



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property
Description of work

1239 E. BRADY ST.

Significant remodeling of Brady Street facade and a change in fenestration on the Arlington façade. There are no present plans to alter the secondary facades.

The existing second floor loggia facing Brady Street will be increased in width to occupy the area between the existing east and west exterior walls. A new partial height wall with an open guard system (to comply with IBC Chap 10 requirements) has been delineated at the request of HPC staff. A new 3 panel wide French door system (painted wood with insulated glass non-divided lites) will replace the existing single French door. The outline of the Brady Street facade and roof line will not change.

The ground floor Brady Street elevation will have (3) painted wood, insulated glass "Fold Up + Out" windows to replace the three existing fixed glazing picture windows with transoms. The proposed replacement window systems on the Brady Street will have a center vertical mullion to provide the appearance of two mulled double hung wood windows when closed in each existing opening.

The Arlington elevation will have three ground floor painted wood, insulated glass "Fold Up + In" windows, (2) replacements of existing fixed glazing picture windows with transoms and (1) new opening to match the existing opening sizes and balance the elevation. The second floor will include the addition of a double, double hung window in a new opening on the south side. New opening fenestration to match existing second floor fenestration. The ability to have the fold up + in wood windows on this elevation provides a critical visual and auditory connection from the sidewalk cafe dining to the restaurant interior.

Date issued

1/22/2020

PTS ID 115035 COA: Overall remodel

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:

1. *Sidewalk café furniture requires separate approval*
2. *All finish wood must be smooth and free of knots and must be painted or stained 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.*
3. *All fence wood must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building's front setback must be clear grain. Wood fences must be painted or stained with an opaque stain upon completion.*
4. *Signage requires separate approval*

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 hpc@milwaukee.gov.

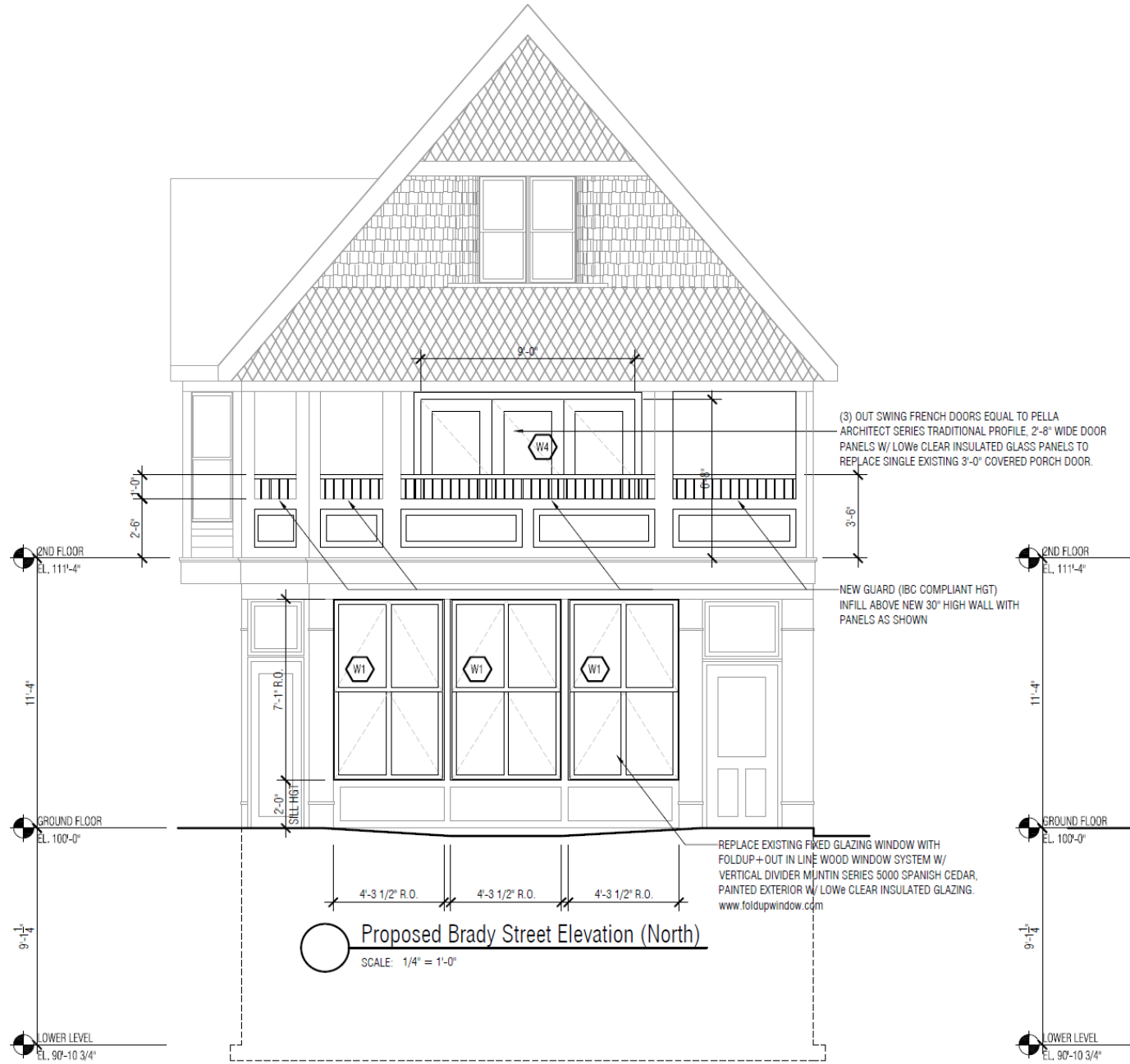
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.




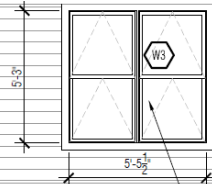
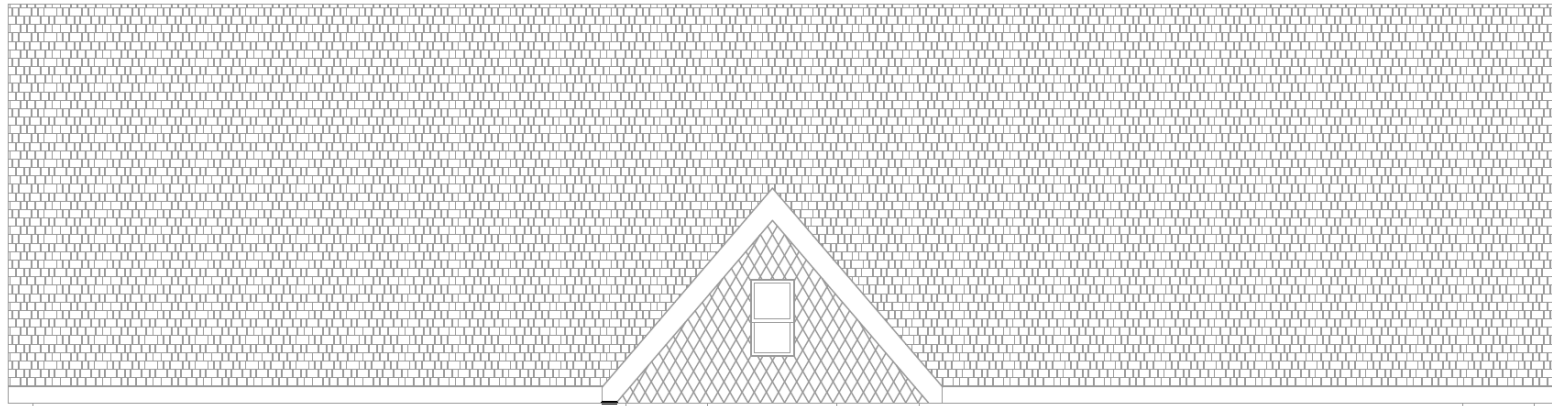
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Plan Examiner V. Kuehner, Inspector John Cunningham (286-2538)





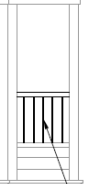

Proposed Brady Street Elevation (North)
 SCALE: 1/4" = 1'-0"



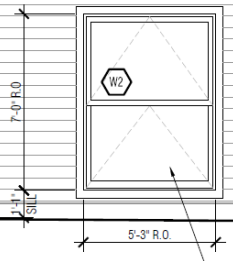
NEW PAINTED WOOD DOUBLE, DOUBLE HUNG WINDOW TO MATCH EXISTING EQUAL TO PELLA ARCHITECT SERIES



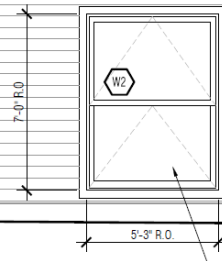
EXISTING DBL HUNG WINDOW



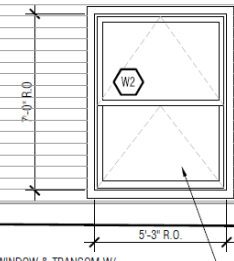
NEW GUARD (IBC COMPLIANT HGT) TO MATCH EXISTING IN EXISTING FINISHED FORMER WINDOW OPENING



NEW OPENING W/ FOLDUP+IN DBL HUNG LOOK WOOD WINDOW SYSTEM SERIES 5000 SPANISH CEDAR, PAINTED EXTERIOR W/ LOWe CLEAR INSULATED GLAZING www.foldupwindow.com



REPLACE EXISTING FIXED GLAZING WINDOW & TRANSOM W/ FOLDUP+IN DBL HUNG LOOK WOOD WINDOW SYSTEM SERIES 5000 SPANISH CEDAR, PAINTED EXTERIOR W/ LOWe CLEAR INSULATED GLAZING www.foldupwindow.com
*TEMPER LOWER SASH AS REQ'D BY IBC



REPLACE EXISTING FIXED GLAZING WINDOW & TRANSOM W/ FOLDUP+IN DBL HUNG LOOK WOOD WINDOW SYSTEM SERIES 5000 SPANISH CEDAR, PAINTED EXTERIOR W/ LOWe CLEAR INSULATED GLAZING www.foldupwindow.com

Proposed Arlington Place Elevation (East)
SCALE: 1/4" = 1'-0"

2ND FLOOR
EL. 111'-4"

11'-4"

GROUND FLOOR
EL. 100'-0"

4'-0"

2'

12'-8" FIELD VERIFY

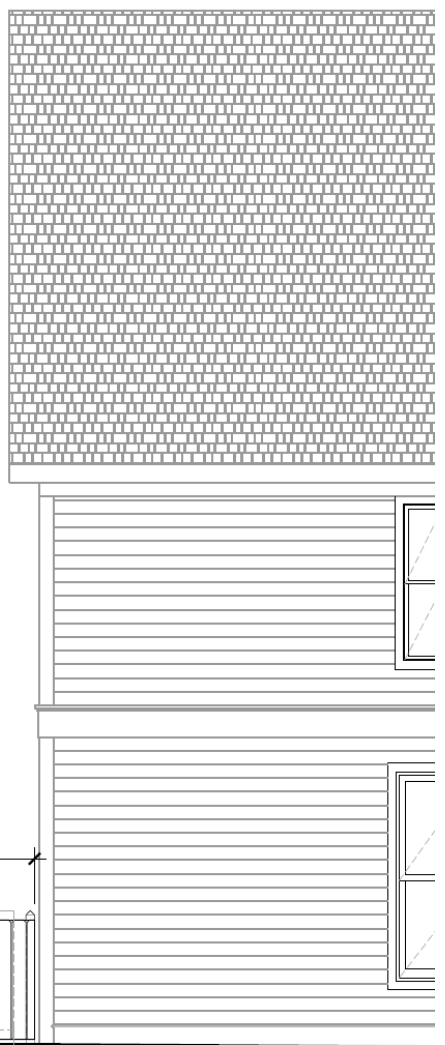
8'-0"

INSTALL ON BOARD PAINTED 48" HIGH WOOD FENCE AND GATE SYSTEM TO SCREEN TRASH & RECYCLING CONTAINERS AND HOOD MAKE UP AIR UNIT SEE PLAN FOR LOCATION

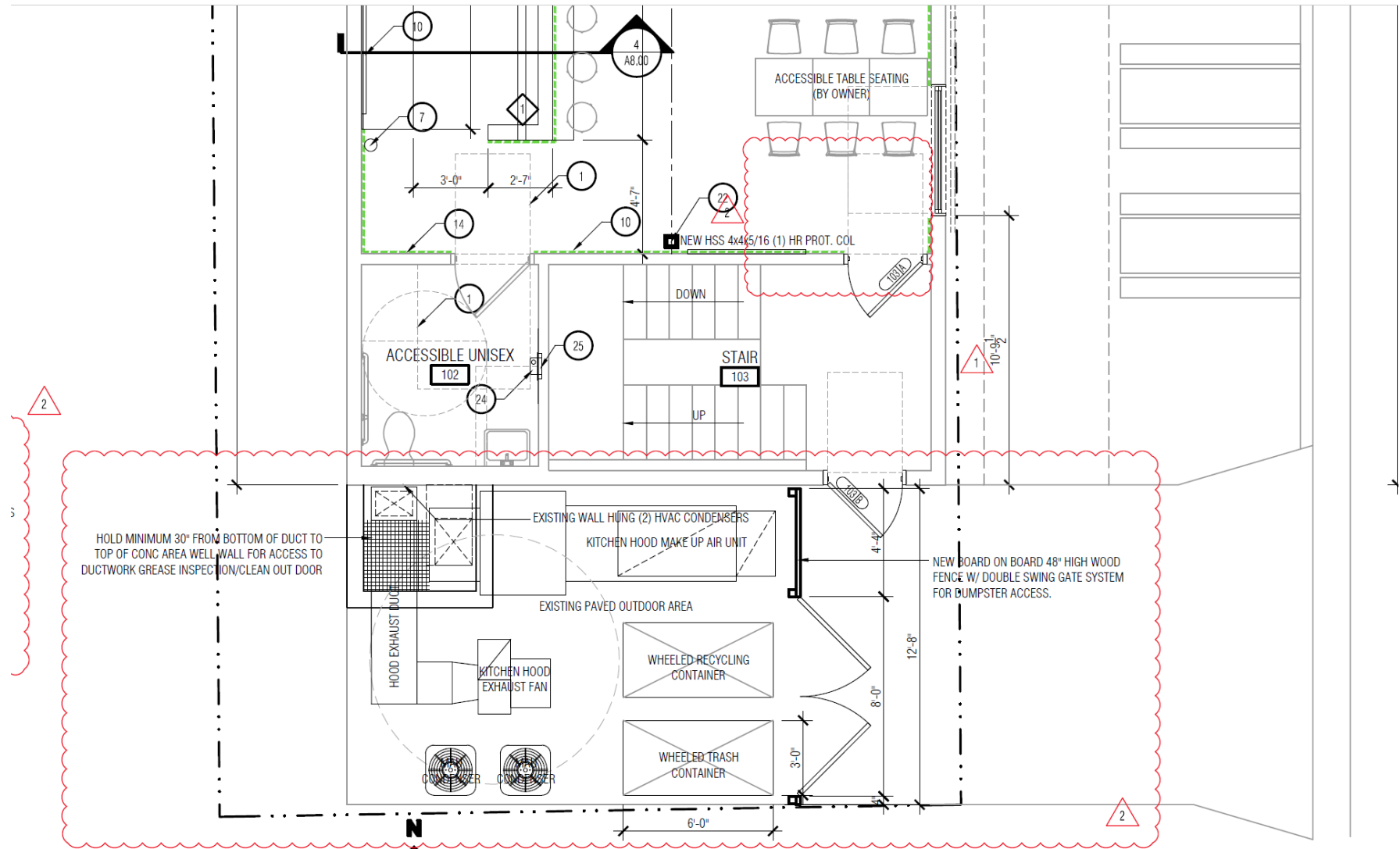
Proposed Arlington Place Wood Fence Screen


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

2



Fence detail




Ground Floor Plan - Proposed
 SCALE: 1/4" = 1'-0"