
1. Approve exterior lights separately.

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 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: Development Center, Ald. Milele Coggs, Contractor

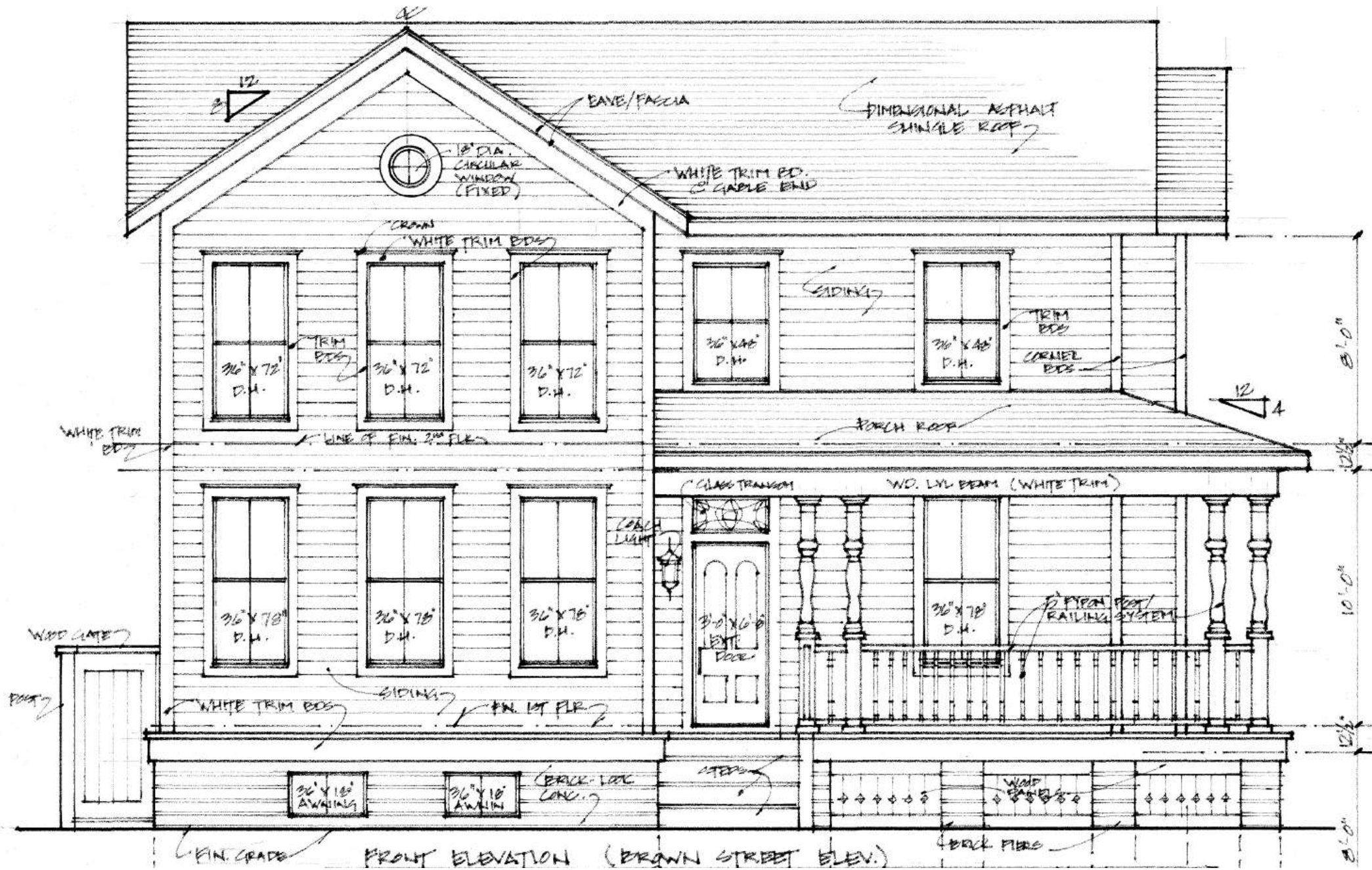


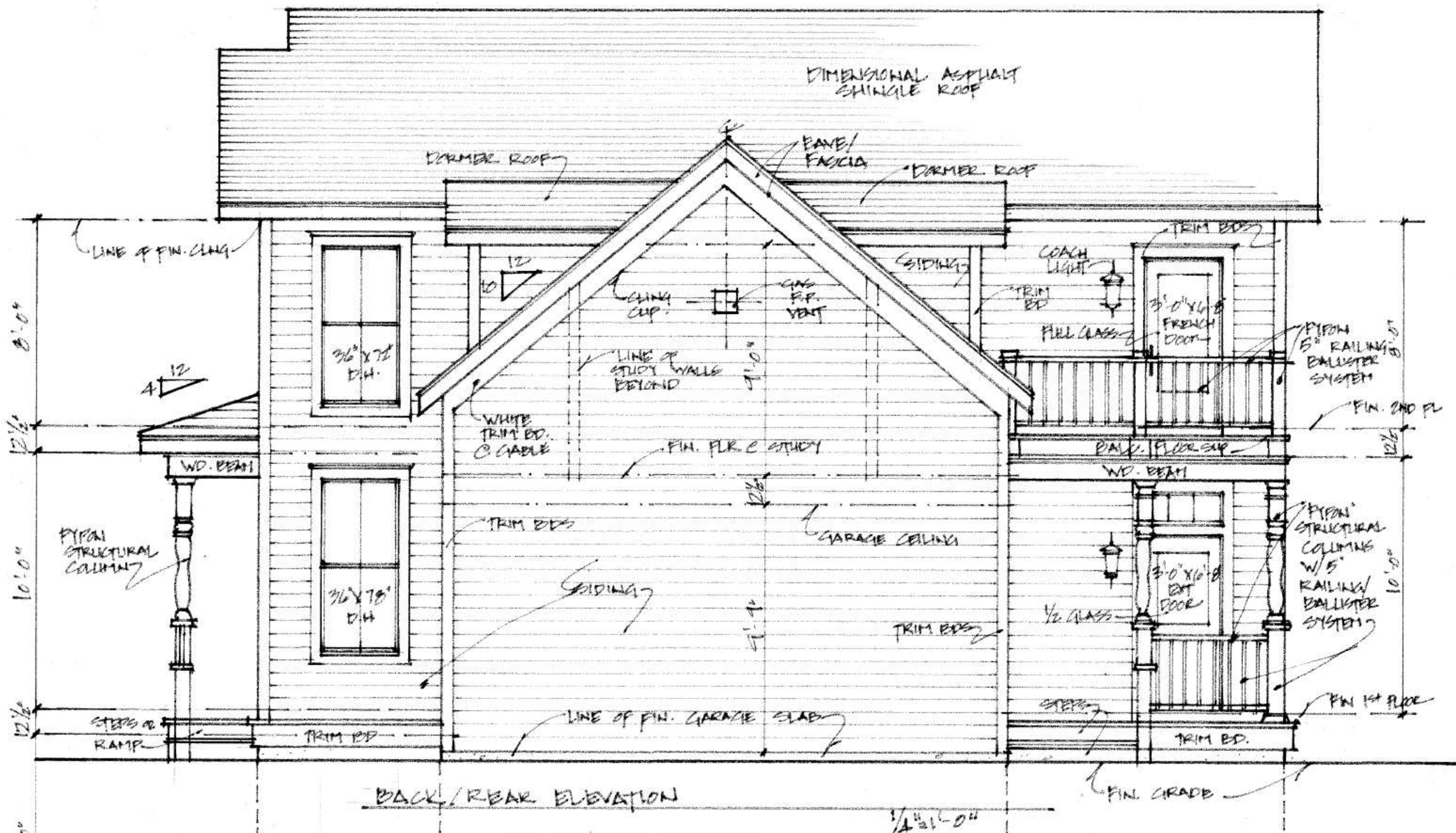
PRELIMINARY SITE / FOUNDATION PLAN

SEE STAMPED PRELIM. SURVEY THIS SHEET FOR ADDITIONAL LEGAL INFORMATION

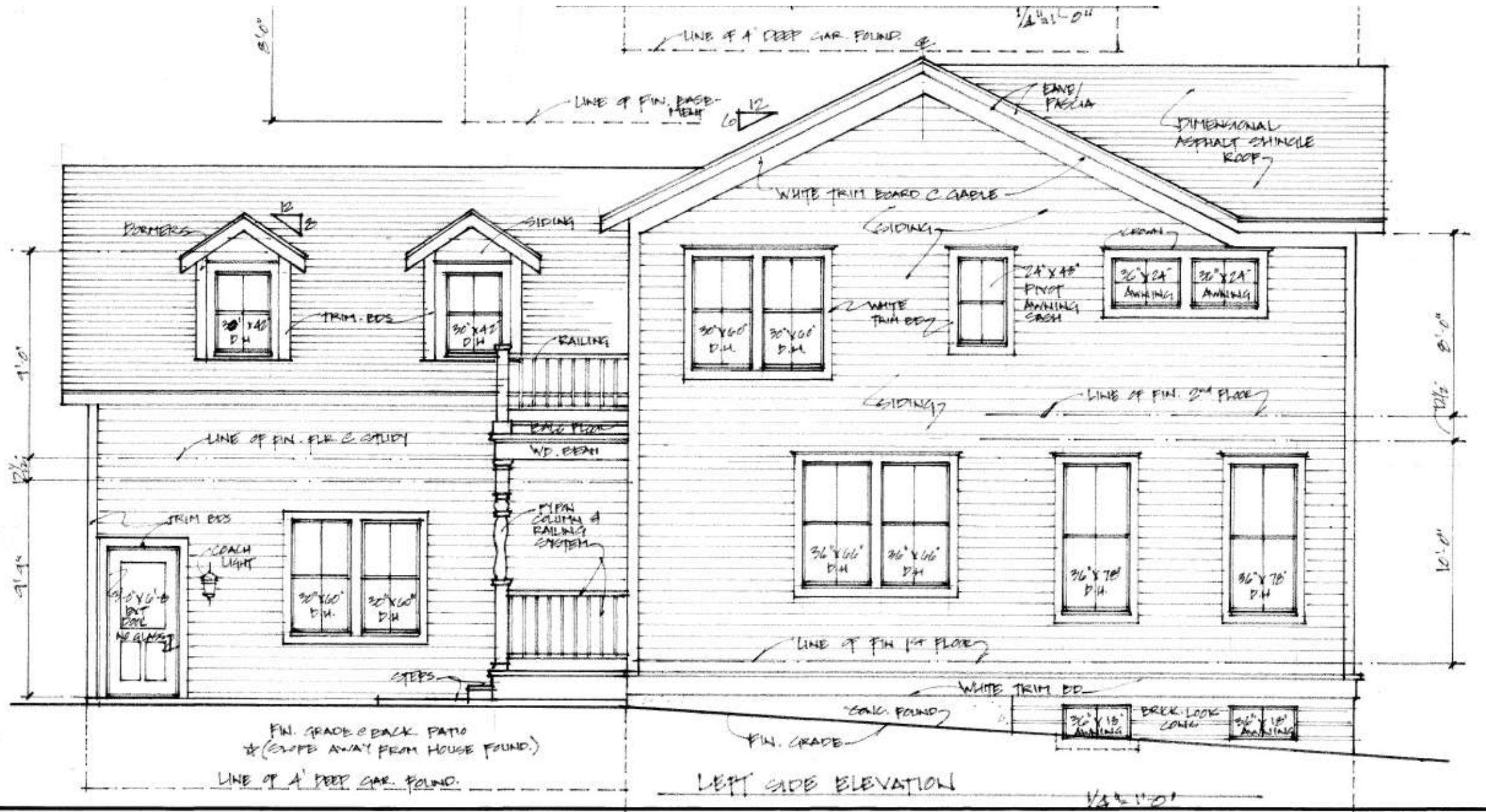
Optional ramp on N. 1st Street elevation must match details of front porch in railing, decking, and skirting.

DISREGARD
PORCH
RAILING
DETAILS

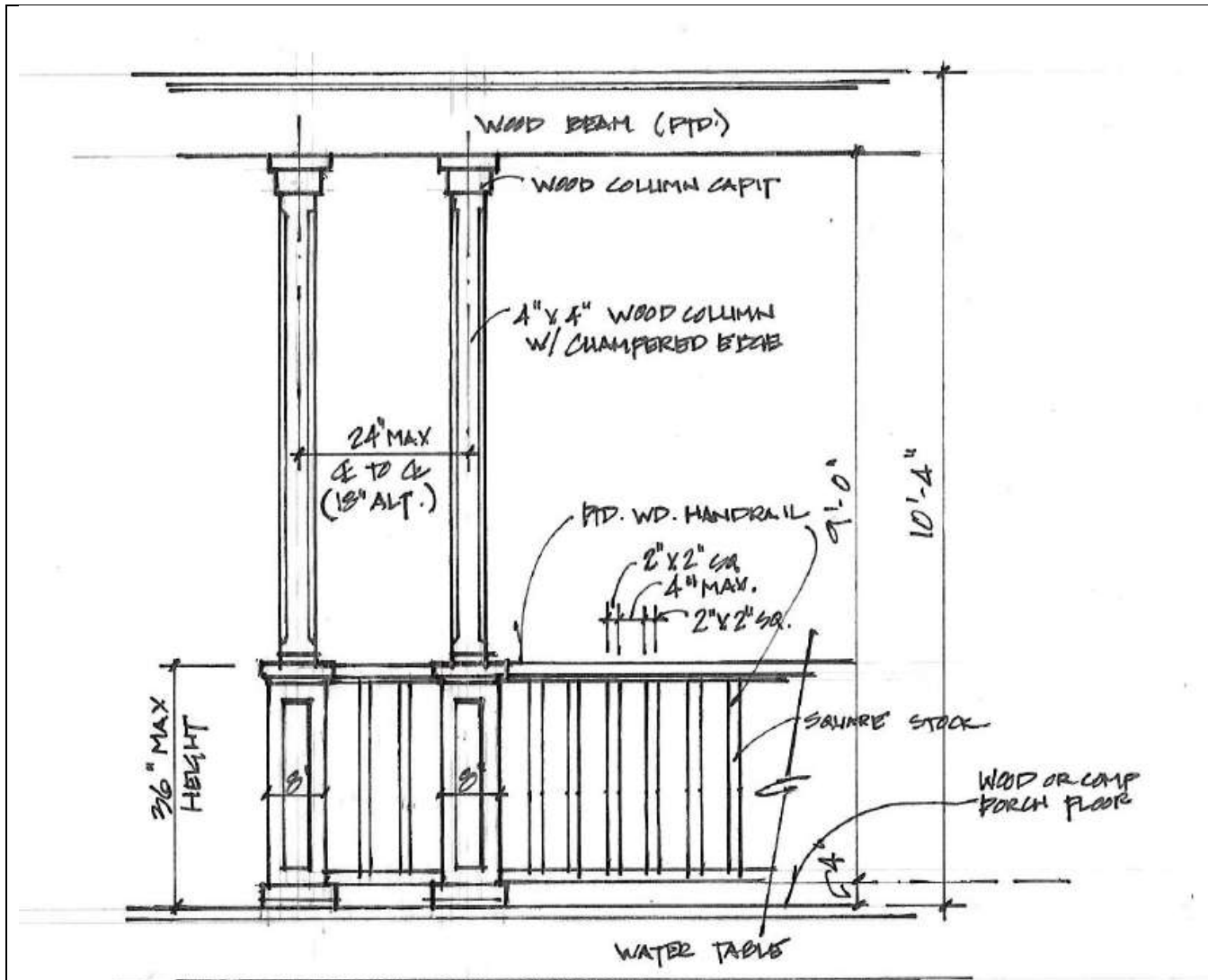




DISREGARD PORCH RAILING DETAILS



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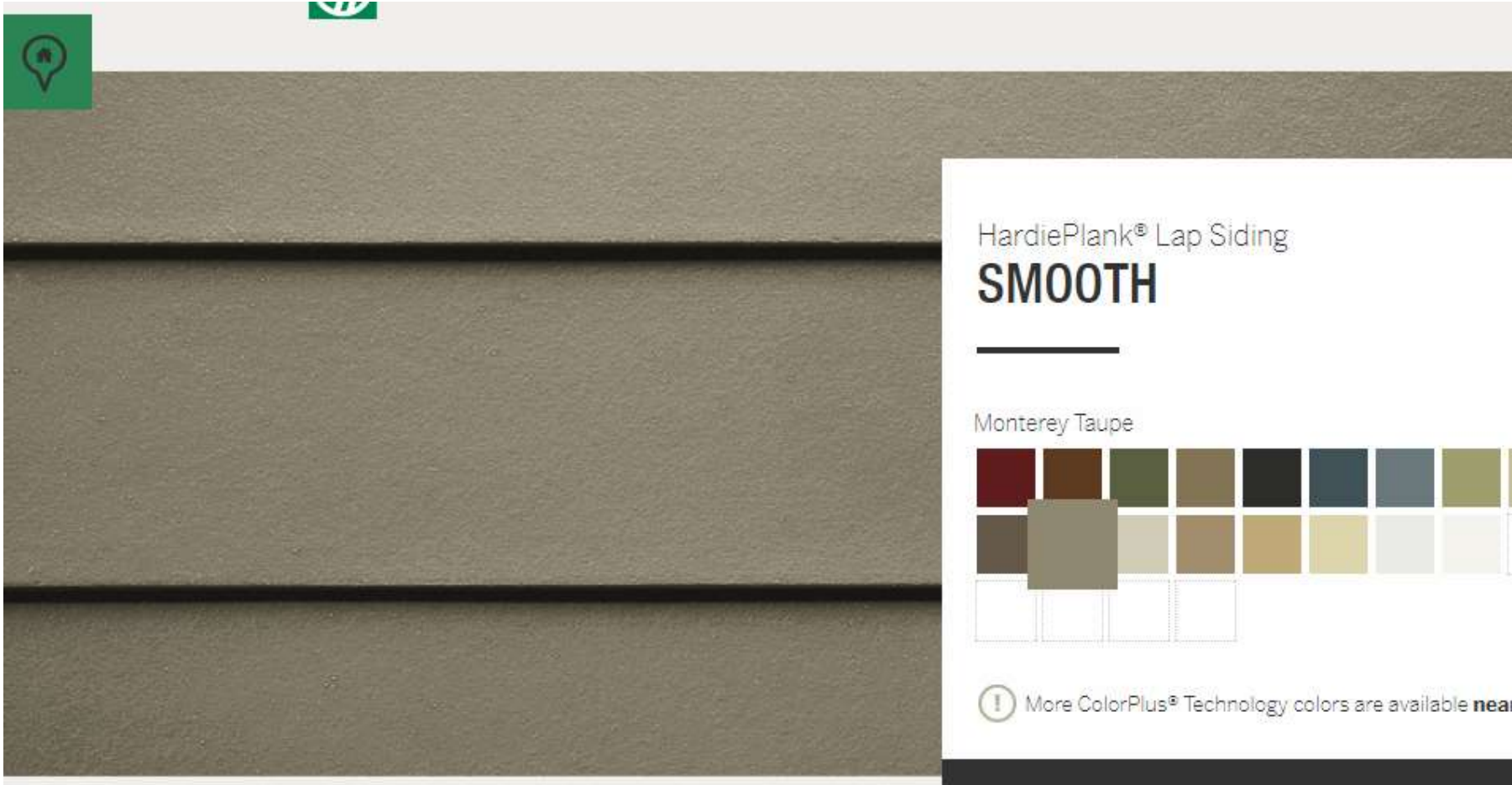


ATER-BAER WOOD PORCH POST/RAILING DTL.
 1/2" = 1'-0"

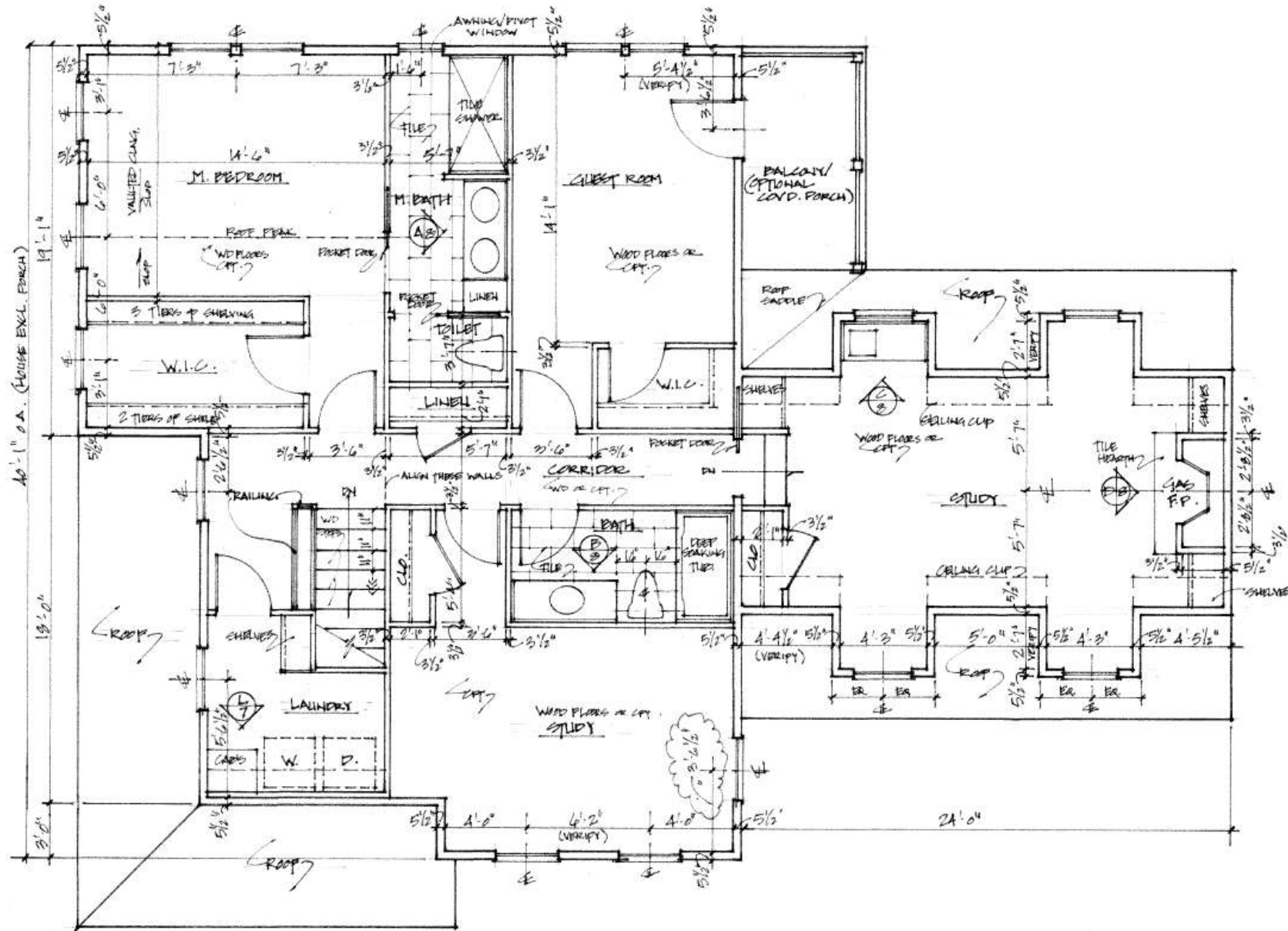
Correct Porch Railing Details. These details are to be all wood.



Typical composite decking material, color at owner's option, but must be single tone (no wood-look finishes)

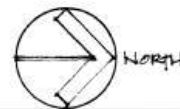


Typical HardiePlank Smooth siding. Color is at owner's option.

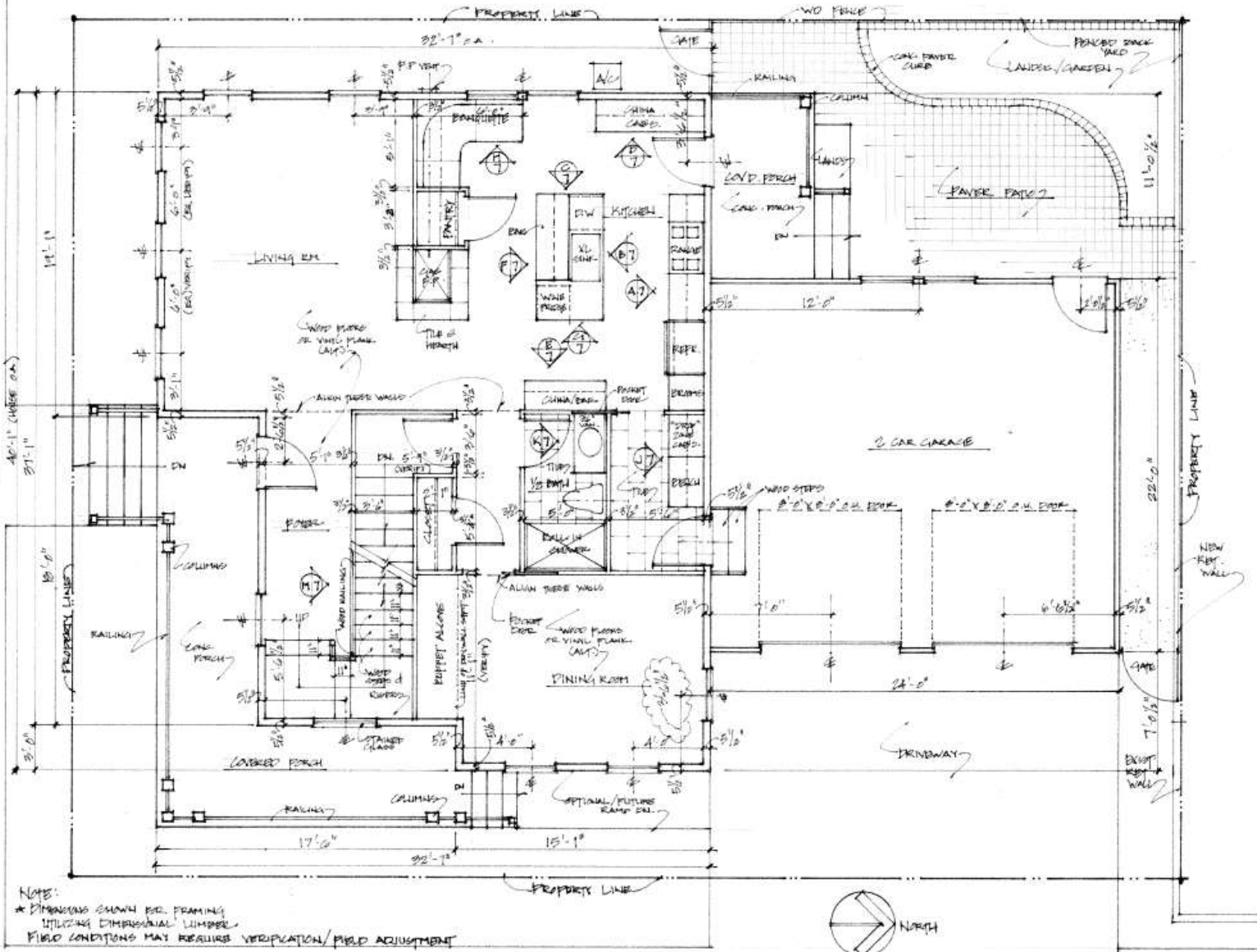


* NOTE: DIMENSIONS SHOWN FOR FRAMING
 UTILIZING DIMENSIONAL LUMBER.
 FIELD CONDITIONS MAY REQUIRE
 VERIFICATION/FIELD ADJUSTMENT.

1/4" = 1'-0"



W. BROWN ST.



NOTES:
 * DIMENSIONS SHOWN FOR FRAMING UTILIZING DIMENSIONAL LUMBER.
 FIELD CONDITIONS MAY REQUIRE VERIFICATION/FIELD ADJUSTMENT

FIRST FLOOR PLAN

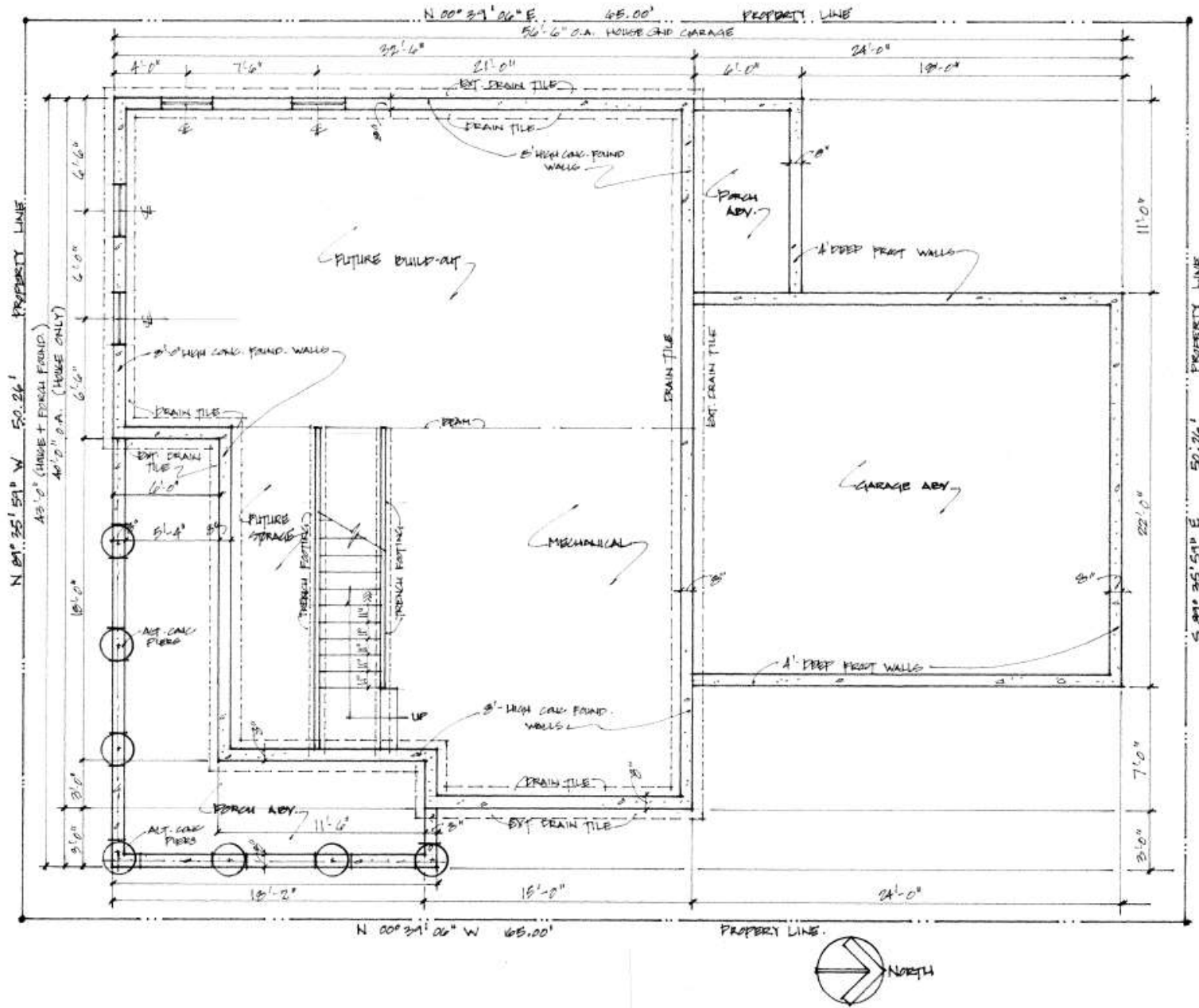
1/4" = 1'-0"



Stephen Black
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ATER - BAER RESIDENCE		APPROVED BY:	DRAWN BY: <u>STEFEN</u>
SCALE: 1/4" = 1'-0"	DATE: 7.15.17	REVISED: 7.25.17	
100 W. BROWN ST. MILW. WI			DRAWING NUMBER
FIRST FLOOR PLAN			3049

N. FIRST ST.



LOWER LEVEL / FOOTINGS & FOUNDATION PLAN
 1/4" = 1'-0"

