



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property 1239 E. BRADY ST., Brady Street Historic District
Description of work Build a new 2 1/2 story, frame commercial building at the southeast corner of Brady Street and Arlington Place.
Date issued 12/16/2009

PTS ID 60950 COA, Build New 2 1/2 story commercial building

In accordance with the provisions of Section 308-81(9) 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:

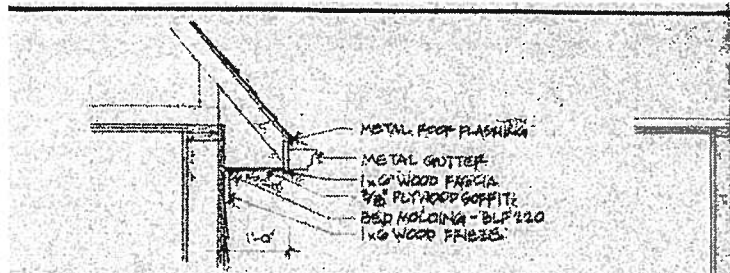
All work will be done according to attached drawings. The preservation commission requested that profiles of trim, wall sections, windows and window trim, doors and door trim, storefront detail including framing of transoms and bulkhead, corner brackets, cross gable brackets, be submitted to HPC staff for review and approval prior to construction. Those details were reviewed and approved by HPC staff with the exception of the gable brackets at the front of the building. All siding windows and doors will be made of wood. Please note that all wood must be painted to protect it from the weather. Research has shown that when new, bare wood is exposed to the elements for a period of only a week or two, the life the paint job applied over it will be decreased.

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 staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@milwaukee.gov.

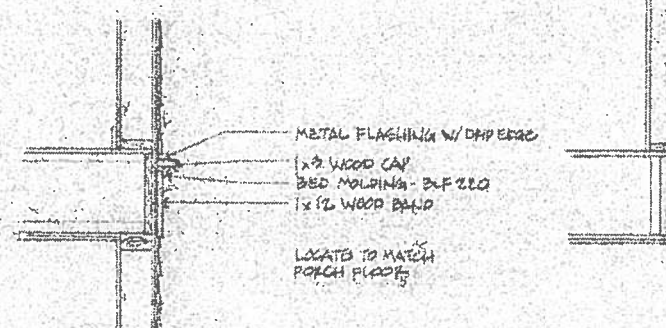
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkedcd.org/build, or call (414) 286-8210 or 8211.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor Deb Lindner, Inspector Jim Friedrichs (286-5982)

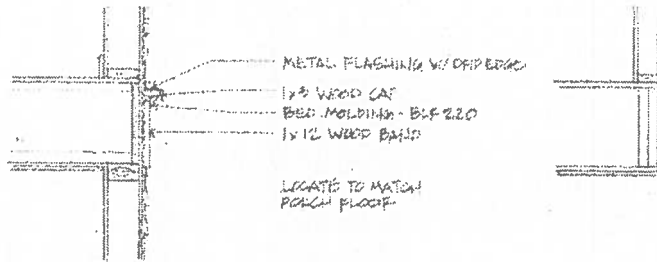


EAST & WEST ROOF OVERHANG

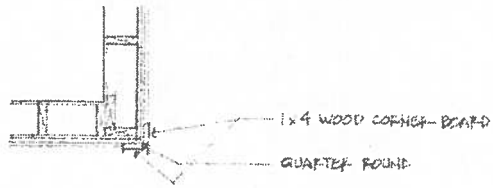


DECORATIVE BAND

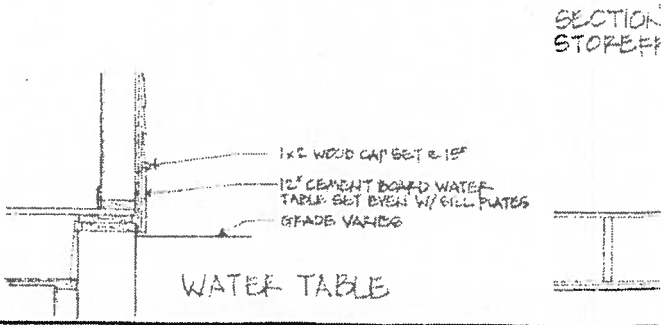
Misc. Section details as noted



DECORATIVE BAND



TYPICAL CORNER BOARDS



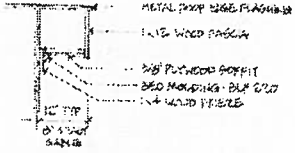
WATER TABLE

Misc. Section details as noted

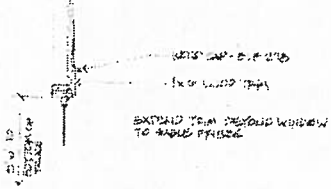
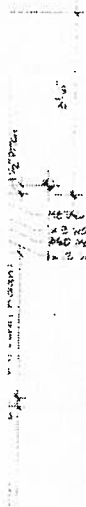
SECTION STORED

SECTION THROUGH GABLE END
& EAST & WEST OVERHANG

- METAL FLASHING WITH FIBER
- 1/2" WOOD CHIP
- 3/4" MOULDING - D.P.F. 210
- 1/2" WOOD BEAD
- 1/2" DECORATIVE WOOD BEAM



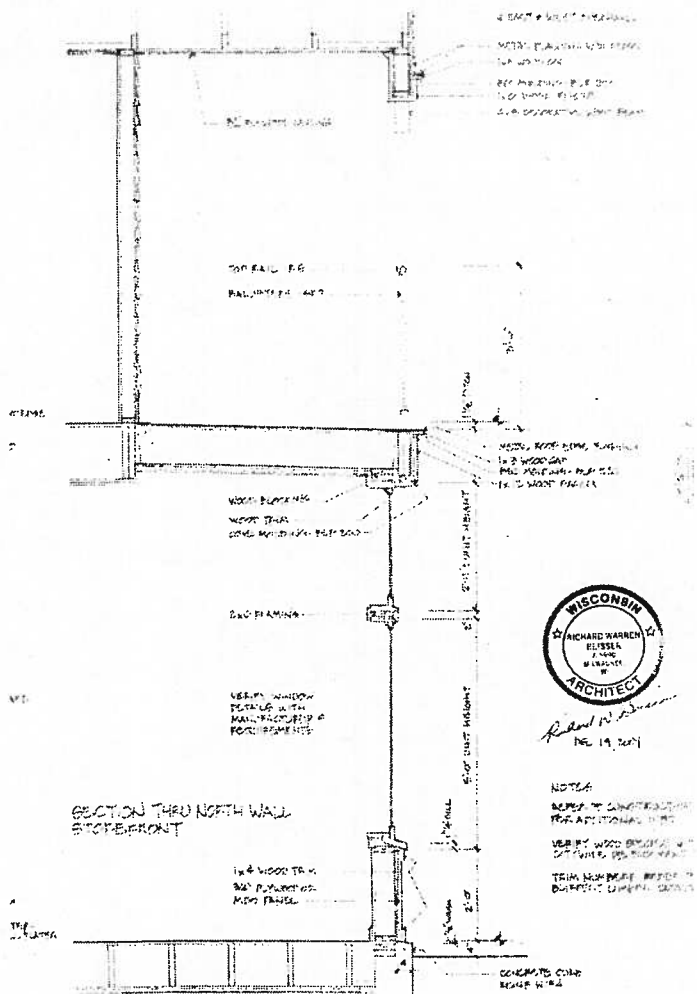
OVERHANG & GABLE ENDS



HEAD TRIM & NORTH GABLE WINDOW

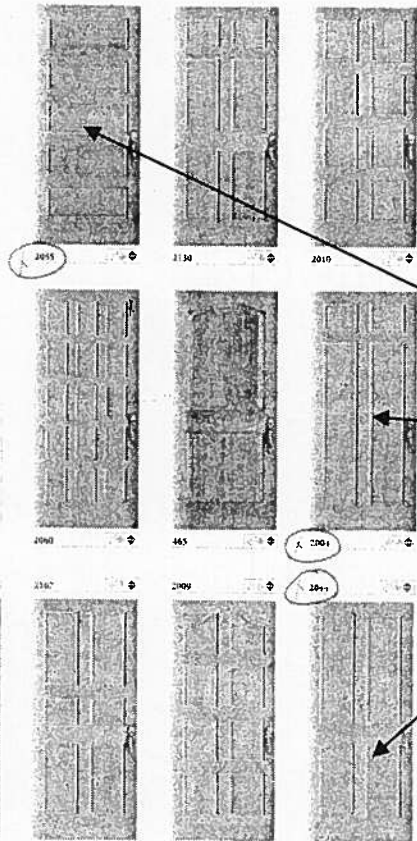


Misc. Section details as noted

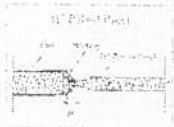


Section Through storefront

Wood Panel Doors

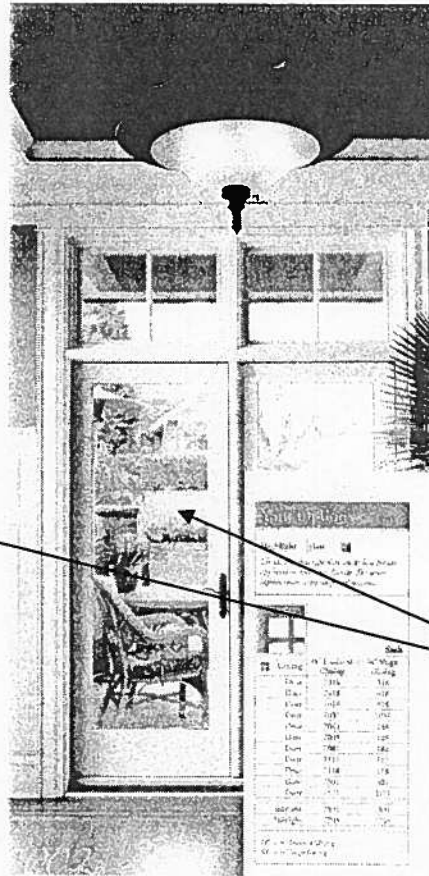
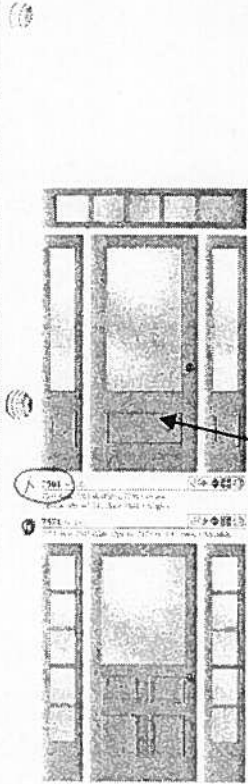


Wood doors for other entrances. Final selection to be reviewed and approved by HPC staff prior to installation. The doors indicated are preferable.



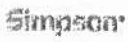
Simpson

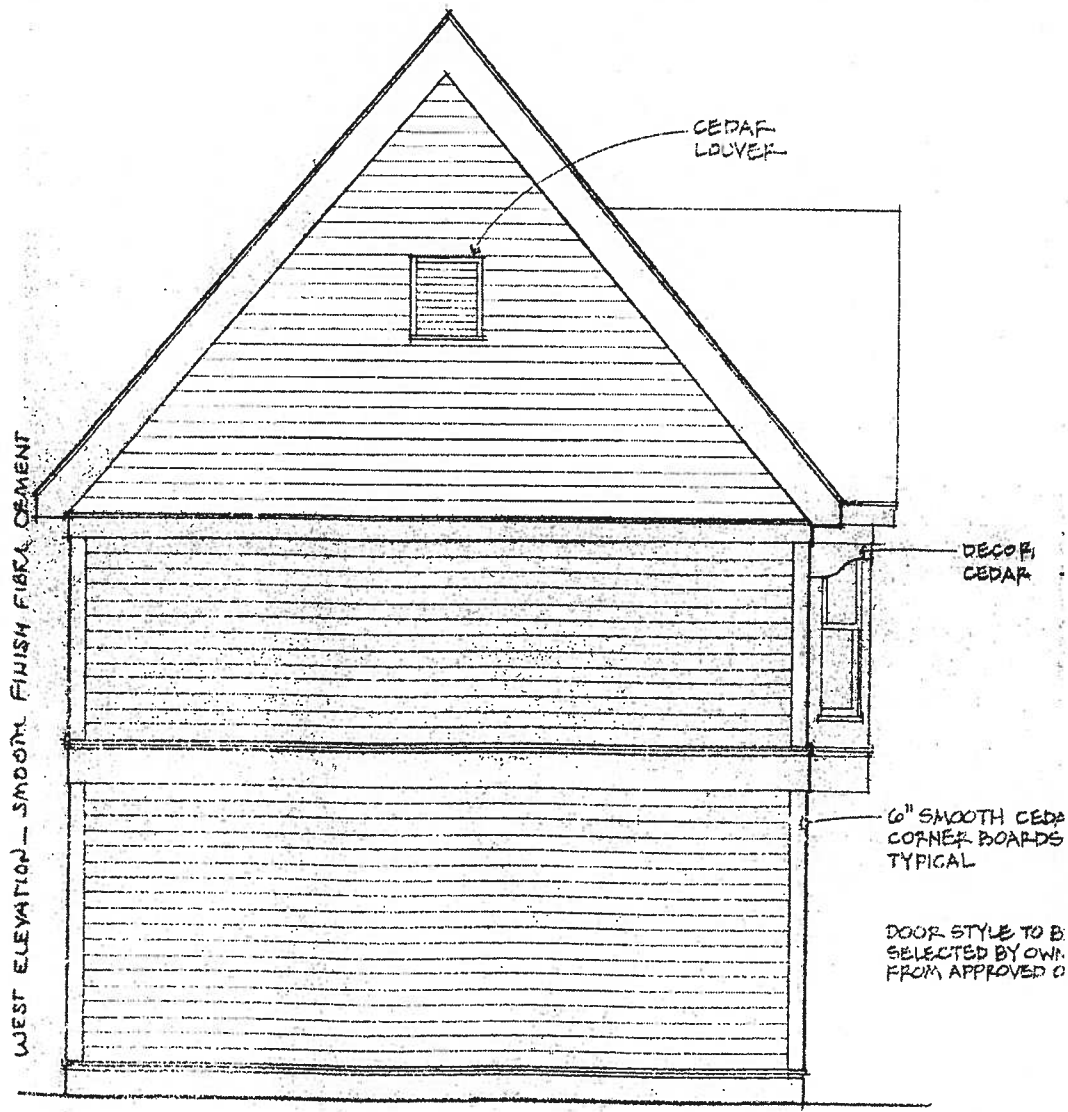
Exterior Sash Details



| | Unit | Qty | Ext. Area | Ext. Volume | Ext. Weight |
|----------|------|-----|-----------|-------------|-------------|
| Door | 1 | 1 | 1.50 | 0.00 | 1.50 |
| Transom | 1 | 1 | 0.50 | 0.00 | 0.50 |
| Frame | 1 | 1 | 0.50 | 0.00 | 0.50 |
| Hardware | 1 | 1 | 0.00 | 0.00 | 0.00 |
| Finish | 1 | 1 | 0.00 | 0.00 | 0.00 |
| Subtotal | | | 2.50 | 0.00 | 2.50 |
| Door | 1 | 1 | 1.50 | 0.00 | 1.50 |
| Transom | 1 | 1 | 0.50 | 0.00 | 0.50 |
| Frame | 1 | 1 | 0.50 | 0.00 | 0.50 |
| Hardware | 1 | 1 | 0.00 | 0.00 | 0.00 |
| Finish | 1 | 1 | 0.00 | 0.00 | 0.00 |
| Subtotal | | | 3.50 | 0.00 | 3.50 |

Front door to be reviewed and approved by HPC Staff. The full-view example is preferred, although the one-panel is also acceptable



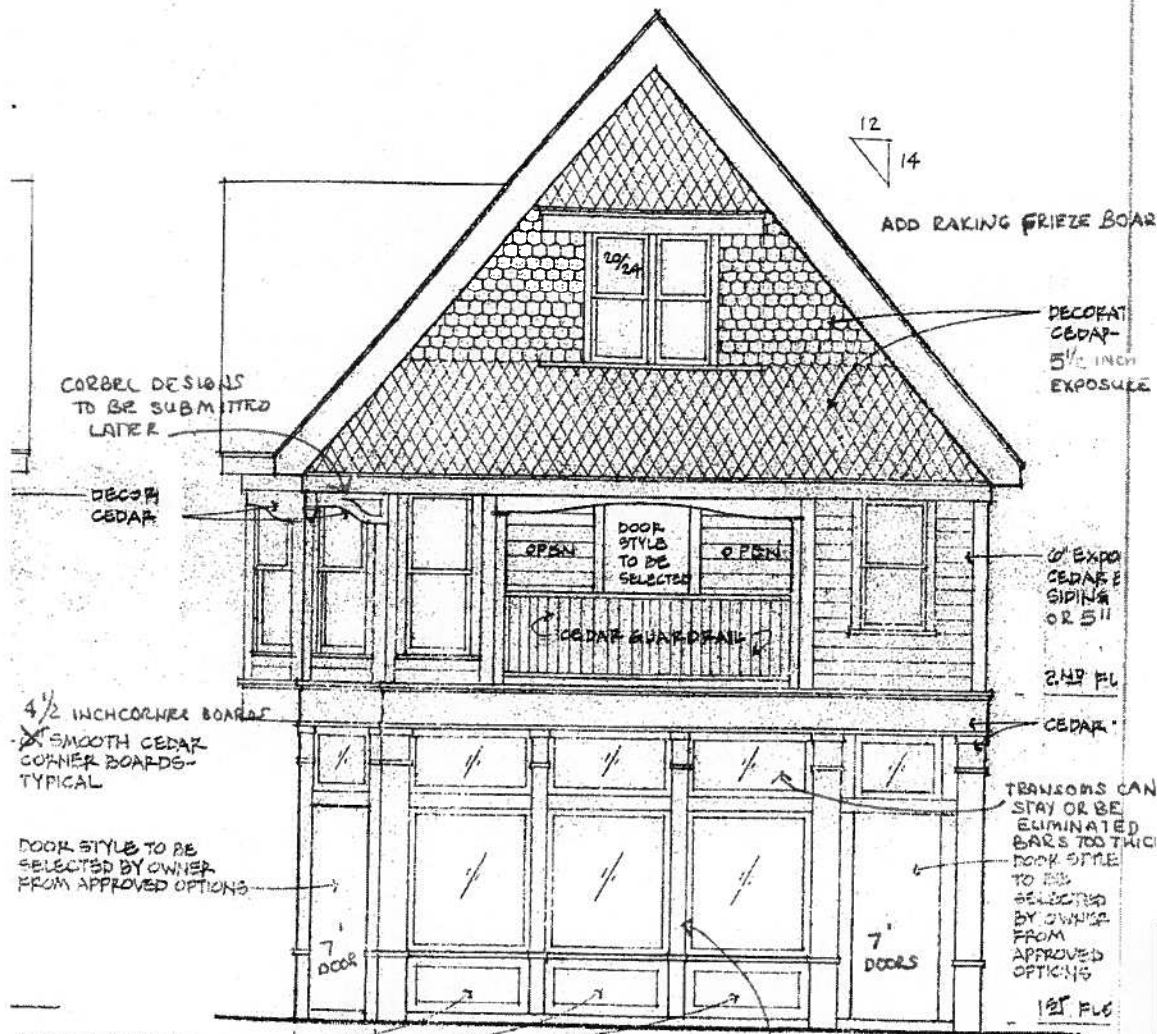


Rear
Elevation

SOUTH ELEVATION

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

GREEN FIELDS TRADING 1275 E. BRADY ST. MILWAUKEE



12
14

ADD BAKING FRIEZE BOARD

DECORATIVE CEDAR - 5 1/2" INCH EXPOSURE

CORBEL DESIGNS TO BE SUBMITTED LATER

DECORATIVE CEDAR

DOOR STYLE TO BE SELECTED

6" EXPOSED CEDAR SIDING OR 5" 1/2"

2ND FL

CEDAR

4 1/2" INCH CORNER BOARDS
SMOOTH CEDAR CORNER BOARDS - TYPICAL

DOOR STYLE TO BE SELECTED BY OWNER FROM APPROVED OPTIONS

TRANSOMS CAN STAY OR BE ELIMINATED BARS TOO THICK DOOR STYLE TO BE SELECTED BY OWNER FROM APPROVED OPTIONS

7' DOOR

7' DOORS

1ST FL

RECESSED PANELS BULKHEAD NO TALLER THAN 24 INCHES

NORTH ELEVATION SCALE: 1/4" = 1'-0"

ALL WOODS

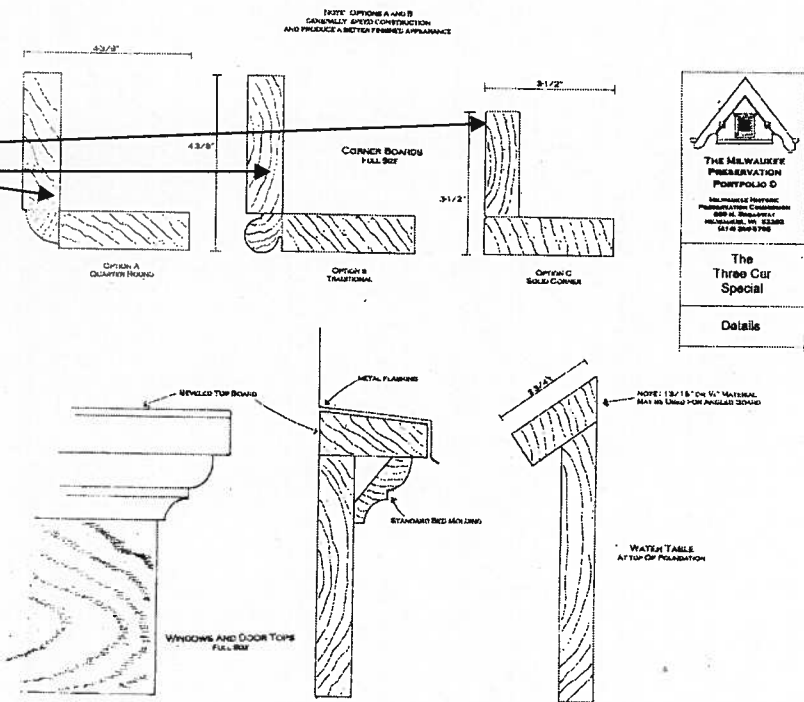
RWB 11/9/09

NO LOW-E TINTED GLASS

THINNER GLAZING BARS

Front Elevation

Pick one of these for corner boards



Details for Water table at bottom on sidewalls, corner boards, and window tops.