



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

**2723 E. Bradford Ave., North Point North Historic District**

Kitchen and back deck remodel per the attached plans.

**Date issued** 12/12/2024

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 finish wood must be smooth and free of knots and must be painted or treated with an opaque stain 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 the 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.

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

**Permits and timeline**

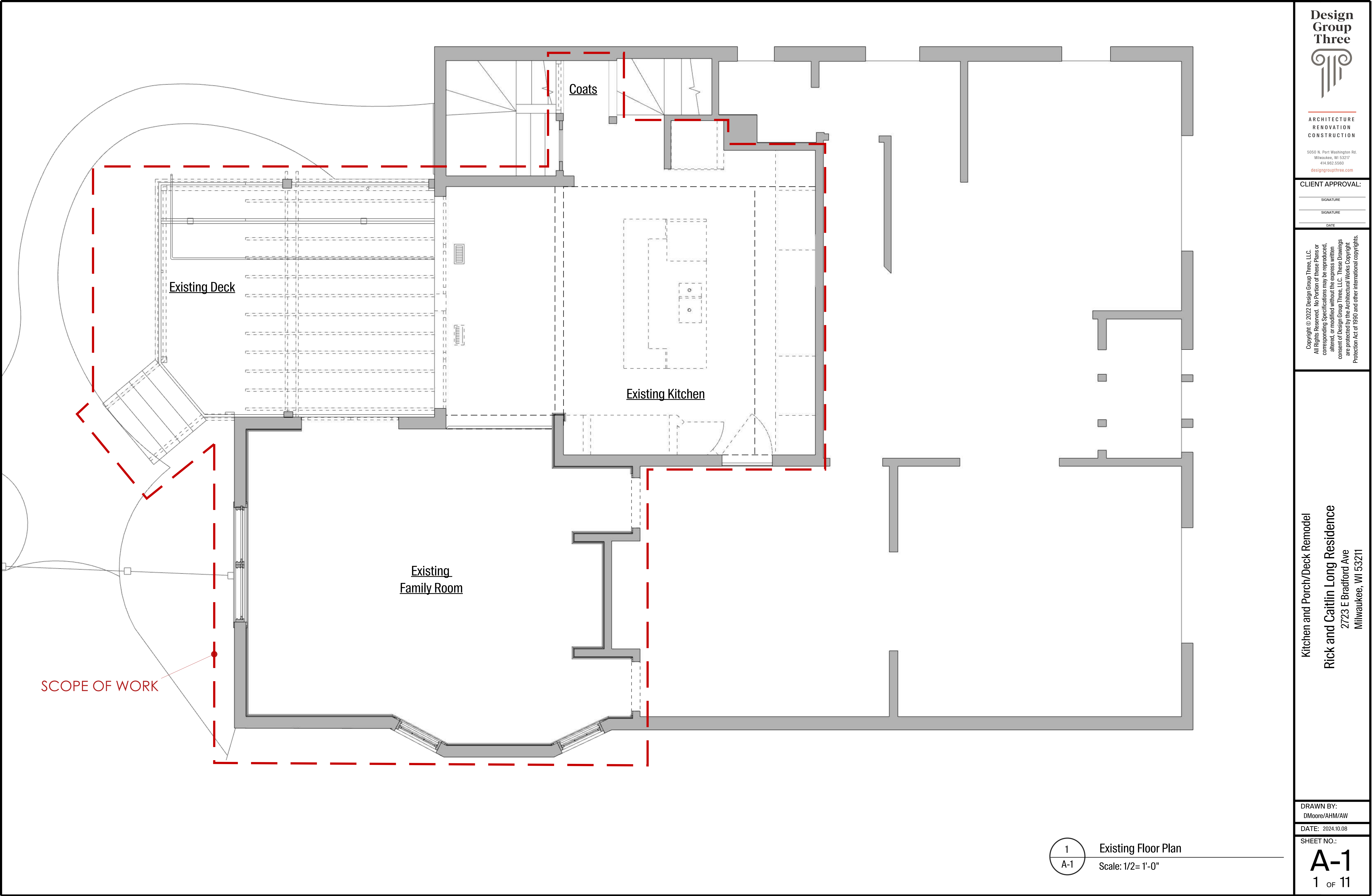
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center

**11 pages of plans to follow**



CLIENT APPROVAL:

SIGNATURE \_\_\_\_\_

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DATE \_\_\_\_\_

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Kitchen and Porch/Deck Remodel  
Rick and Caitlin Long Residence  
2723 E Bradford Ave  
Milwaukee, WI 53211

DRAWN BY:  
DMoore/AHM/AW

DATE: 2024.10.08

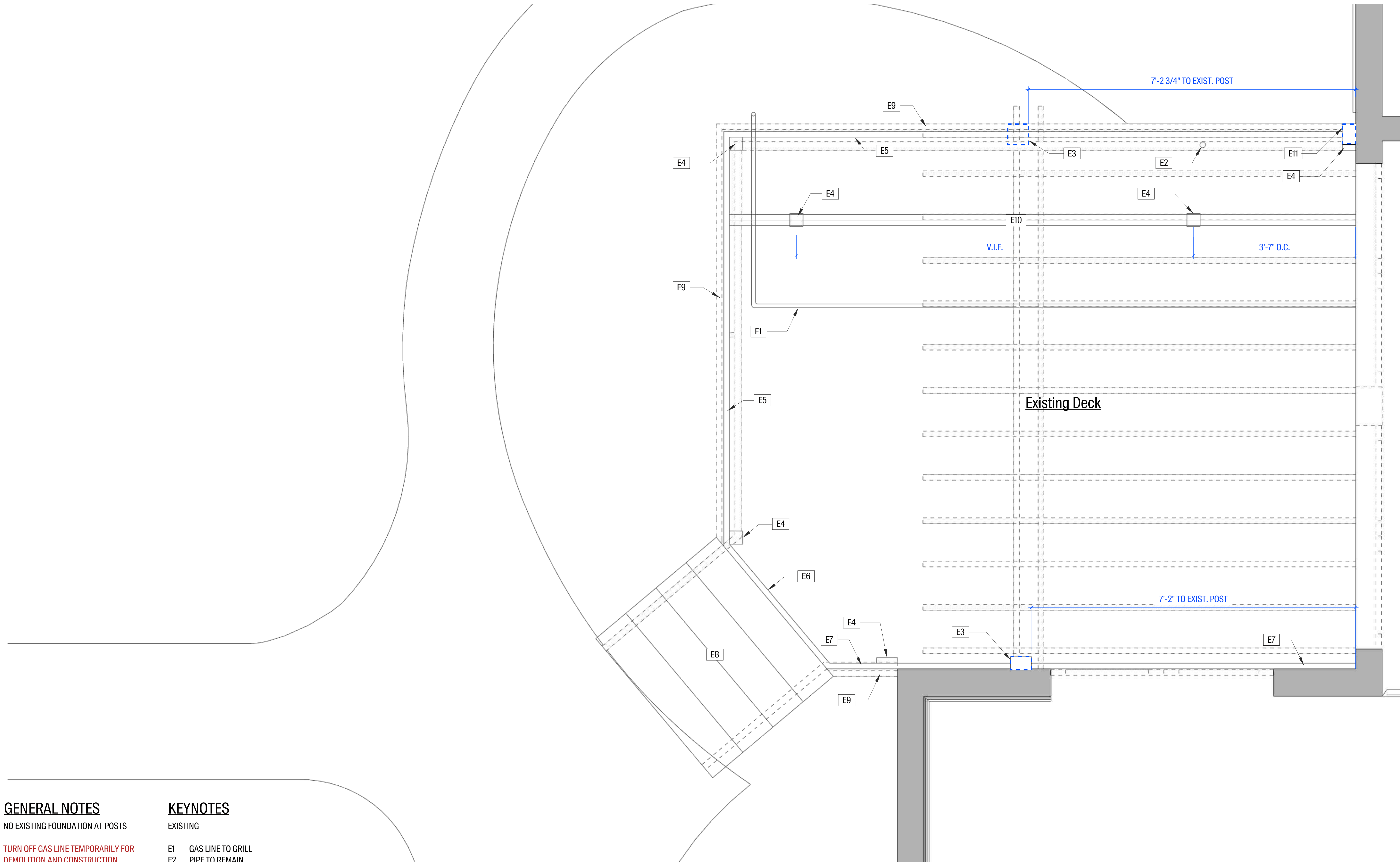
SHEET NO.:

1  
A-1

Existing Floor Plan

Scale: 1/2"= 1'-0"

**A-1**  
1 OF 11



### GENERAL NOTES

NO EXISTING FOUNDATION AT POSTS

TURN OFF GAS LINE TEMPORARILY FOR  
DEMOLITION AND CONSTRUCTION

### KEYNOTES

EXISTING

- E1 GAS LINE TO GRILL
- E2 PIPE TO REMAIN
- E3 POSTS BEARING NEW ROOF ABOVE
- E4 4x4 POST
- E5 2x10 RIM JOIST
- E6 STAIR BEAM
- E7 LEDGER BOARD
- E8 STAIRS
- E9 FASCIA WITH LATTICE
- E10 (2) 2x10 DROPPED BEAM
- E11 POST WITH NEW TRIM ABOVE (SEE ELEVATION)

1  
A-2

Existing Deck Structure

Scale: 1/2"= 1'-0"



ARCHITECTURE  
RENOVATION  
CONSTRUCTION

5050 N. Port Washington Rd.  
Milwaukee, WI 53217  
414.967.5560  
designgroupthree.com

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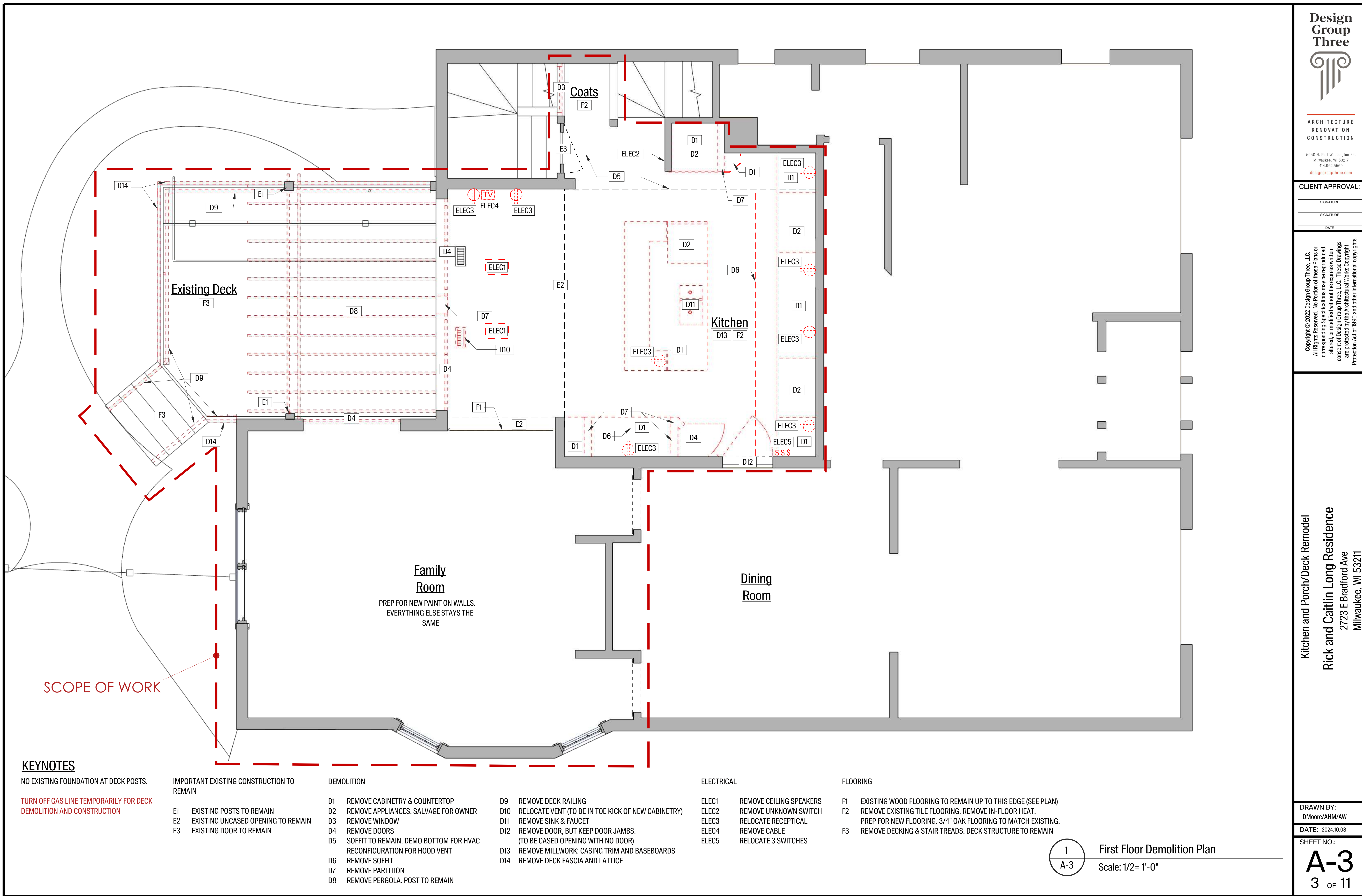
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3 OF 11



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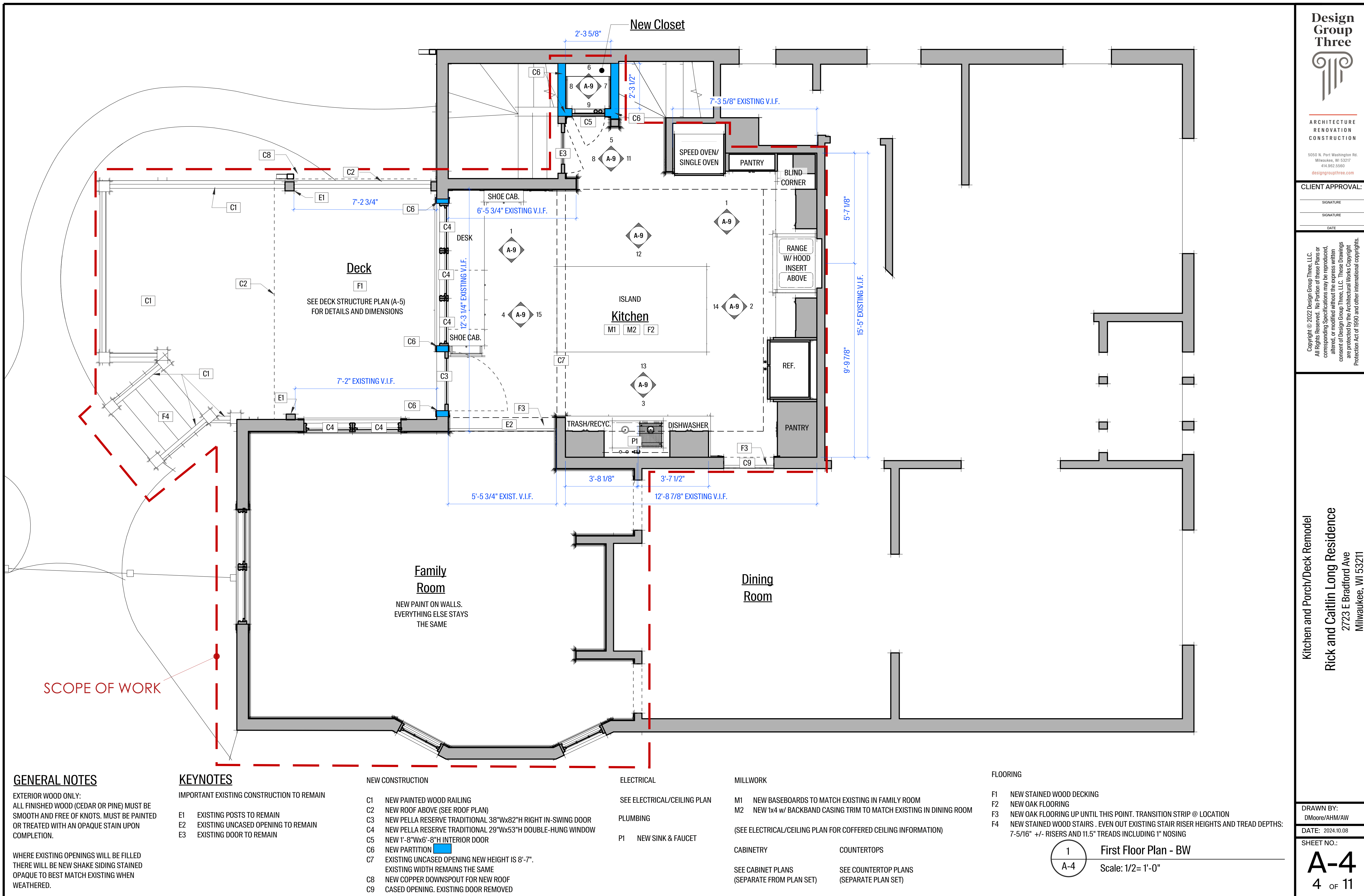
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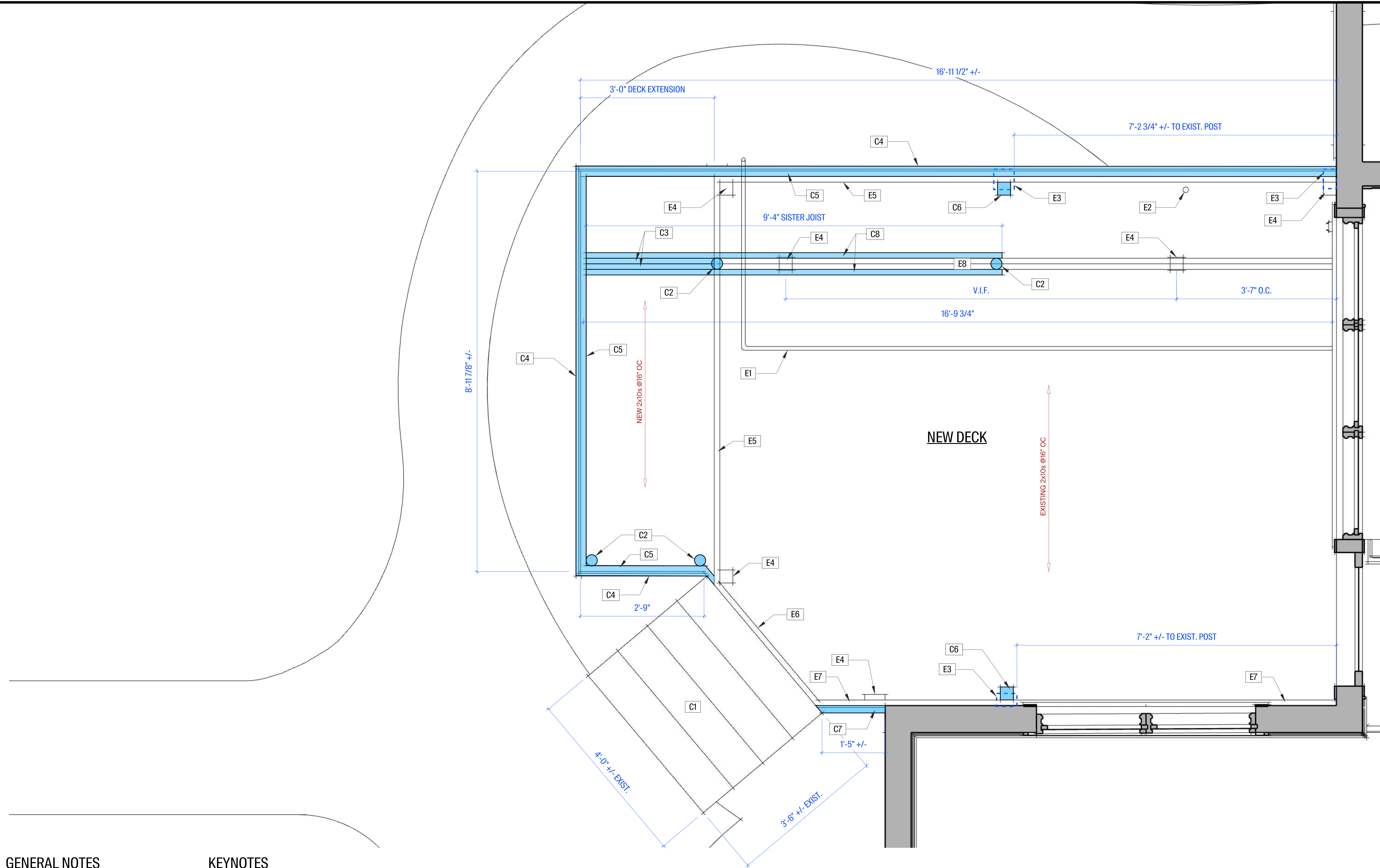
A-4  
4 OF 11



1  
A-4

First Floor Plan - BW

Scale: 1/2"= 1'-0"



### GENERAL NOTES

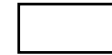
NO EXISTING FOUNDATION AT POSTS.

TURN OFF GAS LINE TEMPORARILY FOR DEMOLITION AND CONSTRUCTION

EXTERIOR WOOD ONLY:  
ALL FINISHED WOOD (CEDAR OR PINE) MUST BE SMOOTH AND FREE OF KNOTS. MUST BE PAINTED OR TREATED WITH AN OPAQUE STAIN UPON COMPLETION.

### KEYNOTES

EXISTING TO REMAIN

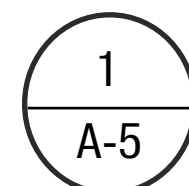


- E1 GAS LINE TO GRILL
- E2 PIPE TO REMAIN
- E3 POSTS BEARING NEW ROOF ABOVE
- E4 4x4 POST
- E5 2x10 RIM JOIST
- E6 STAIR BEAM
- E7 LEDGER BOARD
- E8 (2) 2x10 DROPPED BEAM

NEW CONSTRUCTION



- C1 EXISTING STAIR STRUCTURE TO REMAIN. EVEN OUT STAIR RISER HEIGHTS AND TREAD DEPTHS: 7-5/16\"/>
- C2 HELICAL PIER
- C3 (2) 2x10 DROPPED BEAM EXTENSION
- C4 1x10 PAINTED WOOD DECK FASCIA AND PAINTED WOOD LATTICE
- C5 2x10 RIM JOIST
- C6 CONFIRM BEARING REQUIREMENTS FOR ROOF LOAD
- C7 2x10 PAINTED WOOD DECK FASCIA AND PAINTED WOOD LATTICE
- C8 2x10 SISTER JOIST



New Deck Structure

Scale: 1" = 1'-0"



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Kitchen and Porch/Deck Remodel

**Rick and Caitlin Long Residence**

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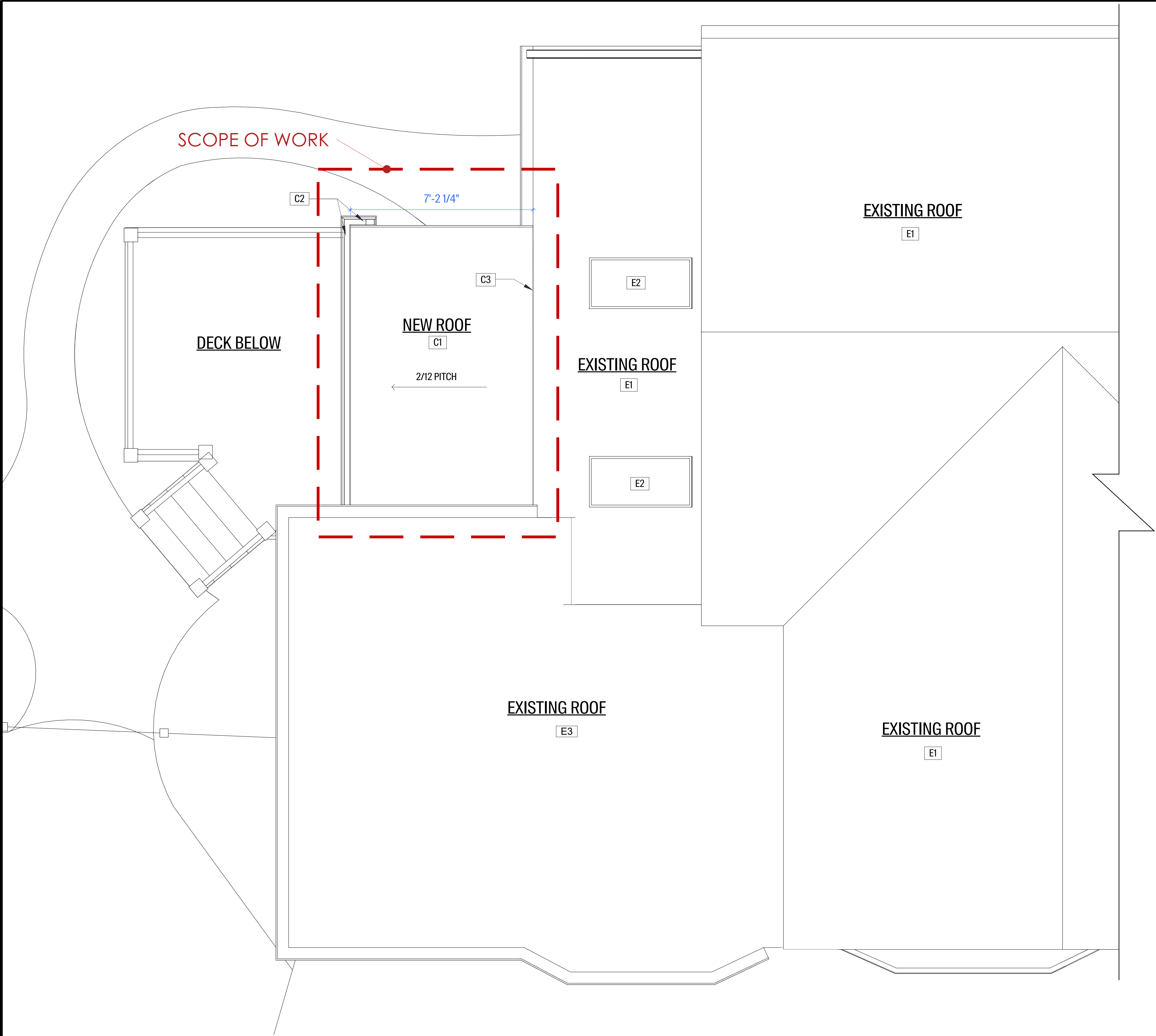
1  
A-6

First Floor Plan - Color

Scale: 1/2"= 1'-0"

**A-6**

6 OF 11



**GENERAL NOTES**  
EXTERIOR WOOD ONLY:  
ALL FINISHED WOOD (CEDAR OR PINE) MUST BE SMOOTH AND FREE OF KNOTS. MUST BE PAINTED OR TREATED WITH AN OPAQUE STAIN UPON COMPLETION.

**KEYNOTES**  
IMPORTANT EXISTING CONSTRUCTION TO REMAIN  
E1 EXISTING ASPHALT SHINGLE ROOF  
E2 EXISTING SKYLIGHT  
E3 EXISTING RUBBER FLAT ROOF

NEW CONSTRUCTION  
C1 NEW 2/12 LOW-SLOPED SHED ROOF ON EXISTING POSTS AND FOOTINGS. EDPM RUBBER ROOFING MATERIAL TO BEST MATCH E3 ROOF  
C2 NEW COPPER GUTTER AND DOWNSPOUT TO MATCH EXISTING  
C3 NEW ROOF CONNECT TO EXISTING ROOF @ THIS LOCATION

1  
A-7

**Roof Plan**  
Scale: 1/2= 1'-0"

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**A-7**  
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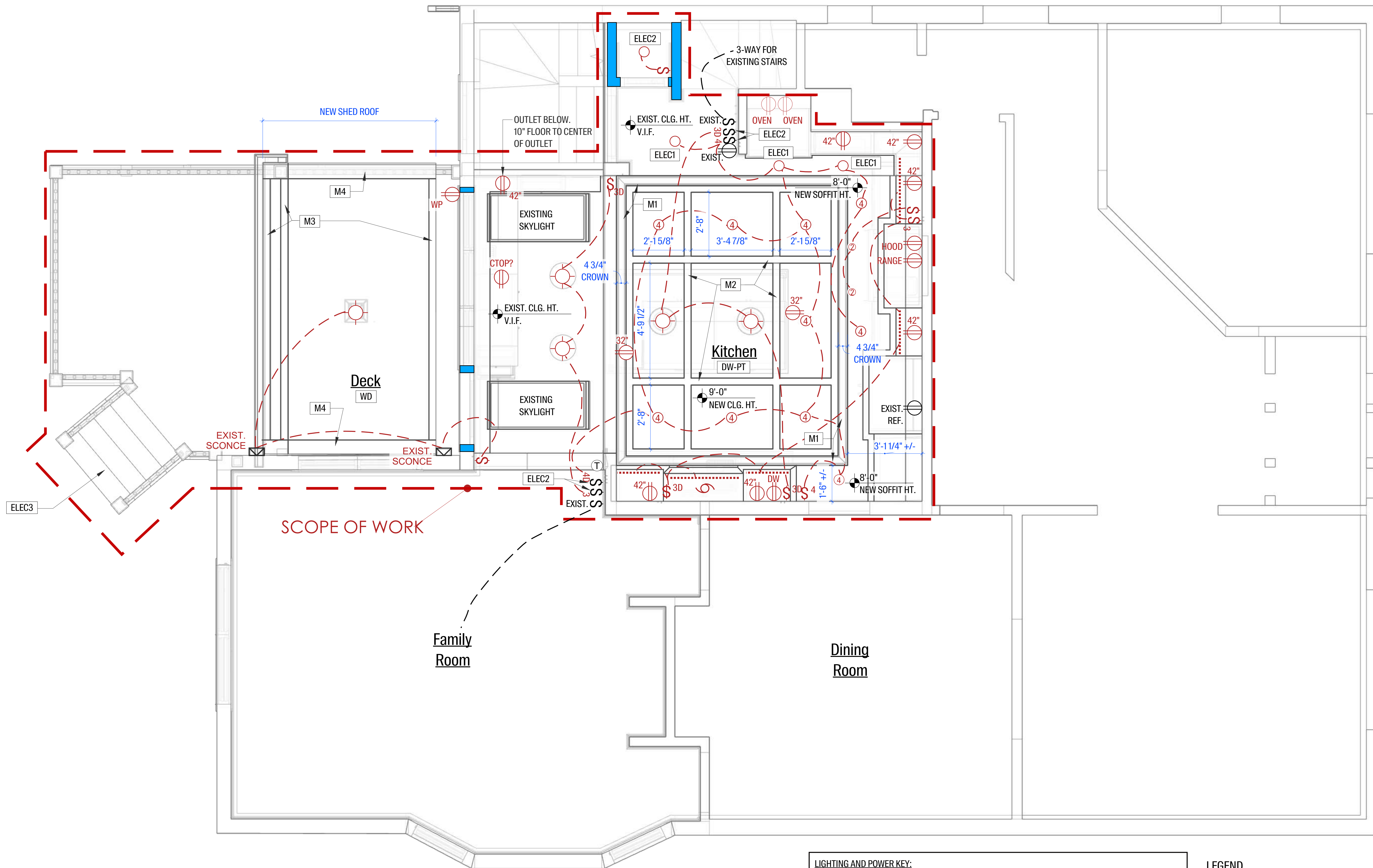
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COMPLETION.

## KEYNOTES

## ELECTRICAL

ELEC1 REPLACE EXISTING RECESSED LIGHT WITH NEW  
ELEC2 EXISTING SWITCHES RECONFIGURED TO NEW LIGHTS  
ELEC3 VERIFY RISER LIGHTS (NEW STEP LIGHTS TO BE SIMILAR)

## MILLWORK

COFFERED CEILING  
M1 NEW 4\"/>

## DECK SOFFIT TRIM

M3 NEW 1x4 PAINTED WOOD TRIM  
M4 NEW 1x8 PAINTED WOOD TRIM

## CEILING FINISH

DW-PT PAINTED DRYWALL  
WD WOOD STAINED OR PAINTED BEADBOARD

## LIGHTING AND POWER KEY:

○ LED CAN LIGHT  
② 2\"/>

⊖ ELECTRICAL OUTLET  
⊖ WP WEATHERPROOF OUTLET  
⊖ T THERMOSTAT  
⊖ TV CABLE/SATELITE TV  
⊖ DISPOSAL  
..... LED UNDER CABINET STRIP LIGHT  
⊖ LED PENDANT LIGHT

## LEGEND

NEW ELECTRICAL  
EXISTING ELECTRICAL

1  
A-8

## Electrical/Ceiling Plan

Scale: 1/2= 1'-0"

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8 OF 11



REAR EXTERIOR VIEWS



1  
A-9

REAR / SOUTH EXTERIOR ELEVATION

1/2" = 1'-0"

GENERAL NOTES

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SMOOTH AND FREE OF KNOTS. MUST BE PAINTED  
OR TREATED WITH AN OPAQUE STAIN UPON  
COMPLETION.

WHERE EXISTING OPENINGS WILL BE FILLED  
THERE WILL BE NEW SHAKE SIDING STAINED  
OPAQUE TO BEST MATCH EXISTING WHEN  
WEATHERED.

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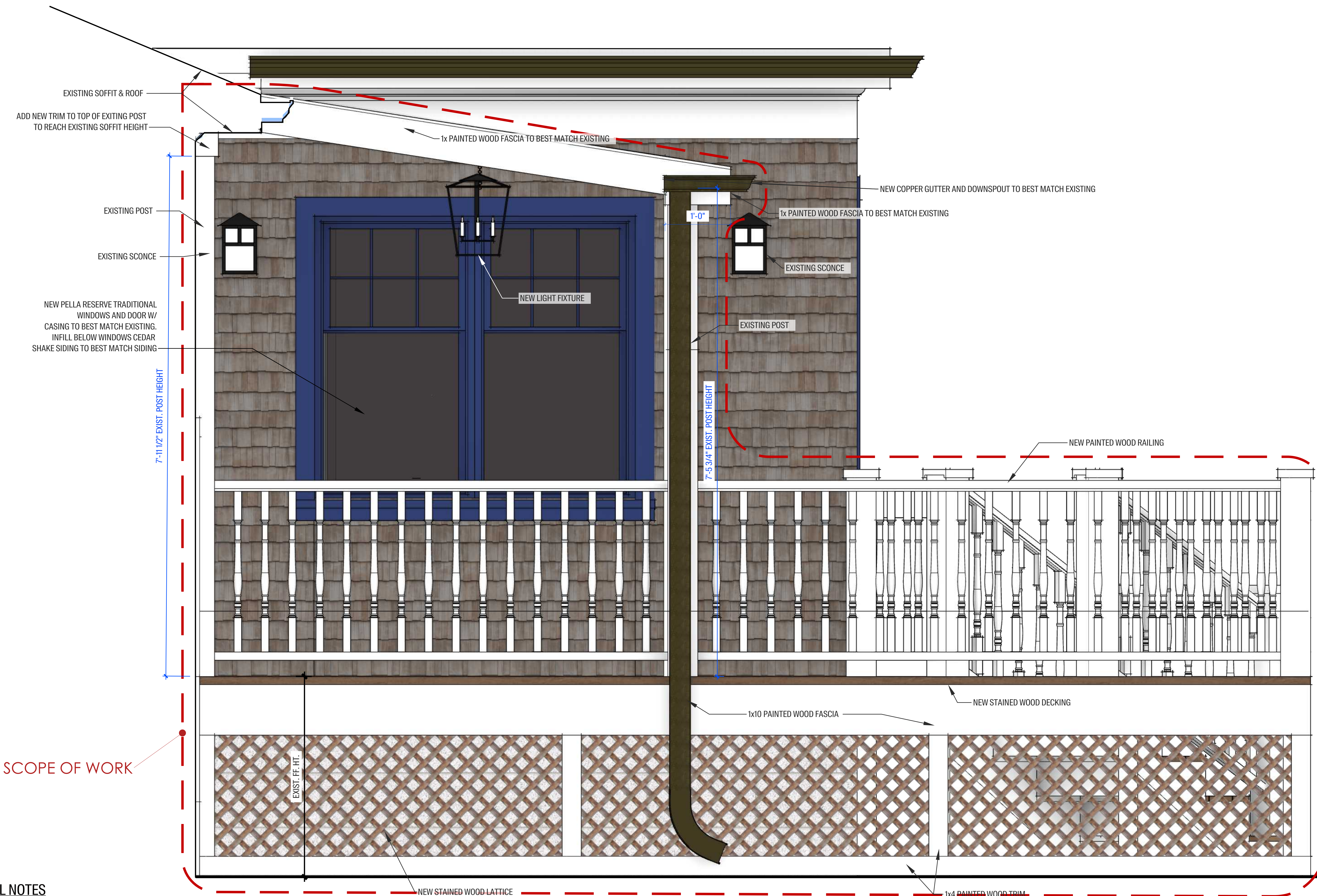
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GENERAL NOTES

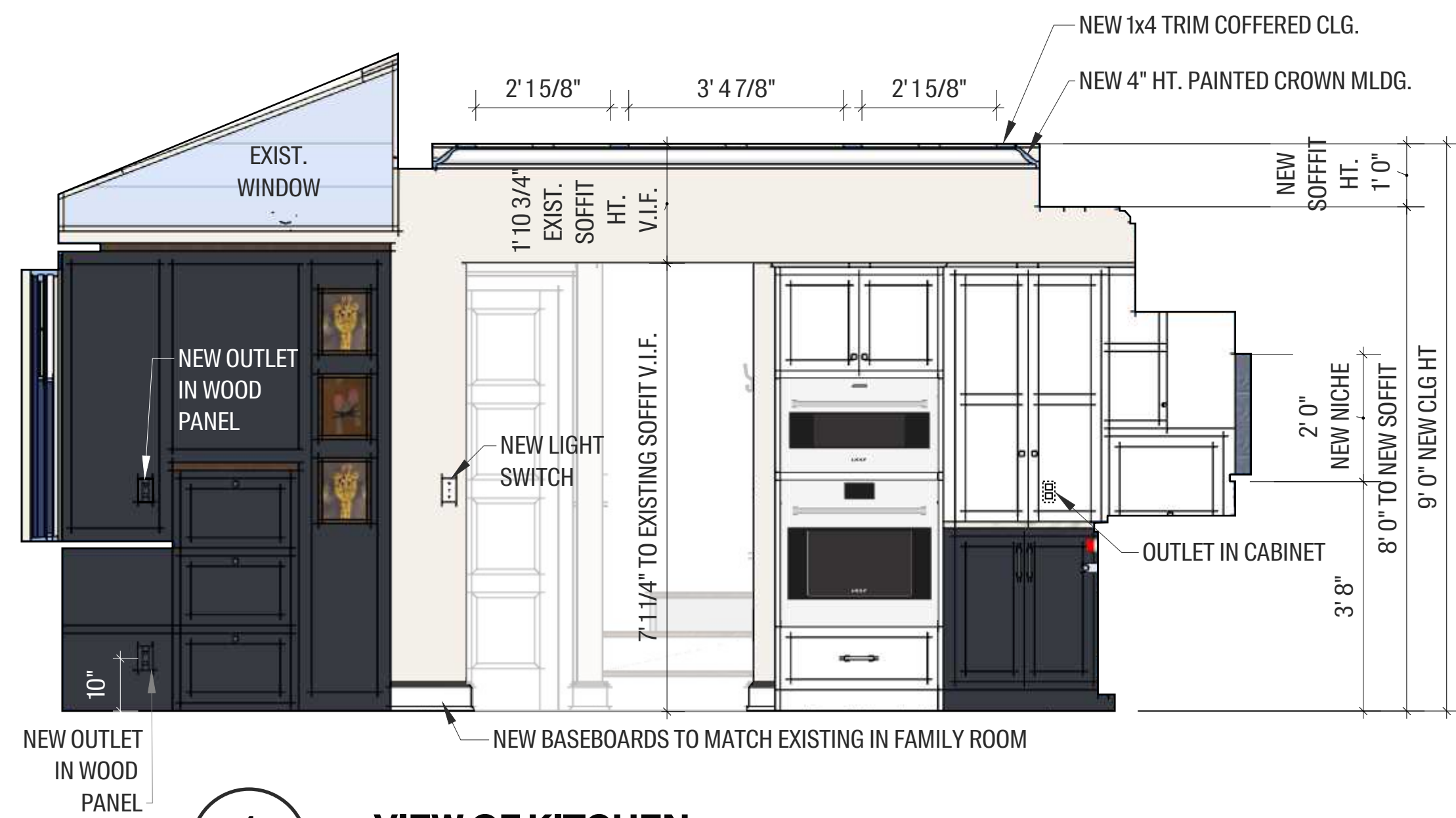
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COMPLETION.

WHERE EXISTING OPENINGS WILL BE FILLED  
THERE WILL BE NEW SHAKE SIDING STAINED  
OPAQUE TO BEST MATCH EXISTING WHEN  
WEATHERED.

1  
A-10

SIDE / WEST EXTERIOR ELEVATION

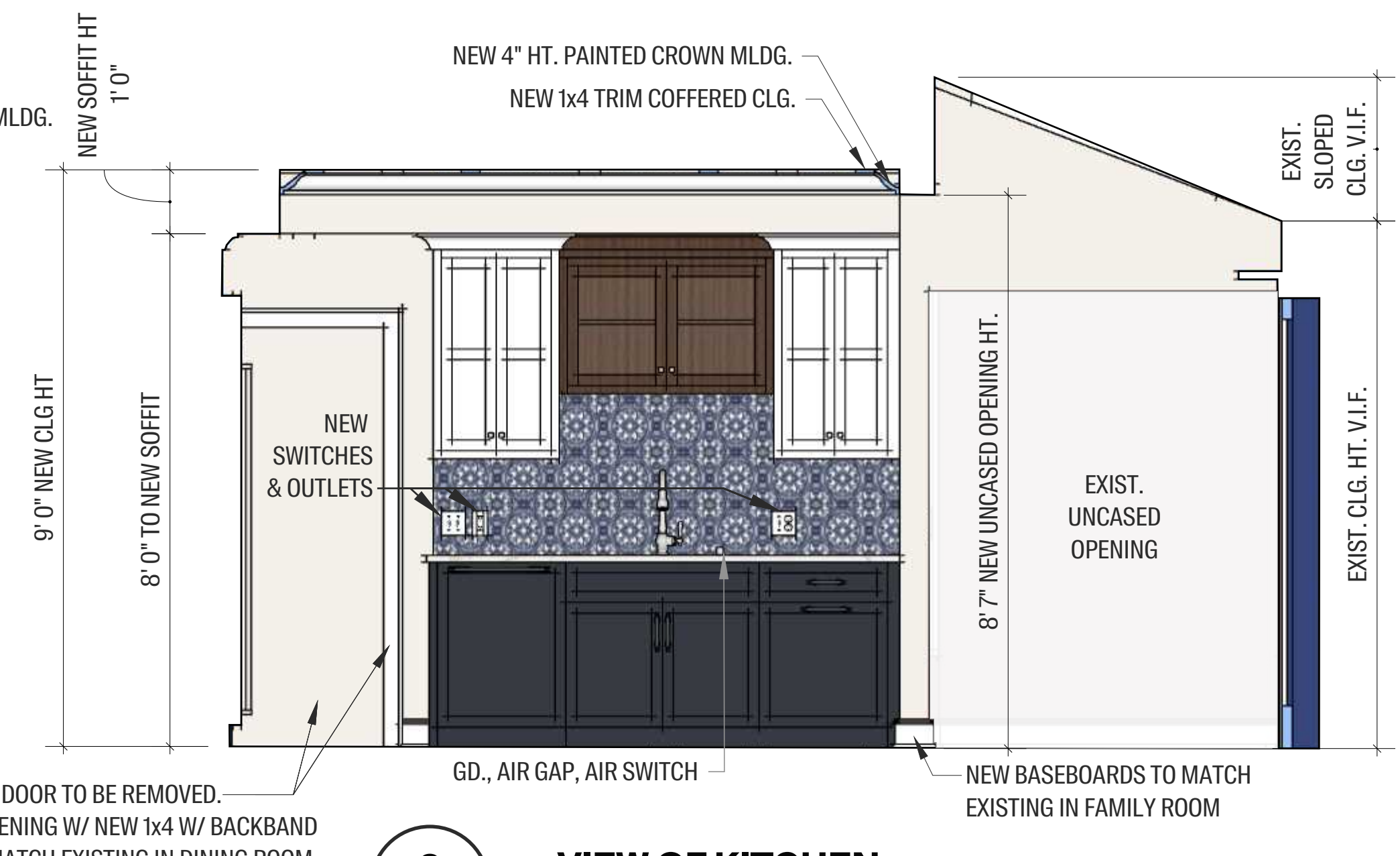
1 1/2" = 1'-0"



1  
A-11  
VIEW OF KITCHEN  
1/2" = 1'-0"



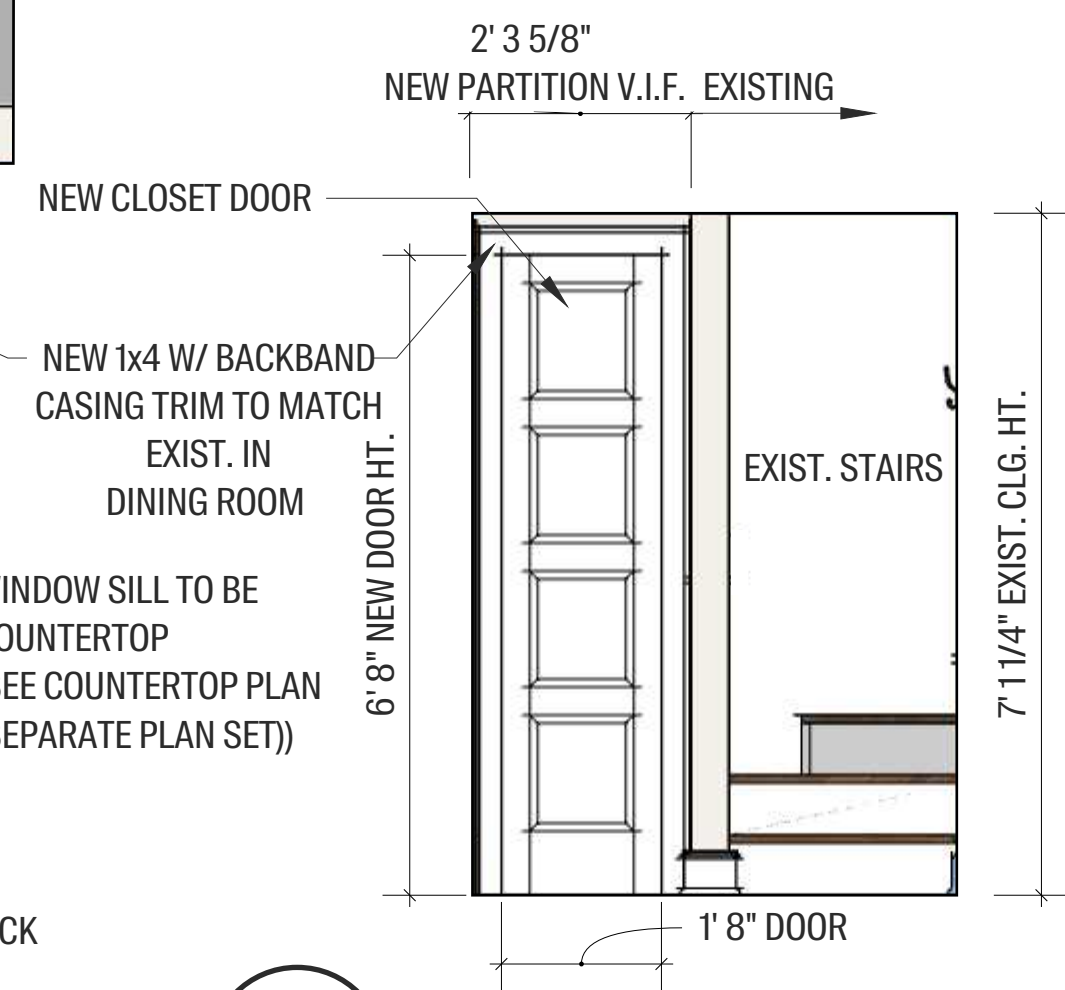
2  
A-11  
VIEW OF KITCHEN  
1/2" = 1'-0"



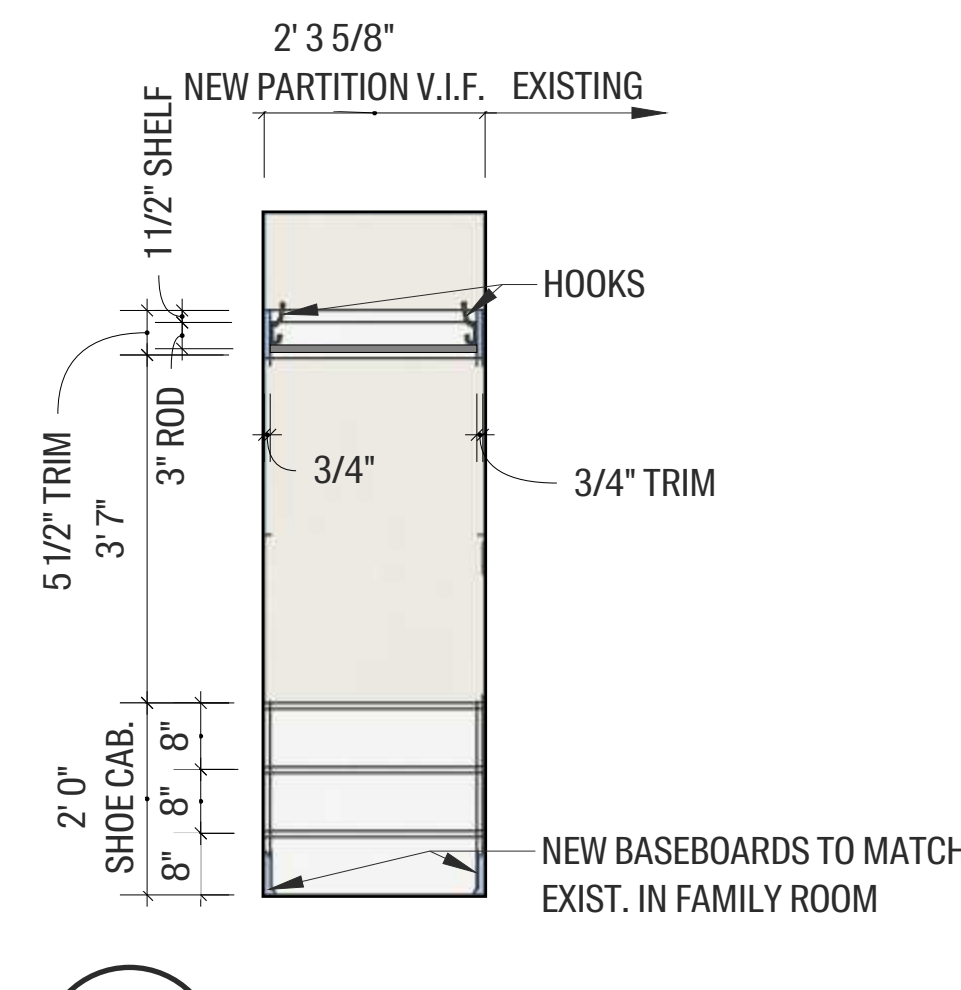
3  
A-11  
VIEW OF KITCHEN  
1/2" = 1'-0"



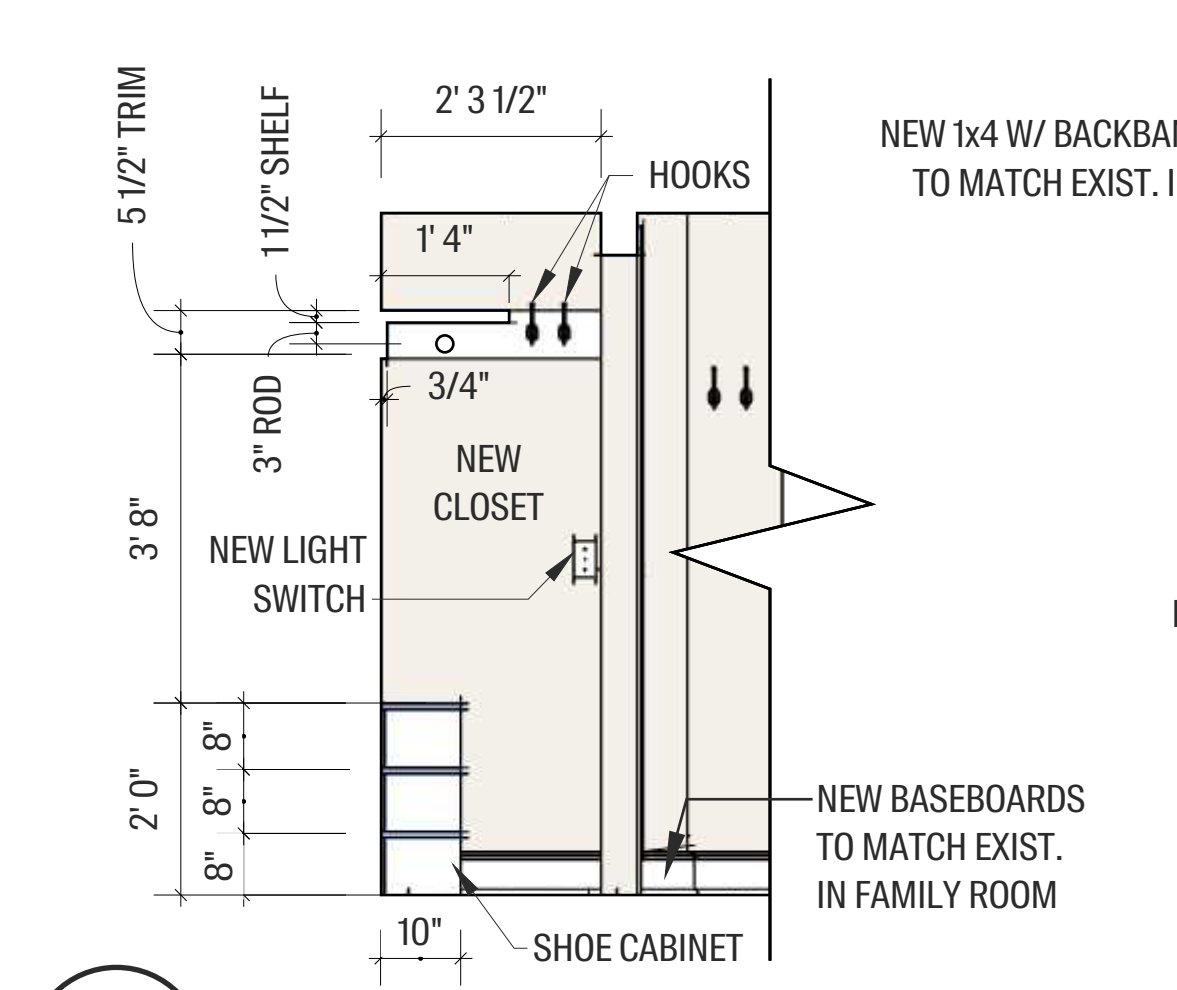
4  
A-11  
VIEW OF KITCHEN  
1/2" = 1'-0"



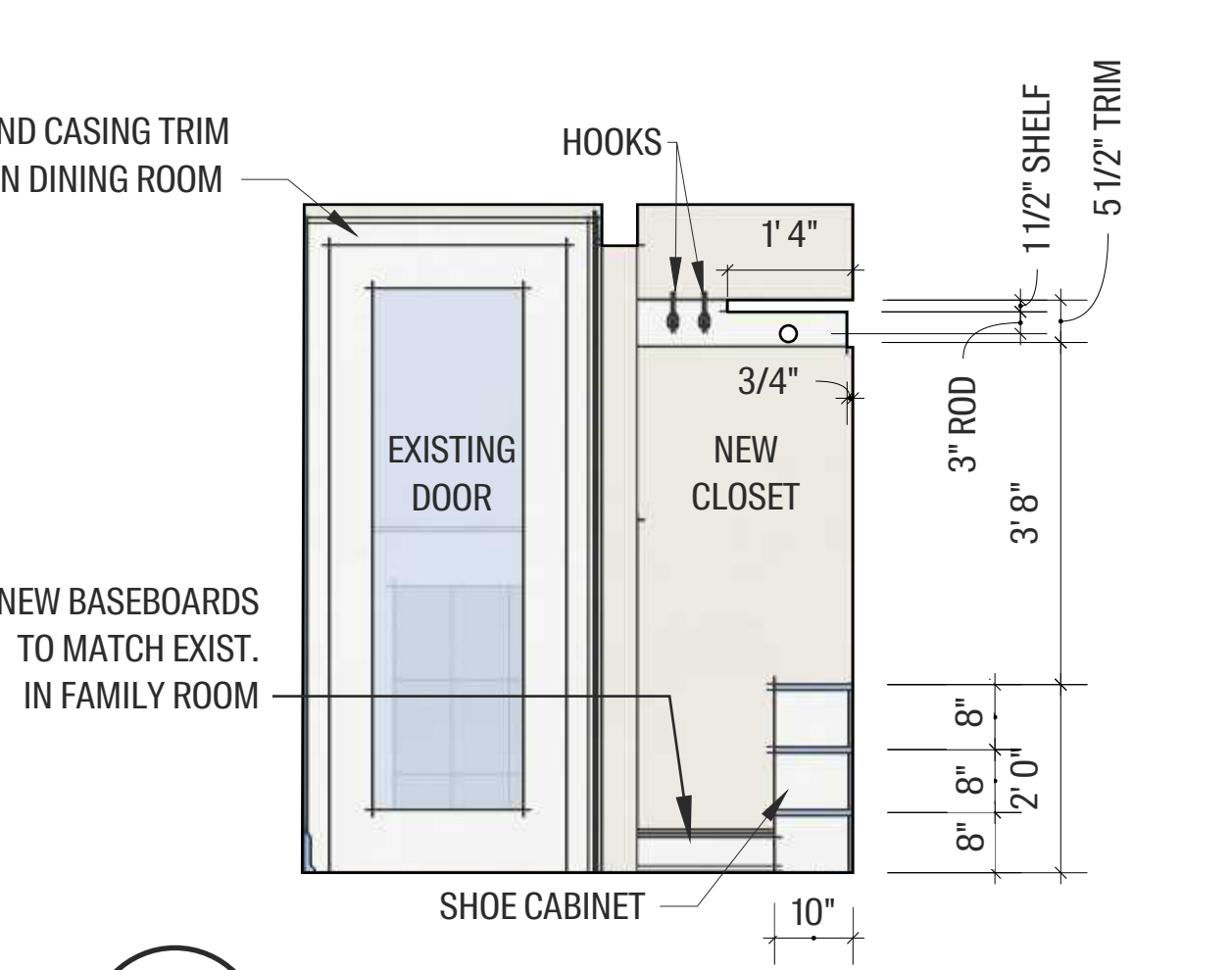
5  
A-11  
VIEW OF CLOSET DOOR  
1/2" = 1'-0"



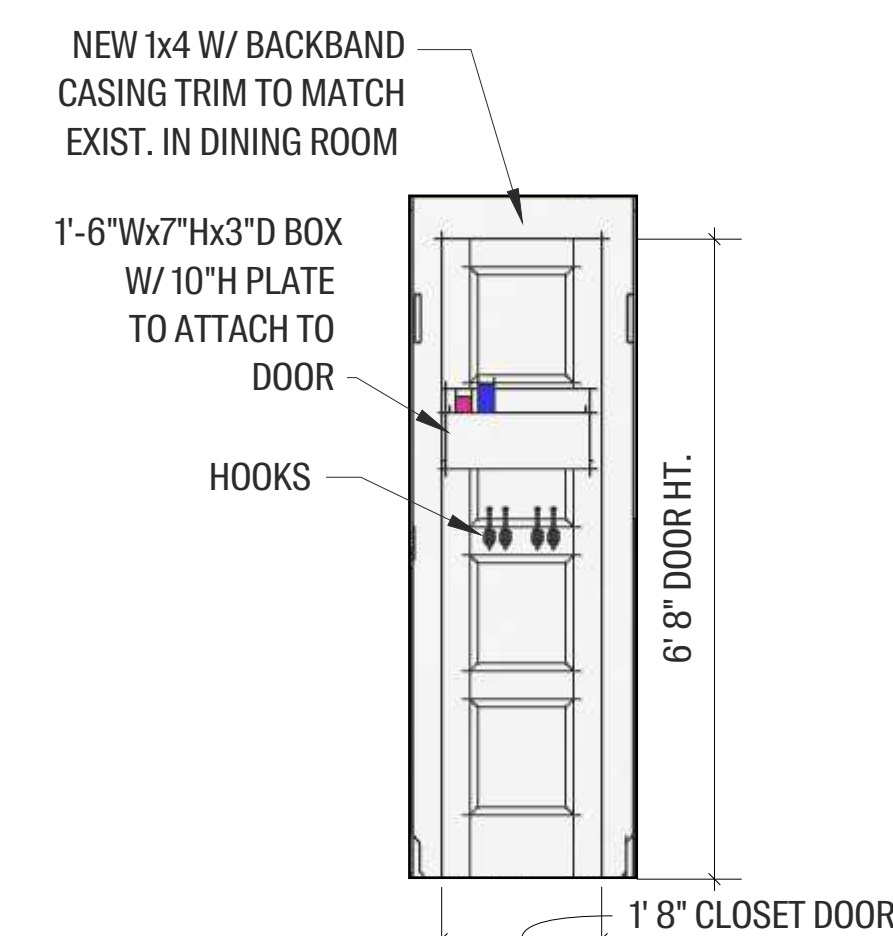
6  
A-11  
VIEW OF INSIDE CLOSET  
1/2" = 1'-0"



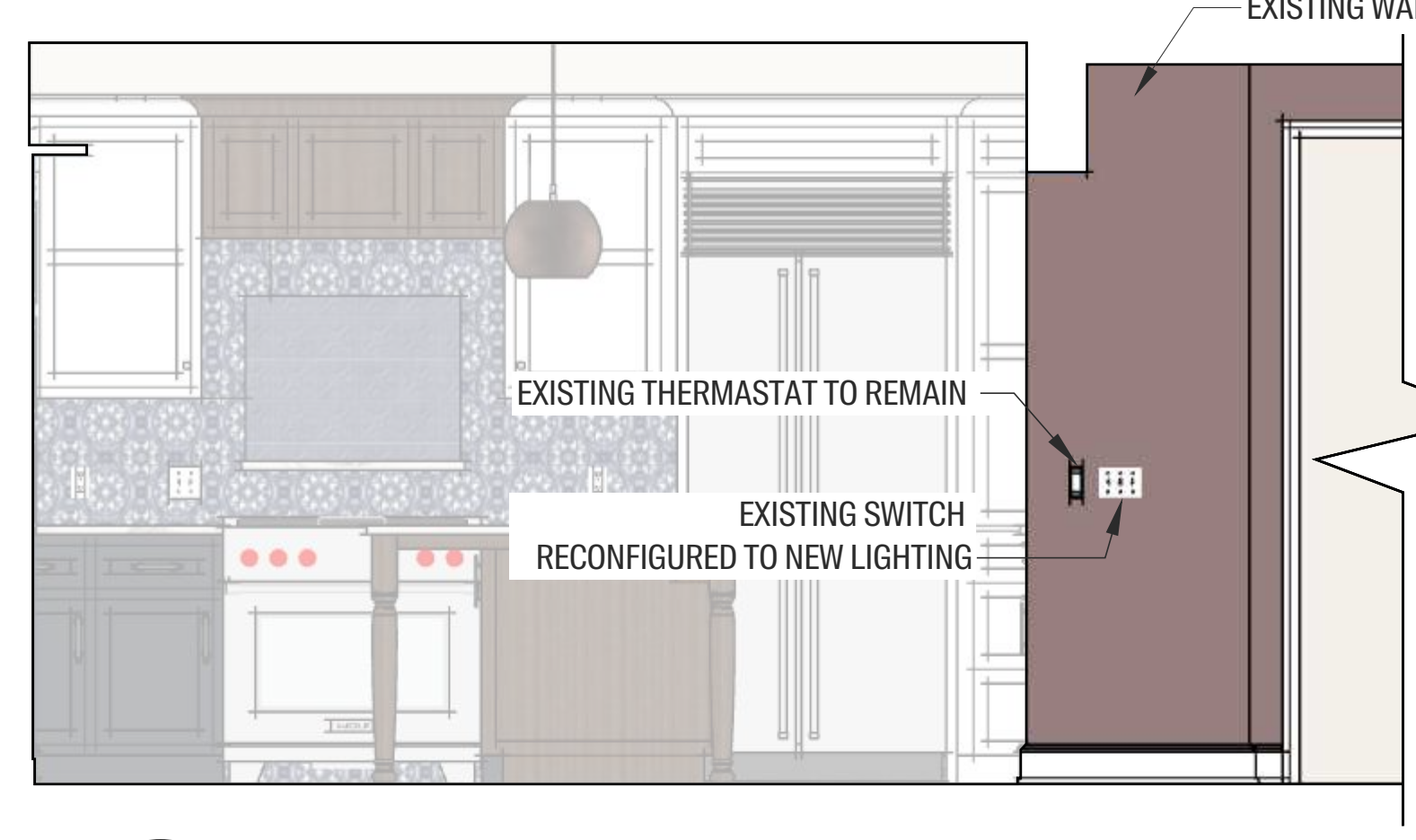
7  
A-11  
VIEW OF INSIDE CLOSET (RIGHT)  
1/2" = 1'-0"



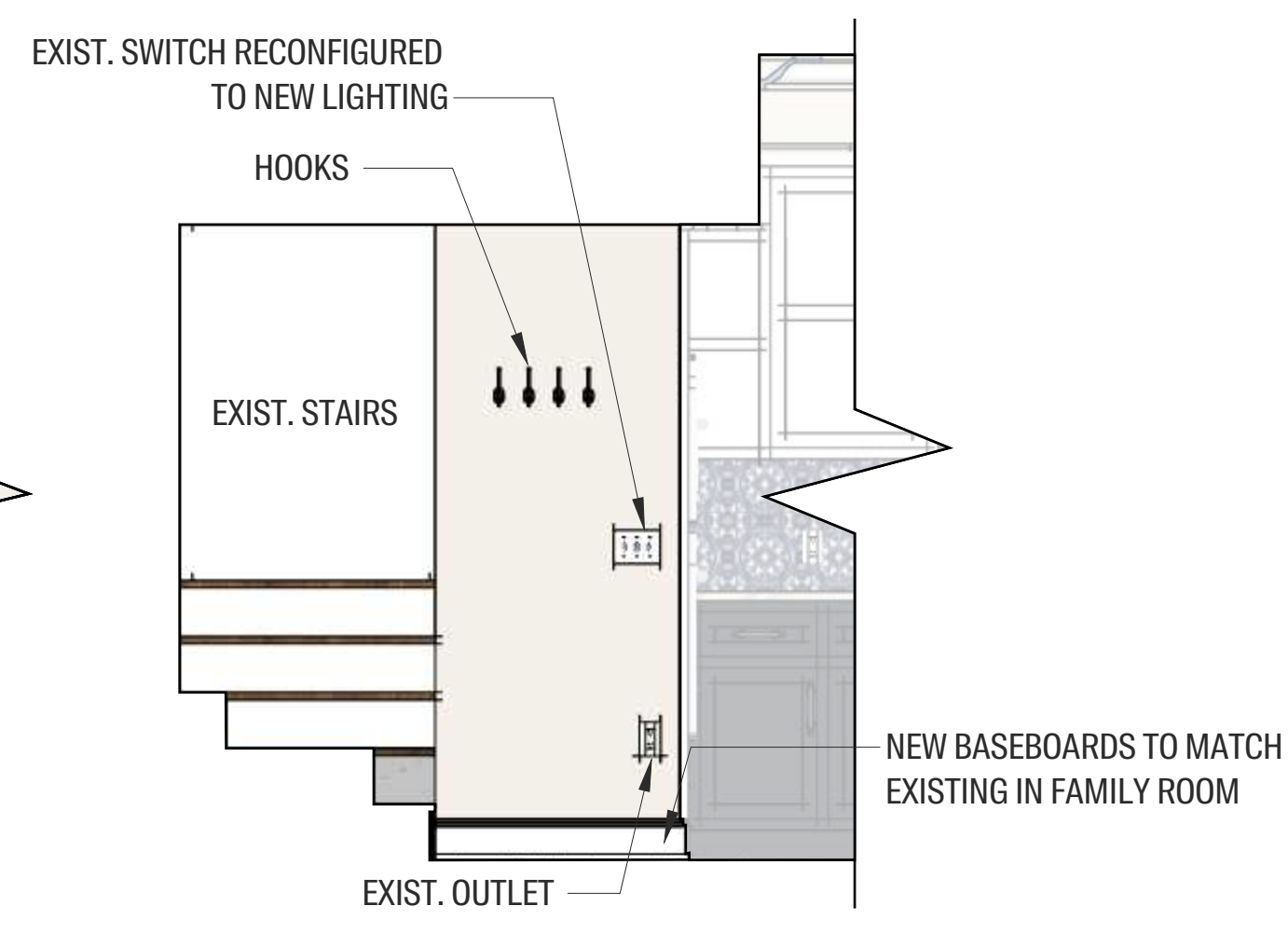
8  
A-11  
VIEW OF INSIDE CLOSET (LEFT)  
1/2" = 1'-0"



9  
A-11  
BACK OF CLOSET DOOR  
1/2" = 1'-0"



10  
A-11  
VIEW OF FAMILY ROOM TO KITCHEN WALL  
1/2" = 1'-0"



11  
A-11  
VIEW OF STAIR WALL  
1/2" = 1'-0"



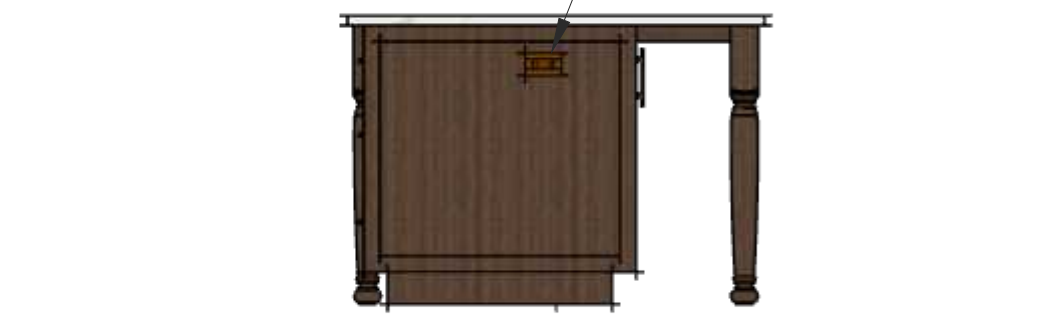
13  
A-11  
VIEW OF KITCHEN ISLAND  
1/2" = 1'-0"



12  
A-11  
VIEW OF KITCHEN ISLAND  
1/2" = 1'-0"



15  
A-11  
VIEW OF KITCHEN ISLAND  
1/2" = 1'-0"



14  
A-11  
VIEW OF KITCHEN ISLAND  
1/2" = 1'-0"