



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property

114 E. Brown Street

Brewers Hill HD

Description of work

Replace non-historic front porch on west façade. Construct per attached single page of drawings which approximate the footprint and scale of the most recent porch. Repair windows and storm windows. Install new wood storm windows as needed. Existing metal storm windows may be retained or relocated to secondary facades of the house.

Date issued

2/19/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission 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:

All finish wood must be smooth and free of knots and must be painted 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 decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

All work must be done in a craftsman-like manner. 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.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. The timeline for construction is at the discretion of the assigned Inspectors in the Department of Neighborhood Services, but must be completed in 2024.

City of Milwaukee Historic Preservation



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Seal

Client
 BRANDON CURRIE

Project
HISTORIC PORCH RECONSTRUCTION
 114 E BROWN STREET
 MILWAUKEE, WI 53212

Sheet Title
HISTORIC PORCH RECONSTRUCTION

Revisions

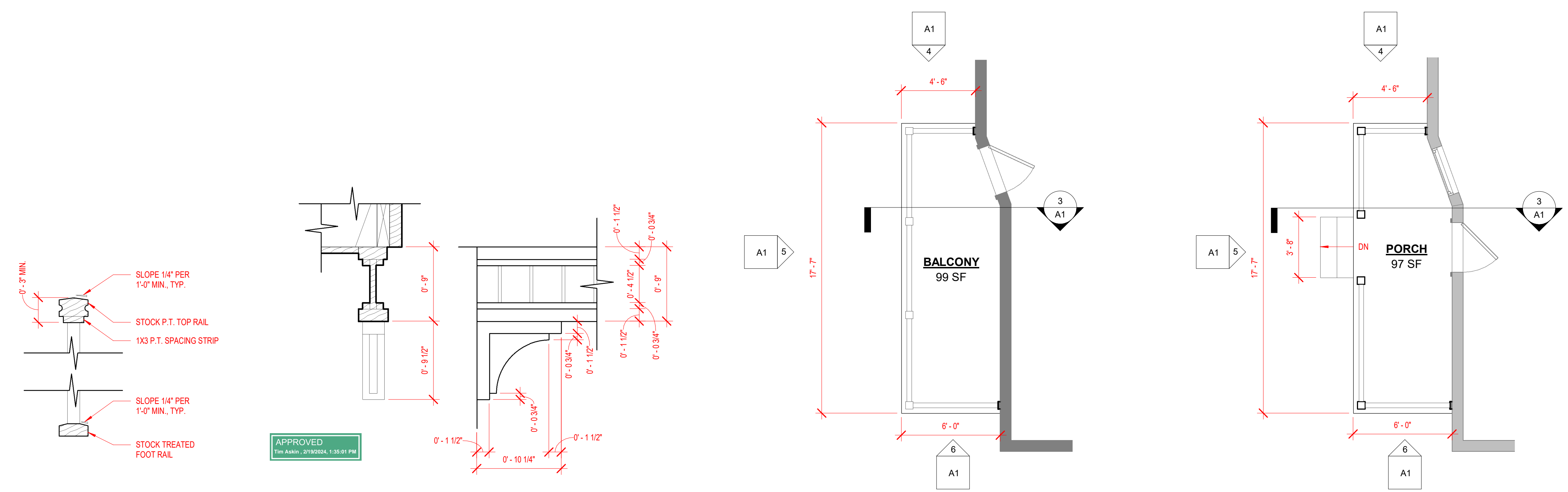
Item	Date	By

NOT FOR CONSTRUCTION

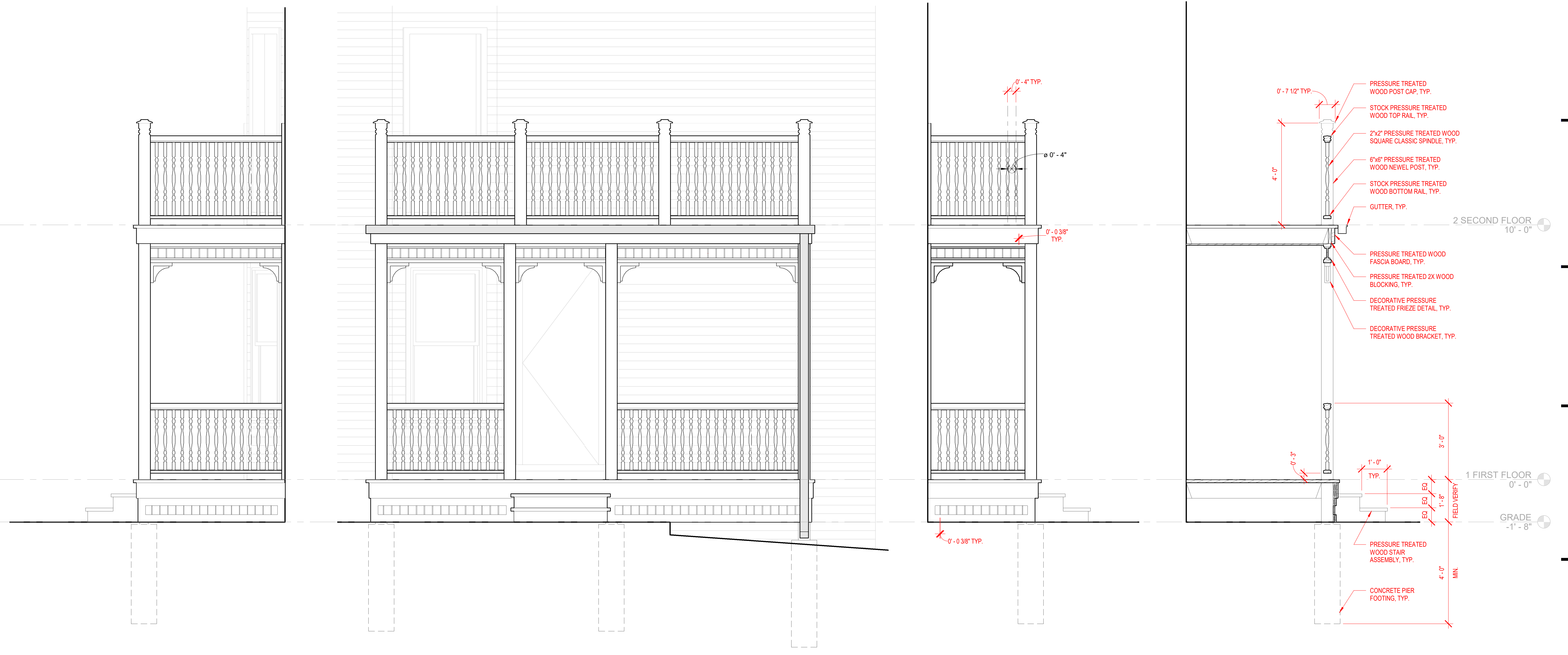
Project Manager -
 DrawnBy/Chk By N. ROBINSON
 Project No. 23-149
 Date FEBRUARY 5, 2024
 Sheet No.

A1

PORCHES & DECKS
 THE GENERAL CONTRACTOR TO VERIFY IF EXISTING EXTERIOR STAIRS & PATIOS NEED TO BE REPLACED. IF THEY NEED TO BE REBUILT, USE THE FOLLOWING DESIGN CRITERIA:
 - 5/4"x6" PT RADIUS DECKING ATTACHED TO PT 2X8 JOISTS @ 16" OC PERPENDICULAR TO HOUSE - 8'-0" MAX SPAN.
 - (2) 2x8- PERIMETER BEAM TO BE ANCHORED TO EXISTING MASONRY COLUMNS WHERE POSSIBLE. IF DETERMINED MASONRY CANNOT SUPPORT NEW FRAMING REPLACE WITH OR 6x6 PT COLUMNS @ 8'-0" OC MAX.
 - CONNECT JOISTS TO PERIMETER BEAM WITH GALVANIZED JOISTS HANGERS.
 - COLUMN TO BE SET ON 12" CONCRETE PIER FTGS (48" BELOW GRADE MIN) WITH GALVANIZED POST BASE.
 - STAIRS STRINGERS TO BE CUT FROM 2x12 & SPACED AT 16" OC MAXIMUM.
 - PROVIDE PT GAUARDRAIL & HANDRAIL SYSTEM (2x2 PICKETS 4" OC MAX) WHICH MUST WITHSTAND A HORIZONTAL FORCE OF 200 LBS APPLIED TO THE TOP RAIL.
 - GUARDRAILS: 36" MINIMUM HIGH AFF AT FIRST FLOOR & 42" MINIMUM HIGH AFF AT SECOND FLOOR
 - HANDRAILS: 34" MINIMUM HIGH (TYP.)



8 RAIL DETAIL 1/2" = 1'-0"
 7 FRIEZE DETAIL 1/2" = 1'-0"
 2 BALCONY FLOOR PLAN 1/4" = 1'-0"
 1 PORCH FLOOR PLAN 1/4" = 1'-0"



6 SOUTH ELEVATION 1/2" = 1'-0"
 5 WEST ELEVATION 1/2" = 1'-0"
 4 NORTH ELEVATION 1/2" = 1'-0"
 3 DETAIL SECTION 1/2" = 1'-0"