



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

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

Property 728 E. BRADY ST. **Brady Street Historic District**
Description of work Add a second floor to existing one story building and construct small rear addition.
Date issued 3/16/2012 PTS ID 77621 COA, second floor and rear additions

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 work will be done according to attached drawings and photos. Building finish will be genuine Portland cement plaster. All new windows will be wood. Canopies will be made of non-shiny acrylic material. Sign in front parapet will be halo light, pin-set individual letters set on face of building.

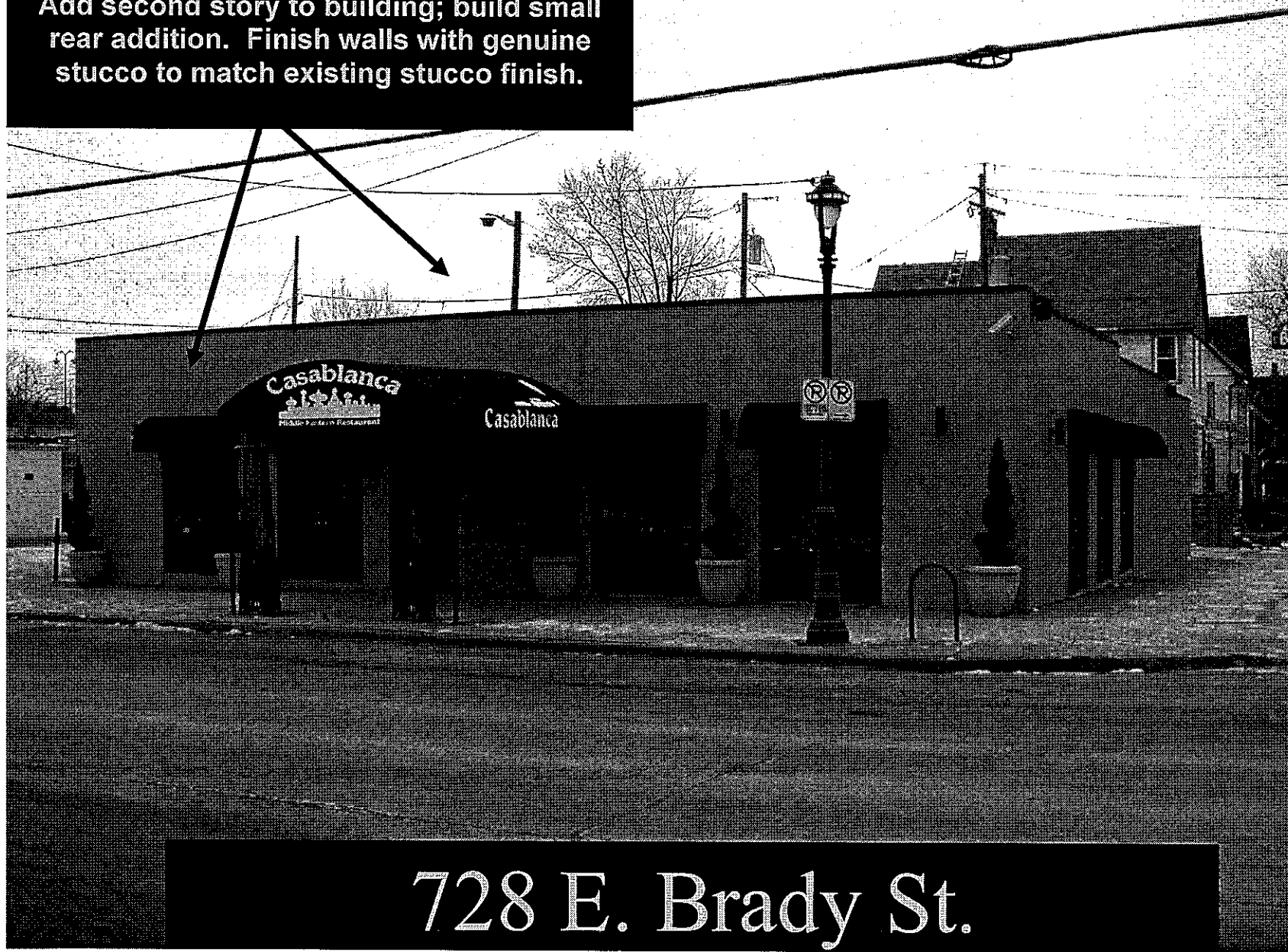
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation department as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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.mkedcd.org/build, or call (414) 286-8210.

Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Architect J. French, B. Jones in plan exam, Inspector Please call (286-2513), Heidi Weed DNS

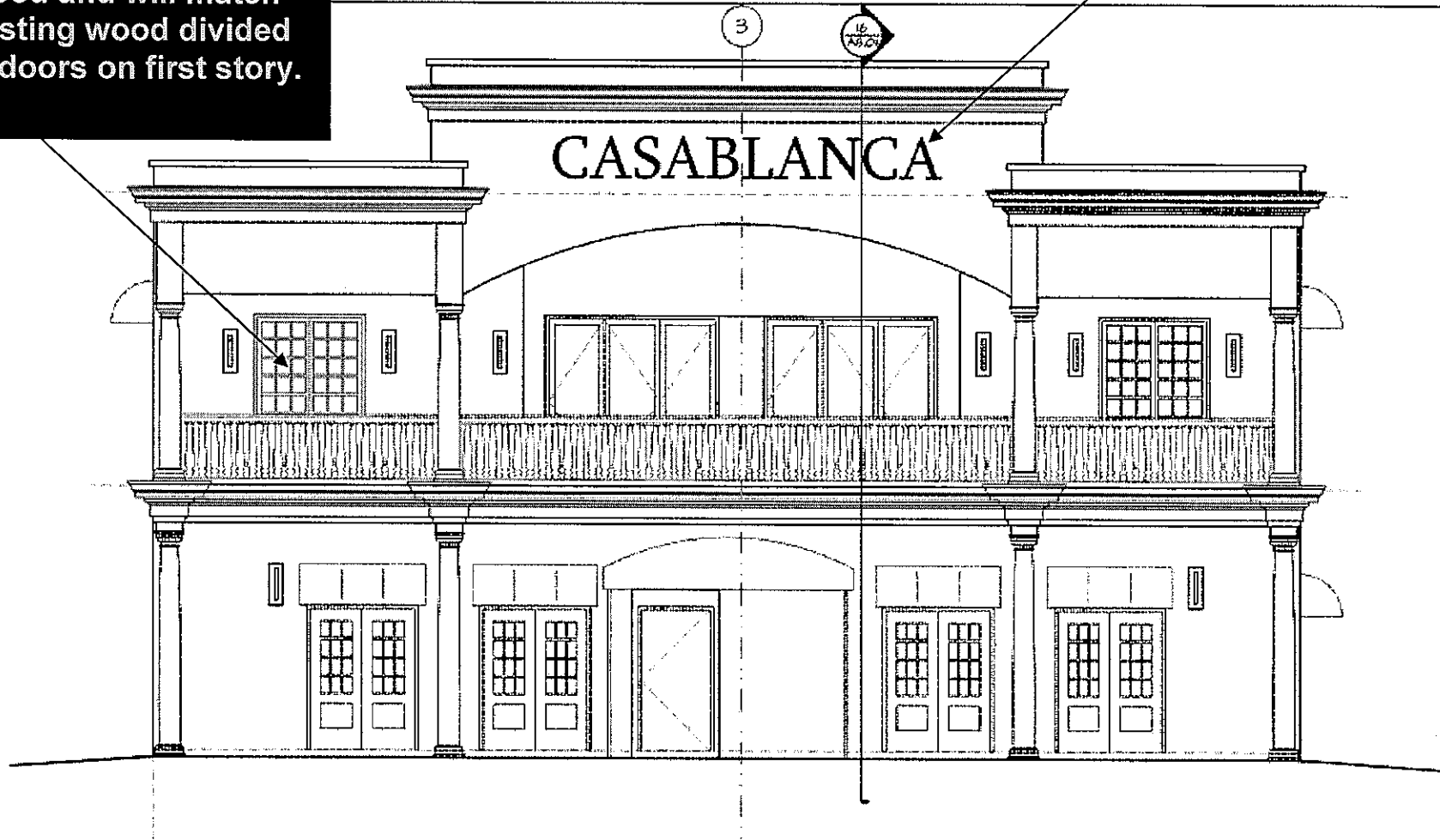
Add second story to building; build small rear addition. Finish walls with genuine stucco to match existing stucco finish.



728 E. Brady St.

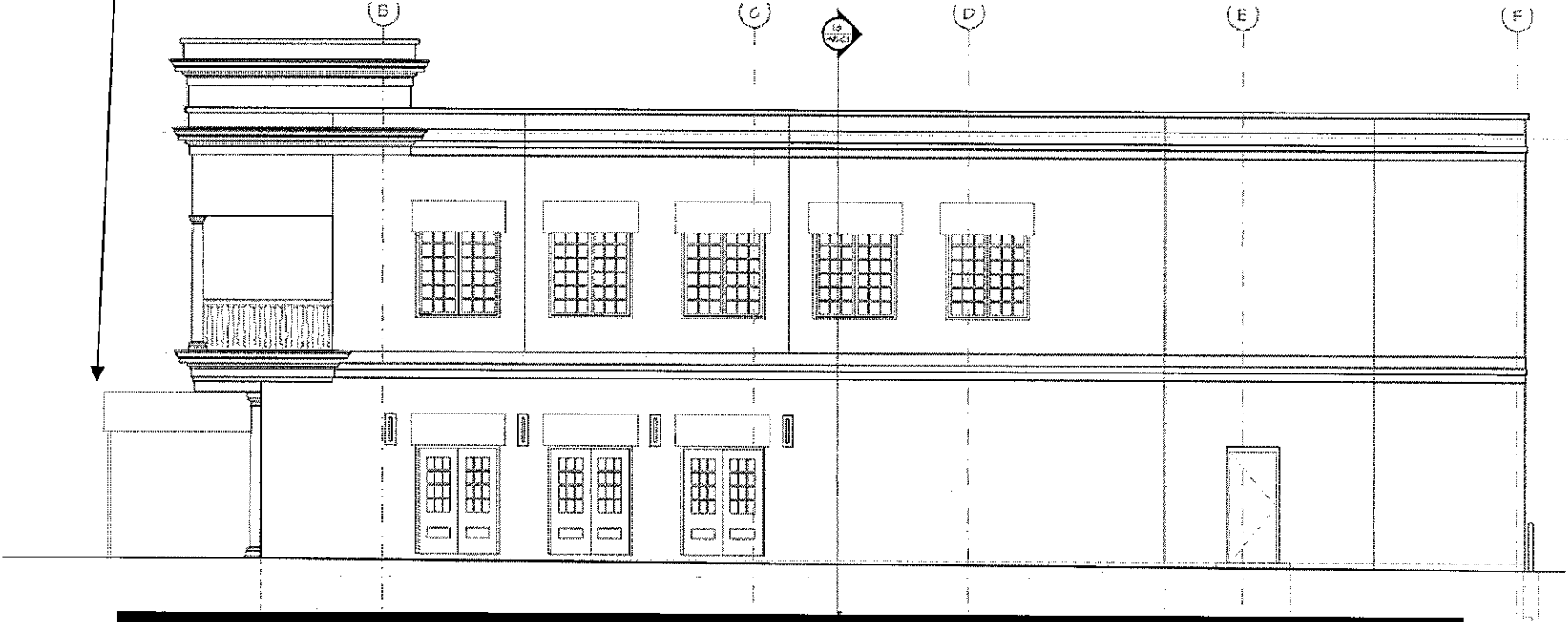
Divided lite windows on second story will be wood and will match existing wood divided lite doors on first story.

Halo-lighted, pin-set individual letter sign



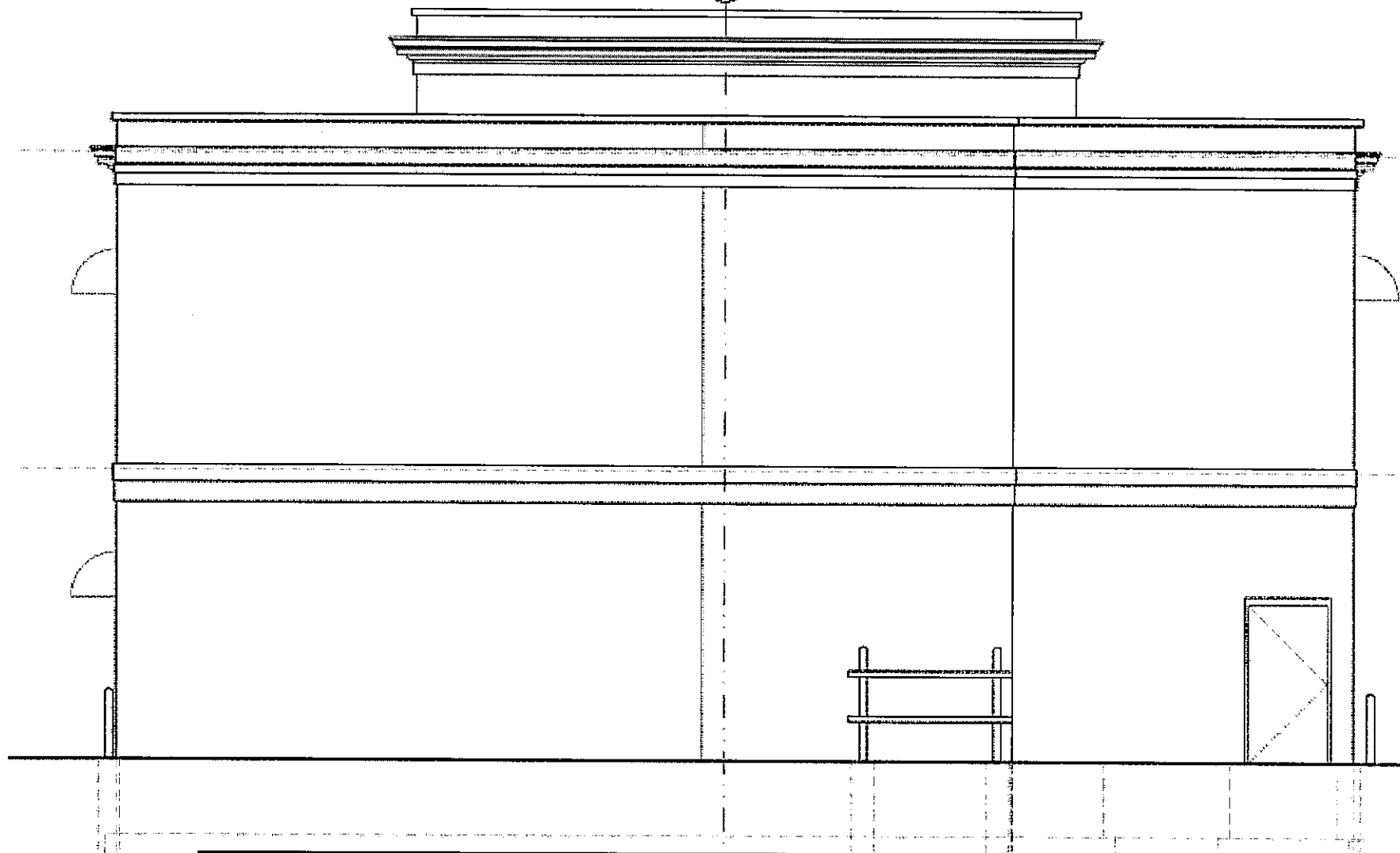
South Elevation

Soft-top canopy from
front door to curb

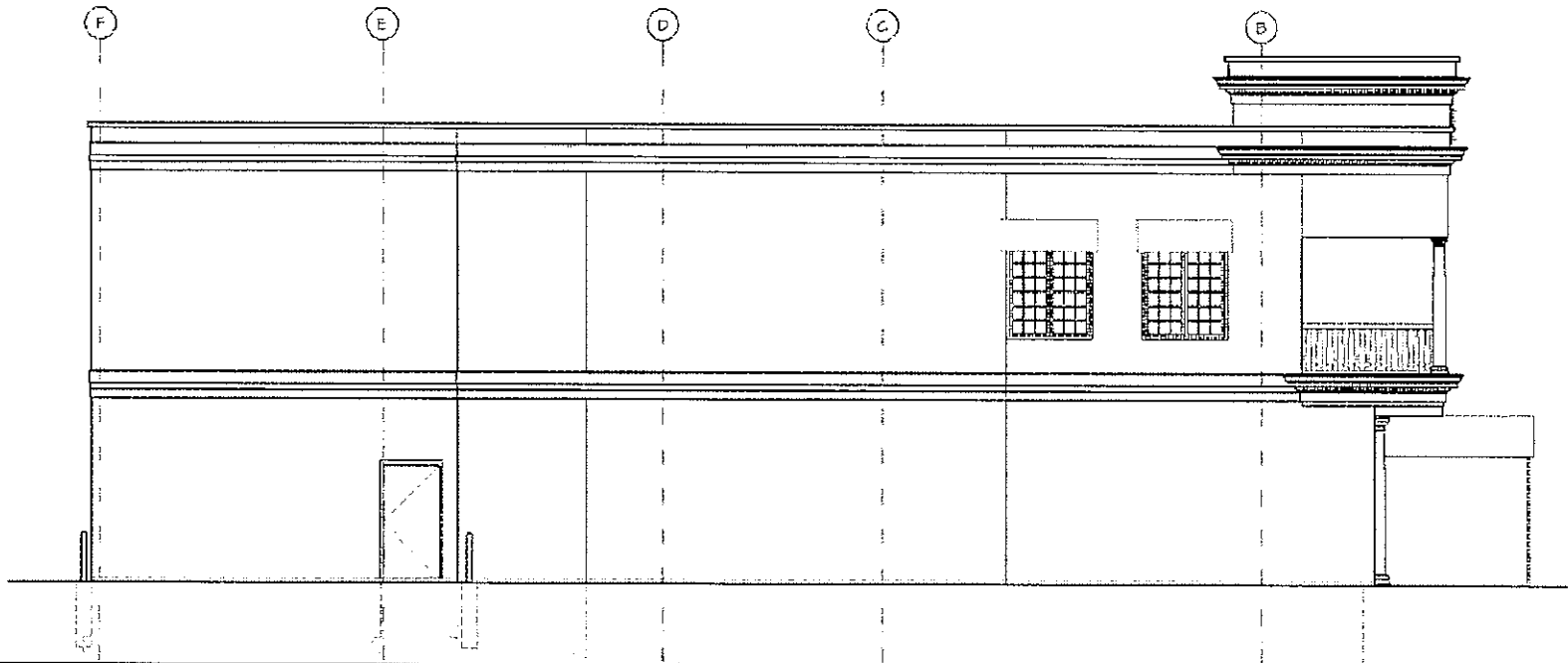


East Elevation

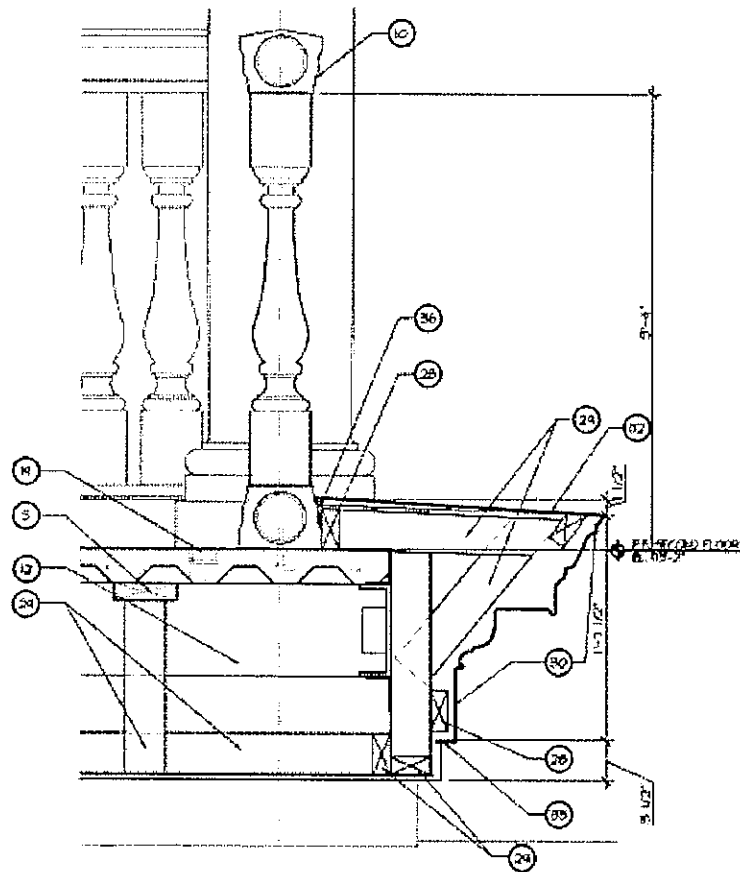
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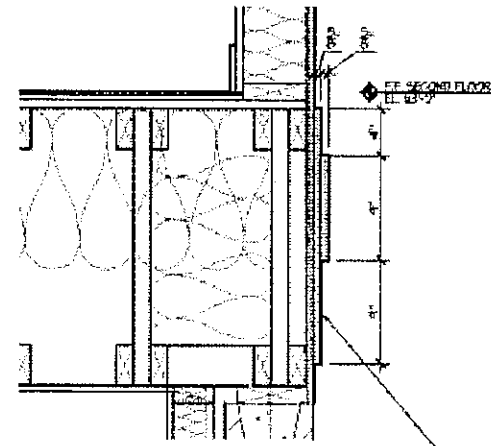
North Elevation



West Elevation



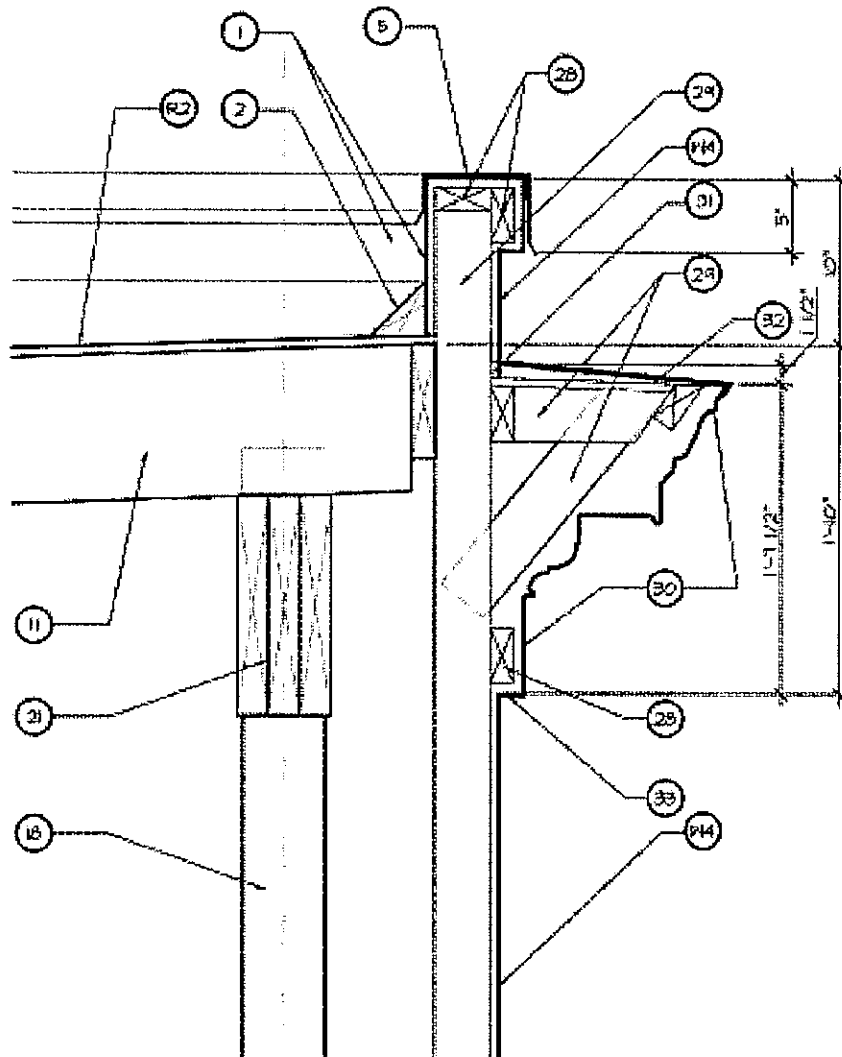
10 BALCONY BALUSTRADE & CORNICE
SCALE: 1 1/2" = 1'-0"



19 STUCCO HORIZONTAL ACCENT BAND
SCALE: 1 1/2" = 1'-0"

CEMENT BOARD LAYER IN
CEMENT STUCCO FINISH - 2
LAYERS OVER STUCCO WALL
SYSTEM

Details of front balustrade on second story, metal cornice below it and banding between stories.



- (P5) 2X10 WOOD JOISTS @ 16" O/C INFL, 3/4" T&G FLYWOOD DECKING, W/ 1/2" CEMENT BD. & CERAMIC TILE FLOORING.
- (P6) STEEL CHANNELS & METAL DECKING, 1 1/2" LT. WT. CONCRETE TOPPING W/ CERAMIC TILE FINISHED FLOOR SURFACE. SEE STRUCTURAL.
- (P7) WOOD TRUSSES @ 12" O/C W/ 3/4" T&G FLYWOOD DECKING, W/ 1/2" CEMENT BOARD, & CERAMIC TILES FINISHED FLOOR, & 5 1/2" FIBERGLASS ACOUSTICAL BATT INSUL. BETWEEN TRUSSES.
- (P8) 4" CONCRETE SLAB ON GRADE W/ 6X6 - W/ 1.4 X 1/4" W/F ON 6" FREELY DRAINING SUB-BASE WITH 4 MIL VAPOR BARRIER.
- (P9) EXISTING 12" CMU WALL.
- (P10) EXISTING WALL SYSTEM- 8" CMU W/ STUCCO EXTERIOR FINISH @ SOFFIT & EAST WALLS - PAINTED CMU @ WEST WALL, INTERIOR 2X4 W/ FIBERGLASS INSULATION @ STUD WALL & GYPSUM BOARD FINISHED WALL (ASSUMED). SEE ROOM FINISH SCHEDULE FOR INTERIOR FINISHES.
- (P11) NEW EXTERIOR WALL- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON 5/8" EXTERIOR GRADE WALL SHEATHING ON AIR INFILTRATION BARRIER ON 2X6 STUDS @ 16" O/C W/ R-19 BATT INSULATION & 5/8" GYPSUM BOARD FINISH WALL - SEE ROOM FINISH SCHEDULE FOR FINISHES.
- (P12) NEW PARAPET WALL- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON 5/8" EXTERIOR GRADE WALL SHEATHING ON AIR INFILTRATION BARRIER ON 2X6 STUDS @ 16" O/C W/ 1/2" EXTERIOR GRADE WALL SHEATHING (ROOF SIDE) AND ROOF MEMBRANE ADHERED TO SHEATHING & UNDER FF METAL PARAPET GAP.
- (P13) NEW 8" REINFORCED STRUCTURAL WALL W/ 1/4" CEMENT BOARD PANELING ON EXTERIOR SURFACE W/ WIRE MESH REINFORCED STUCCO FINISH. INTERIOR 2X4 STUDS @ 16" O/C W/ 4 MIL VAPOR BARRIER, 3 1/2" FIBERGLASS BATT INSULATION AT STUD WALL 1/2" GYP. BOARD WALL SURFACE. HOLD 2X4 STUDS 3" AWAY FROM CMU WALL. SEE RM FINISH SCHEDULE FOR FINISHES.
- (P14) NEW INTERIOR WALL W/ 2X4 STUDS AT 16" O/C @ 1/2" 1 HR RATED GYP BD ACOUSTICAL INSULATION.
- (P15) NEW INTERIOR WALL W/ 2X6 STUDS @ 16" O/C @ 1/2" 1 HR RATED GYP BD. & 5 1/2" ACOUSTICAL INSULATION.

Details of metal cornice atop parapet wall.