

Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/200 E. Wells St. /Milwaukee, WI 53202/414-286-5712

Property

709 E. BRADY ST., Brady Street Historic District

Description of work

Install new full-view wood storm on front or repair existing door to Dept. of Neighborhood Services Standards; replace defective or missing pieces of cement board siding on exterior walls with matching new cement board siding. Repair or replace defective concrete service walk on east side of house; replace missing downspout on east side of house. Tuckpoint foundation wall as needed on west and north sides of house; repair or replace concrete porch steps.

Date issued

9/13/2010

PTS ID 68177 COA, exterior repairs

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:

Tuckpointing in foundation walls must match the original mortar in terms of mortar strength, texture, joint width and joint finish. Any new storm door on the front must be wood, full-view style and cannot be made of metal. New trim boards for exterior walls must match the original in terms of size profile and thickness. New boards should be free of knots which will show through the painted finish. 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.mtked.org/build, or call (414) 286-8210 or 8211.

Paul Jakubovich

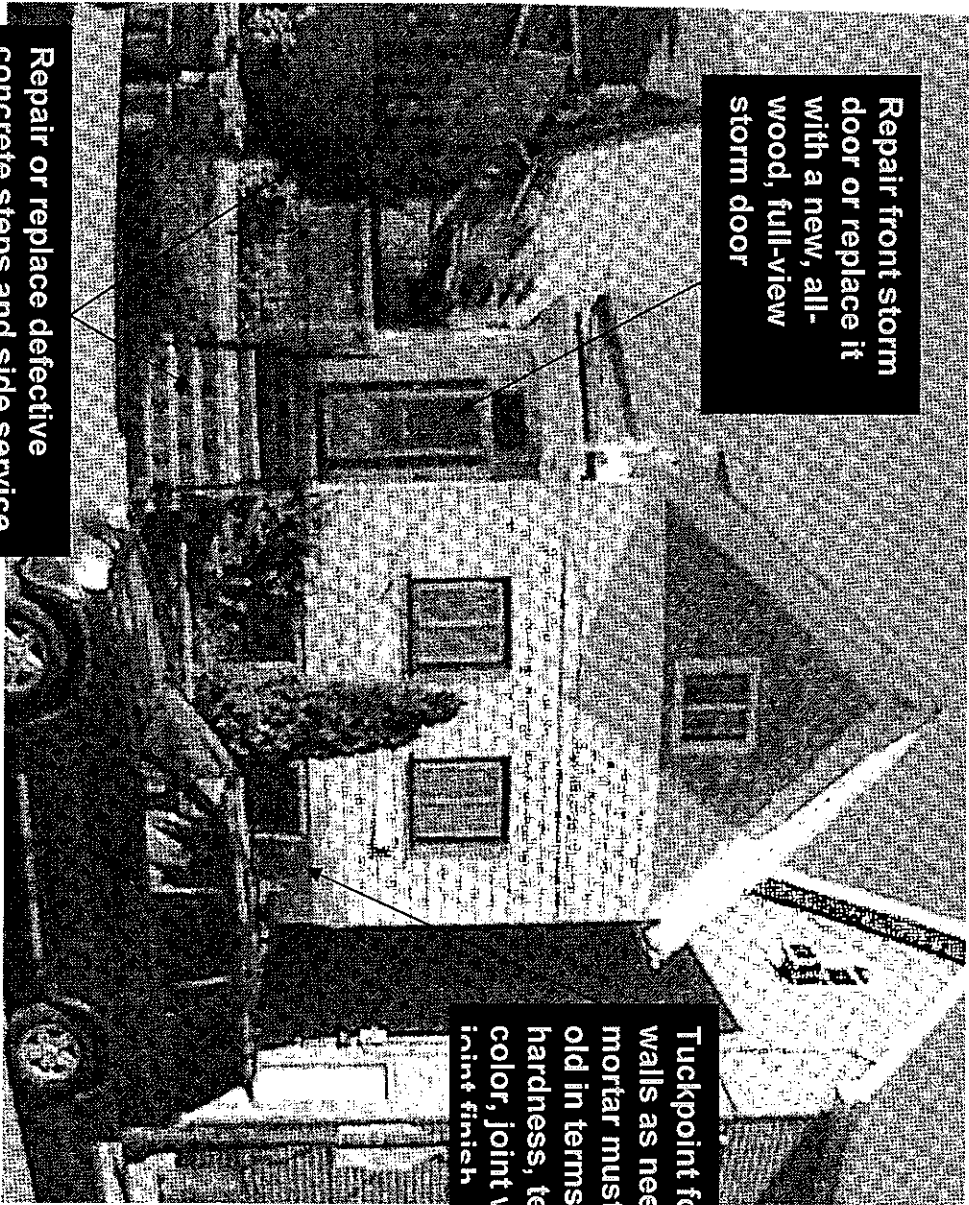
City of Milwaukee Historic Preservation

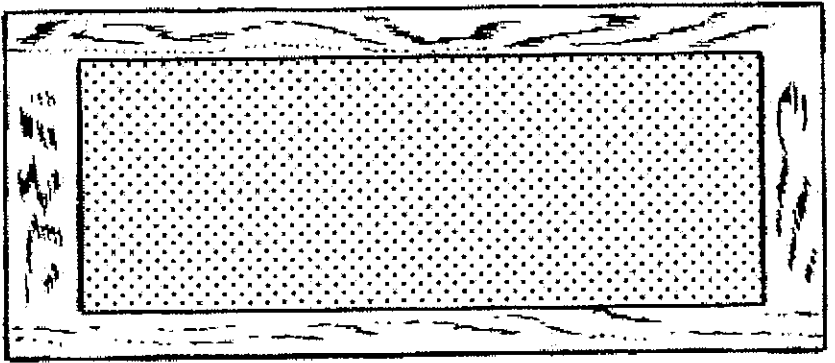
Copies to: Development Center, Ald. Nik Kovac, Inspector Jim Friedrichs (286-5982)

Repair front storm door or replace it with a new, all-wood, full-view storm door

Tuckpoint foundation walls as needed. New mortar must match old in terms of hardness, texture, color, joint width and joint finish

Repair or replace defective concrete steps and side service walk





Full View, All Styles
1860-1940

A new, full view wood front
storm door can be
substituted for the defective
metal one in the event the
metal door cannot be
repaired.



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
Incomplete applications will not be processed for Commission review.
Please print legibly.

*Review
9/7/2010*

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY: 709 E. Brady, Mil, WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): John Rheume
Address: 2013 Willow Pond Way
City: Grafton State: WI ZIP _____
Email: jreem24@aol.com
Telephone number (area code & number) Daytime: 262-707-2362 Evening: same

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Big Boy Investments LLC
Address: 2936 N. 1st Street
City: Milwaukee State: WI ZIP Code: 53212
Email: mrmilwaukee2003@yahoo.com
Telephone number (area code & number) Daytime: 414-627-6142 Evening: same

4. ATTACHMENTS (see attached sheets)

A. REQUIRED FOR ALL PROJECTS:

- Photographs of affected areas & all sides of the building (annotated photos recommended)
- Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")
- Material and Design Specifications (see next page)

B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

- Floor Plans (1 full size and 1 reduced to 11" x 17")
- Site Plan showing location of project and adjoining structures and fences

Other (explain):

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.

09/7/10

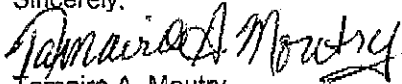
To: Historic Preservation Commission

Re: 709 E. Brady Street, Milwaukee, WI 53202- Explanation of Repairs

To Whom It May Concern:

We are writing to you today in regards to the repairs that are needed for this property. Paul came out last week to visit us at the property to discuss the type of materials that should be used to preserve the Historic quality of the property, as well as the neighborhood. There are 10 open code violations on the property that have come from the Department of Neighborhood Services. We intend to use comparative materials to what has already been used on the property so that everything matches. We will paint over the repaired pieces of siding that need to be repaired, as well as the rest so that the color is uniform. Window trim will be painted dark brown, as well as the very top and side of the home. Concrete will be repaired in a workman like manner. Also, the old door that remains will be replaced with a wood 6-panel door as to preserve the historic look. Tuckpointing is needed, and we'll call the city inspector to meet us at the property to get further understanding on what is required of us for the defective service walk. Since the service walk appears to be a shared one, we will have to do additional research to find out where the property line ends. All of the code violations have been sent with this letter for your review. We certify that we understand what is expected of us with this project. Anything that is unclear will be followed up with the city inspector. Also, Paul has decided that if he is able to assist us any further with the explanation of repairs, or the materials to be used, that he would be more than willing to come back out to the property to join the city inspector for further assistance and to address any other concerns we have. We are more than willing to comply with the orders of the Department of Neighborhood Services, as well as the Historical Preservation Committee. We'd like to get started on the work immediately. Thank you for your time.

Sincerely,



Tamairo A. Moutry
Realtor- Homestead Realty



John Rheame
Real Estate Investor- Creative Investments

5. DESCRIPTION OF PROJECT:

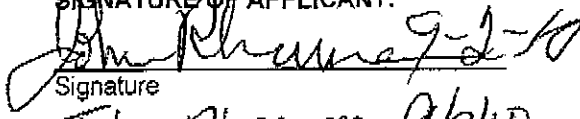
Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

Photo No. _____ Drawing No. _____

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

Photo No. _____ Drawing No. _____

6. SIGNATURE OF APPLICANT:


Signature

John Rheaurne 9/2/10
Print or type name Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 709 E BRADY ST
for Serial#: 6895641	Taxkey: 360-0327-000

Description	Detail
EXTERIOR SIDES	
NORTH SIDE	
1 Replace defective siding on exterior walls	
2 Replace missing siding on exterior walls	
3 Replace defective trim boards on exterior walls	(NORTHWEST CORNER). /
4 Repair, replace or remove def screen/storm door	
EAST SIDE	
5 Repair or replace defective service walk	
6 Replace missing downspout and connect to gutter	(SECOND FLOOR). /
7 Properly discharge rainwater from gutter system	(DOWNSPOUT CURRENTLY DRAINS ONTO PORCH FLOOR). /
WEST SIDE	
8 Replace mortar missing exterior wall (tuckpoint)	
NORTH FIRST FLOOR PORCH	
9 Repair or replace concrete or masonry porch steps	
10 Replace mortar missing foundation wall-tuckpoint	

B4 City Hall / North End
Basement / Historic Preservation
Paul

Google maps

Address 734 E Brady St

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm

