



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	210 W. BROWN ST. Brewers Hill Historic District
Description of work	Install Smart Vent on roof near the gutter line for air circulation beneath roof boards. Remove glass block windows in basement and install new wood awning type windows. Install two new double hung windows on east elevation. Rebuild bay window on east elevation consisting of one landscape sash and two flanking double hung windows. Replace bay window on front elevation (south) with a new landscape sash and two flanking double hung windows. Install two new storm windows on south elevation facing the street.
Date issued	8/21/2013 PTS ID 89526 COA, window replacement

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 windows will be made of wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum clad or FRP windows are permitted. All new replacement trim must be solid wood and match the original in terms of thickness and profile and must be smooth and free of knots. Please note the use of naturally decay-resistant woods such as western red cedar, domestic Spanish cedar, and redwood to name a few are highly recommended. The installation of western white pine or ponderosa pine is "at your own risk" as this wood has no natural decay resistance and can decay in as little as three years in an exterior environment. Landscape sash replacement on front and side elevations must be of cottage sash design with a small transom window over the larger the landscape sash. No muntins may be installed in any of the replacement windows. **New window units must not be installed within the existing window jambs and must be a stud to stud replacement and original glass sizes must be matched. Historic thick sills, 1-3/4" thick must be used per the original windows and the sill ears must be extended so that the side trim board rests on top of them as per the original design. As an option, sash pak replacements where just the movable sash are replaced with new all-wood sash is also acceptable. Landscape sash and transom above cannot be casement windows and must be double hung units like the originals.** All wood must be painted upon completion. Please note that research has shown that when new,

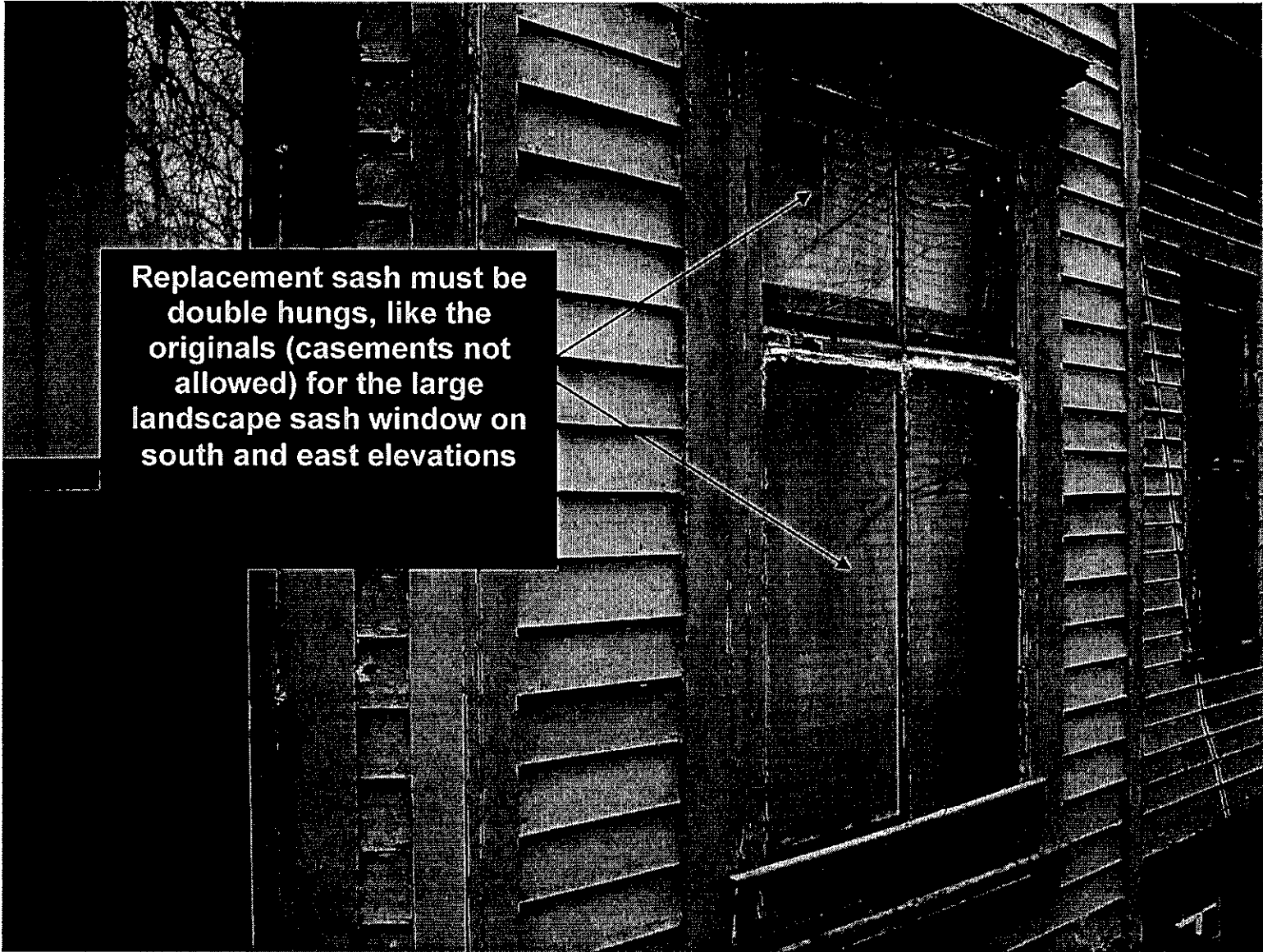
bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased.

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) 286-3004 E-mail: pjakub@milwaukee.gov.

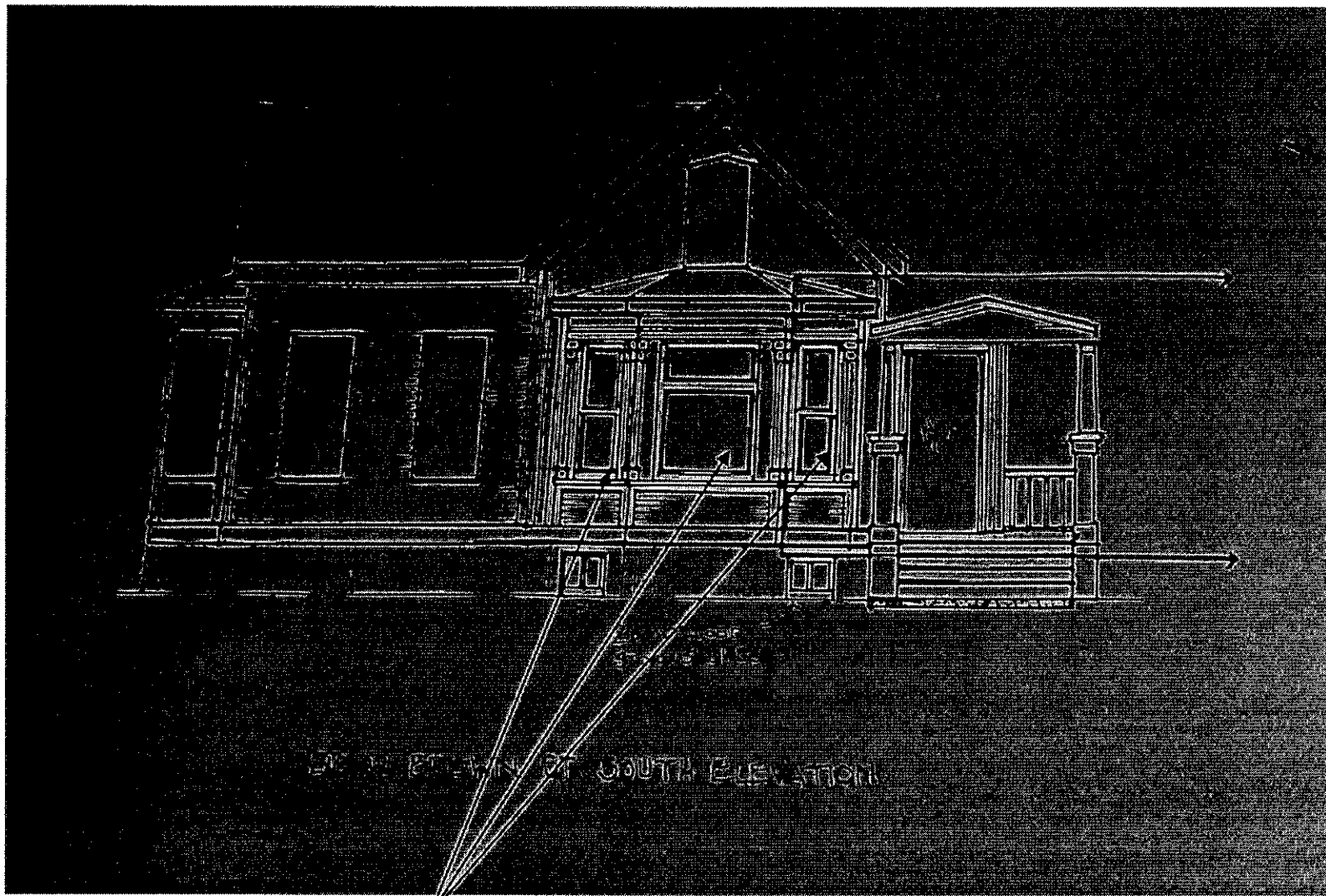
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

Paul Jakubovich
City of Milwaukee Historic Preservation

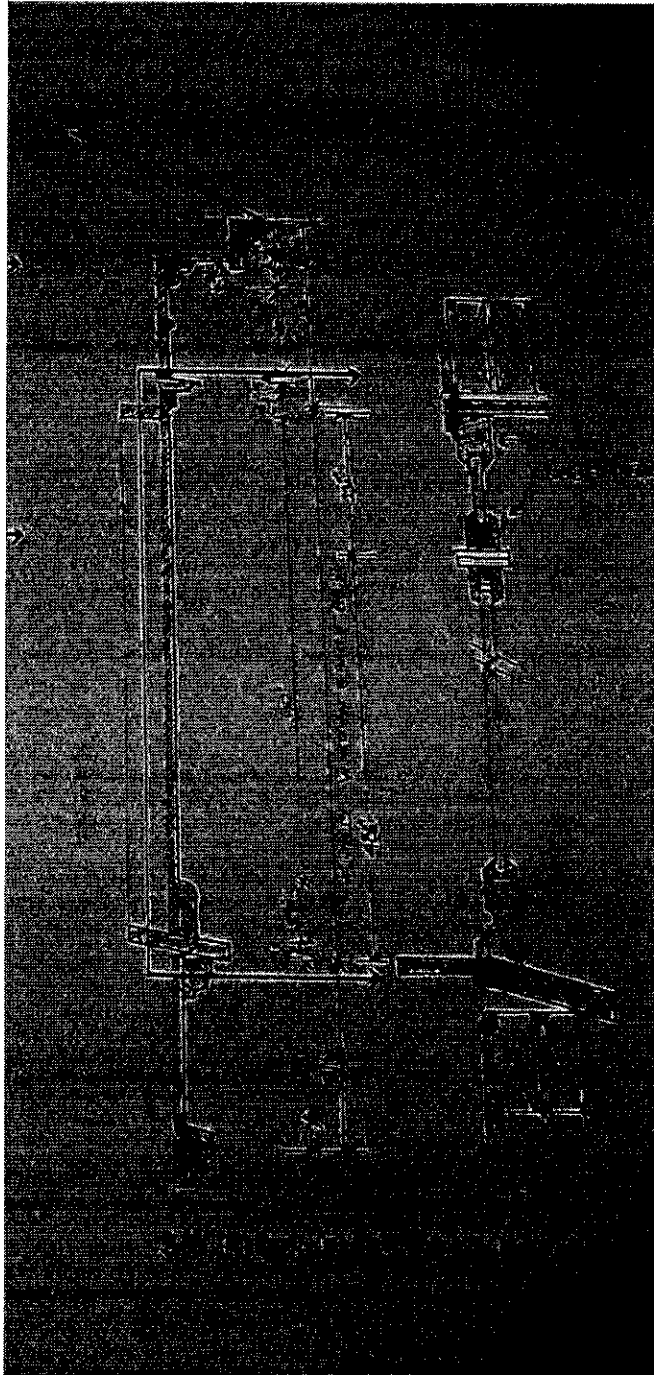
Copies to: Development Center, Ald. Milele Coggs, Inspector Bret Radke (286-2553), Inspector Heidi Weed



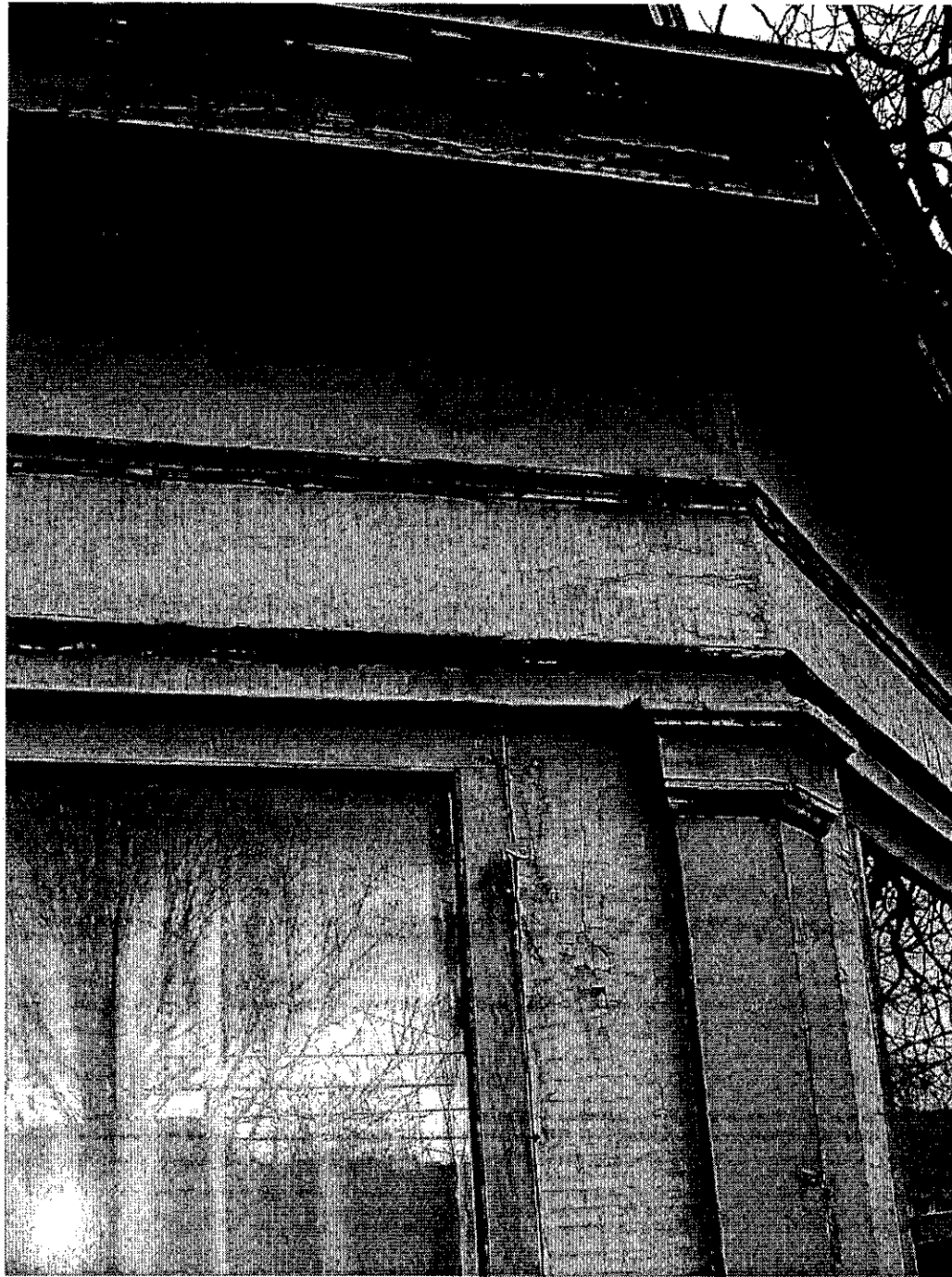
Replacement sash must be double hung, like the originals (casements not allowed) for the large landscape sash window on south and east elevations



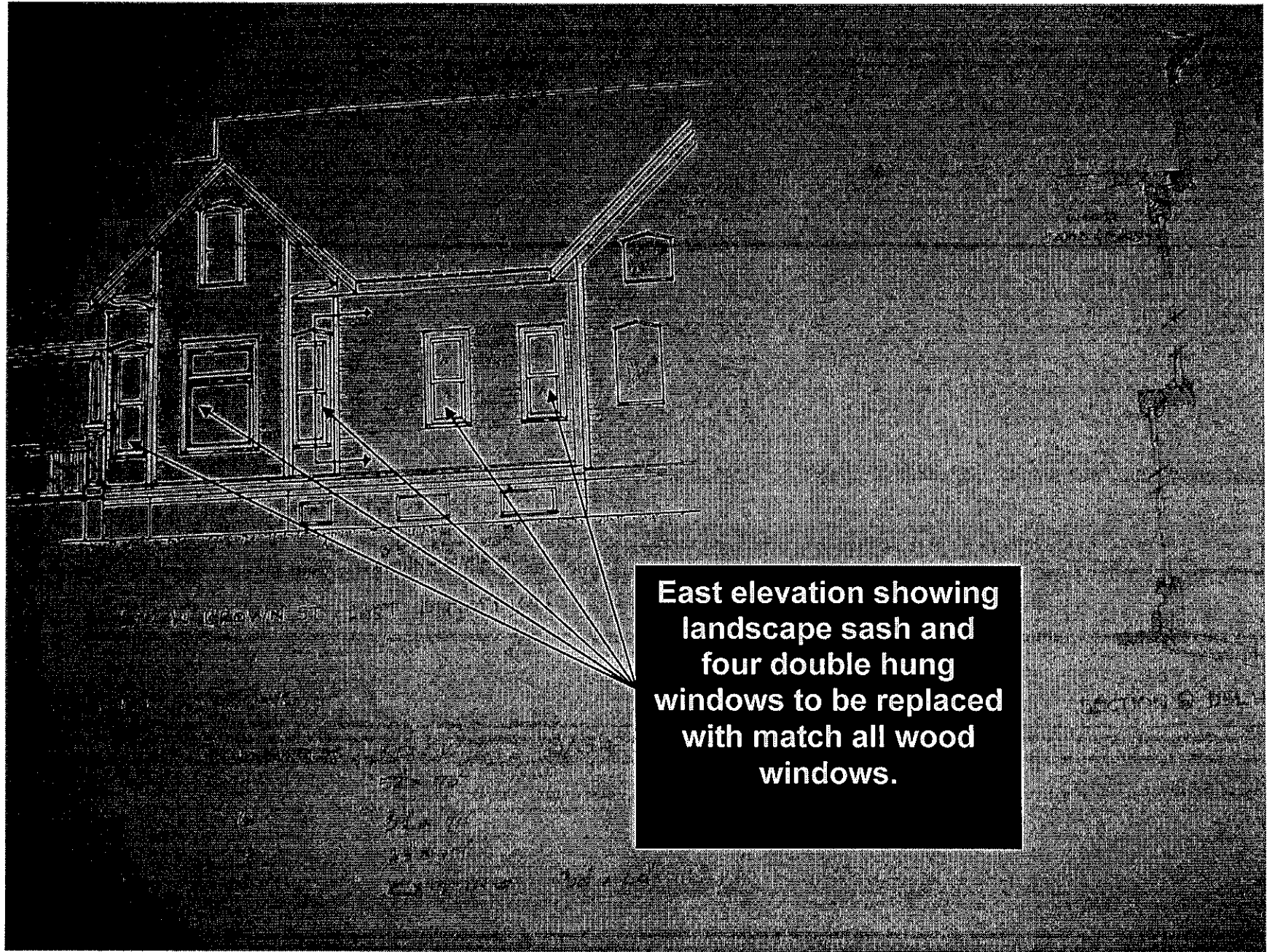
South elevation facing street showing location and design of bay window to be rebuilt



**Section through bay windows
on front and side. Sills must
the historic 1-3/4" sills**



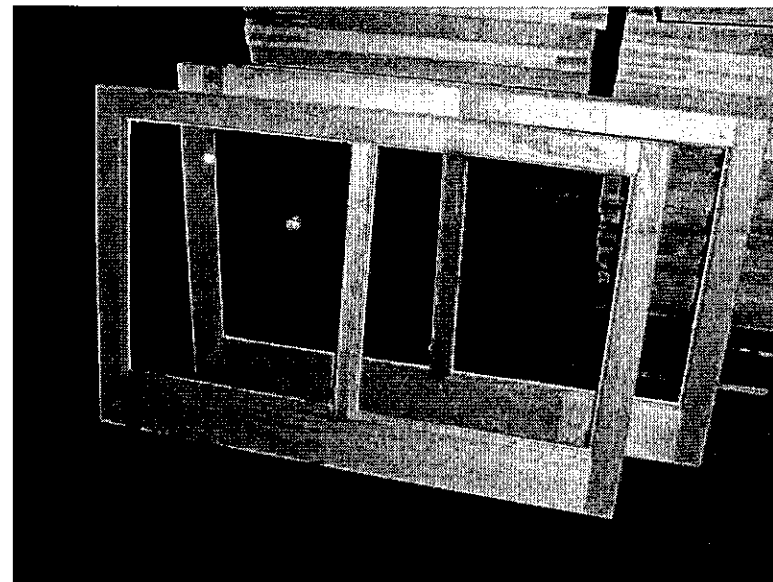
**Existing design of bay window
to be rebuilt with same
moldings in clear, knot-free
wood.**



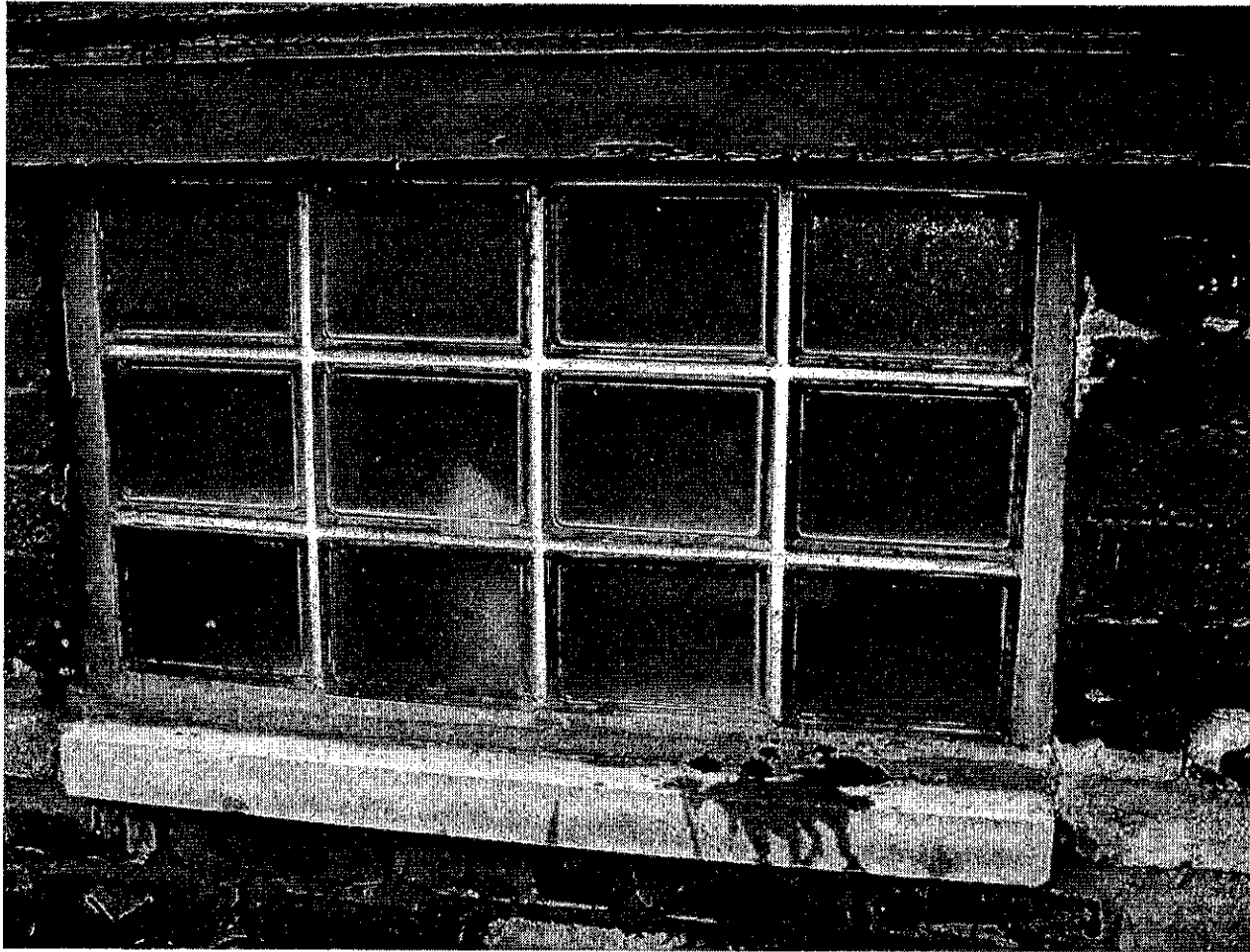
**East elevation showing
landscape sash and
four double hung
windows to be replaced
with match all wood
windows.**

A total of four double hung windows will be replaced on east elevation. New window units must not be installed the existing windows and must be a stud to stud replacement and original glass sizes must be matched. Historic thick sills, 1-3/4" thick must be used per the original windows and the sill ears must be extended so that the side trim board rests on top of them as per the original design





Two existing storm sash in the basement windows on the south elevation will be removed and replaced with new all wood storm sash shown at right



A total of four basement, glass block window units will be removed and replaced with new, all-wood awning style windows to replicate the original wood windows.