



## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

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

Brady Street Historic District

ADDRESS OF PROPERTY:

827-29 East Brady Street

2. NAME AND ADDRESS OF OWNER:

Name(s): Pepperoni Cannoli LLC

Address: 1019 East Kewaunee Street

City: Milwaukee

State: WI

ZIP: 53202

Email: rdrewry@hga.com

Telephone number (area code & number) Daytime: 414-278-3438 Evening: 414-226-0338

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

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime: Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

☒ Photographs of affected areas & all sides of the building (annotated photos recommended)

☒ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

☒ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

\_\_\_\_\_ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

\_\_\_\_\_ Site Plan showing location of project and adjoining structures and fences

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

5. **DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

It is our objective to restore function and beauty to the building. The building has been sitting vacant for a decade, creating a blighted gap on an otherwise lively street. We will finesse the detail and language of the building both inside and outside.

At the exterior, we will replace the vinyl windows with painted wood windows, and an ugly "re-muddled" 1985 aluminum storefront with a wood storefront appropriate to the building's 1935 facade. The entry door to the residential units will be replaced with a solid wood door with full glass lite and kickplate. We will add simple exterior lighting appropriate to the era of the facade. The existing roofs are severely deteriorated. We will replace the flat, built-up roof with a single ply membrane system and the existing asphalt shingles will be replaced. At the rear of the building off the alley, a classless, cement block addition of unknown vintage will be removed, and a wood and steel porch and spiral stair will be added which will add function and egress to the residential units. Two existing parking spaces will remain. The exterior walls and roof will receive closed-cell foam thermal insulation.

Inside, we will gut the entire building and create three residential units and a small commercial space, a mix of use and quantity that is consistent with what was there. We will keep the residential build-out visually consistent with the exterior, but with modern materials and layout. The west, second floor unit will be two stories, necessitating addition of a sprinkler system. Unit flooring will consist of engineered wood, with hex tile in the bathrooms. The kitchens will receive IKEA or IKEA-type cabinets with wood, quartz or soapstone tops. The common stair will have beadboard wainscoting with restored treads, risers, and railings. An existing marble tessera pattern on the main landing will be restored. (The landing is the ONLY remaining interior "artifact", sadly).

Initially the commercial space interior space will be roughed-in for a new accessible toilet room, with the final build-out dependent in our tenant's needs.

6. **SIGNATURE OF APPLICANT:**

Russell Drawry  
Signature

Russell Drawry  
Please print or type name

8/17/15  
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 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.



# 827-29 EAST BRADY STREET RENOVATION

## PROJECT DESCRIPTION AND DESIGN OVERVIEW

### I. GENERAL

- A. Introduction: This Project Description and Design Overview is intended as a first draft of documentation for basic design decisions for all building construction and equipment systems. This draft will serve as the basis for the definition of scope and level of quality for the Design Development cost estimate. It will also serve as a discussion tool during subsequent phase when detailed review/revision/approval of all aspects of the project will be conducted.
- B. Project Scope and Existing Site: The project consists of the renovation of an existing 3-story building consisting of 3 rental apartments and 1 retail space.
- C. The site is located at 827-29 East Brady Street, Milwaukee, Wisconsin.
- D. Architect: HGA Architects, 333 East Erie, Milwaukee, Wisconsin. Contact Russ Drewry 414-278-3438.
- E. Selective Demolition
  - 1. Perform selective demolition required to accommodate alterations and new construction.
    - a) Work includes removal of existing chimneys:
      - (1) In west portion complete to basement floor
      - (2) In east portion to parapet.
    - b) Remove all existing plaster.
  - 2. Mold Mitigation: Abate mold from existing framing.
  - 3. Salvages Items: Unknown at this time.
- F. Alternate Prices: The cost or credit for each alternate is the net addition to or deduction from the total price to incorporate the Alternate into the Work.
  - 1. Alternate Number 1: State the price for replacing all the existing vinyl windows with new wood window units.
  - 2. Alternate Number 2: State the price for building out the retail space.
  - 3. Alternate Number 3: State the cost savings for omitting the sprinkler system.

### II. SITEWORK

- A. Concrete Paving: 4000 psi, air entrained Portland cement concrete reinforced with polypropylene fiber with tooled joints and light broom finish.
  - 1. Thickness: 5 inch.
  - 2. Base: 4 inch crushed limestone.

### III. FOUNDATIONS

- A. Patch and repair existing foundations where existing addition was removed from south side.
- B. Reuse existing footings for support of stair/deck structure.

#### **IV. SUPERSTRUCTURE**

- A. Reinforce existing wood structure: a structural engineer will be retained to evaluate the entire building. For SD pricing purposes include the following work:
  - 1. Provide new posts and pad footings where shown in basement to support bearing wall above.
  - 2. Jack up level and reinforce existing 2<sup>nd</sup> and attic floors with additional LVL floor joists as required on west portion.
  - 3. Reconstruct floor framing at SE corner of west building.
- B. Exterior Decks: Construct of pressure treated wood posts, floor joists, decking, and railings. Support on existing foundation from demolished south side addition.
- C. Spiral Stairs: Provide a 5'-0" diameter "Code" spiral stair system from the 2<sup>nd</sup> floor to the ground with landings at the 2<sup>nd</sup> floor and 1<sup>st</sup> floor decks.
  - 1. Design Basis: As manufactured by The Iron Shop or equal.
  - 2. Finish: Galvanized.
  - 3. Handrail: 1-1/4" diameter aluminum
  - 4. Treads & Landings: diamond patten steel plate

#### **V. EXTERIOR ENCLOSURE**

- A. Infill wall on south side first floor: 2x6 studs with sheathing and stucco finish matching existing.
- B. Storefront System:
  - 1. Wood framing: clear pine – painted.
  - 2. Glass: 1" clear low-e insulated glass units.
    - a) Entrance Doors: Painted wood full glass rail & stile doors.
    - b) Location: Retail and Residential entrances.
- C. Wood Windows: Provide new and replacement wood terrace doors and double-hung windows as manufactured by Marvin.
  - 1. Glass: Clear, insulating-glass with low-e coating or film, argon-gas filled.
    - a) Tempered safety glass at doors and side lights.
  - 2. Screens: provide manufacturer's standard screen at each operable unit.
  - 3. Finishes:
    - a) Exterior: Primed for field finishing.
    - b) Interior: Field applied clear finish.
  - 4. Hardware: Manufacturer's standard.
- D. Exterior Service Doors: 1-3/4 inch 18 gauge hollow metal doors complying with SDI Level II, heavy duty, full flush design with polyurethane core and 16 gauge hollow metal frames.
  - 1. Galvanized steel (A60 Coating) with field painted finish.
  - 2. Flush top channel at out swinging exterior doors.
  - 3. Fill seams with filler and grind smooth before finishing.
  - 4. Field painted.

- E. Insulation: Insulate exterior walls and sloped roof with closed cell foam insulation as manufactured by Icynene or equal.
- F. Exterior Paint: Paint exterior brick, stucco and wood windows.

## **VI. ROOFING**

- A. Flat Roof: remove existing built-up roof and replace with a ballasted EPDM roof with 6" polyisocyanurate insulation over vapor retarder.
  - 1. Warranty: 10 year full system warranty.
- B. Shingles: Tear-off existing shingles and replace with new 3-tab shingles over 15# felt paper.
- C. Gutters and Downspouts: Fabricate of prefinished galvanized sheet metal.

## **VII. INTERIOR CONSTRUCTION**

- A. Interior Finish Materials:
  - 1. Gypsum Board:
    - a) Gypsum Board: 1/2-inch thick.
    - b) Tile Backer Board: Portland cement board: with polymer-coated, glass-fiber mesh imbedded on both surfaces. Square edges with reinforced smooth edges.
      - (1) Use behind tile at wet areas (i.e. showers, bathtubs).
    - c) Acoustical Insulation: ASTM C665, Type 1, semi-rigid mineral fiber unfaced blankets.
      - (1) Thickness: full depth of stud.
    - d) Acoustical Sealant: Nonskinning, nondrying, nonstaining sealant especially designed for sound control applications.
  - 2. Ceramic Tile:
    - a) Allowance: \$5 Per square foot, material only.
    - b) Product/size/color: To Be Determined Floor Tile:
    - c) Installation: Thinset latex modified mortar. Install on mortar bed over waterproofing at showers.
  - 3. Engineered Wood Flooring: Prefinished engineered wood flooring. Install on sound isolation matt at Apartment 3 lower level.
  - 4. Painting: Interior painting: Paint surfaces with primer and two finish coats. Use Low VOC. Paint the following items and surfaces:
    - a) Ceilings: Flat latex.
    - b) Walls - gypsum wallboard: Satin latex.
- B. Partition Types:
  - 1. Acoustical Partitions: Consist of 1 layer of gypsum board on both sides of 2 x 4 wood studs at 16 inches on center.
    - a) Extend studs and gypsum board to structure.
    - b) Fill stud space with acoustical insulation.
    - c) Locations: Around each bathroom, powder room and between apartment units and corridors.
  - 2. Other Partitions: 1 layer of gypsum board on both sides of 2 x 4 wood studs at 16 inches on center.
- C. Millwork Items: Comply with AWI Standards.

1. Standing and Running Trim, and Door Frames:
  - a) Wood Species: Natural Yellow Birch.
  - b) Finish: Field applied clear lacquer:
2. Closet Shelves and Poles:
  - a) Melamine Shelving: 5/8" x 12 1/2" slab with veneer striped edge and all associated mounting assembly.
  - b) Closet Poles: 1-1/2" diameter sealed wood. Wood pole and associated mounting assembly.
3. Stair Handrails:
  - a) Railing: 1/2" x 2" flat steel bar with welded steel wall flanges. Flanges to be drilled for exposed anchor and sized to provide 1-1/2-inch clearance between handrail and wall.
  - b) Finish: Field applied clear lacquer.
  - c) Interior Doors, Frames and Hardware:
4. Wood Doors: Provide AWI rated and nonrated door frames.
  - a) AWI PC-7ME: 1-3/4 inch flush wood doors with bonded core construction.
    - (1) Veneer: Natural Yellow Birch.
    - (2) Cut: Plain sawn
    - (3) Grade: A
  - b) Provide UL/Warnock-Hersey 20 minute label doors at apartment unit entrance doors.
  - c) Lifetime warranty.
  - d) Finish: Field applied clear lacquer.
5. Hardware: Types to be determined, US26D (dull chrome), or 32D (satin stainless steel) finish.

D. Finish Schedule:

1. Apartments:
  - a) Floor Finishes: Engineered wood flooring except ceramic tile in bathrooms.
  - b) Base Material: Wood except ceramic tile in bathrooms.
  - c) Wall Materials & Finishes: Gypsum wallboard, taped and sanded.
  - d) Ceiling Materials & Finishes: Gypsum wallboard, taped and sanded.
2. Retail Space:
  - a) Floor Finish: Salvaged wood strip flooring
  - b) Base Material: Painted wood.
  - c) Wall Materials & Finishes: Gypsum wallboard, taped and sanded.
  - d) Ceiling Materials & Finishes: Gypsum wallboard, taped and sanded.
3. Retail Toilet Room:
  - a) Floor Finish: Ceramic tile.
  - b) Base Material: Ceramic tile.
  - c) Wall Materials & Finishes: Gypsum wallboard, taped and sanded.
  - d) Ceiling Materials & Finishes: Gypsum wallboard, taped and sanded.
4. Apartment Stair
  - a) Floor Finishes: Paint existing stair treads.
  - b) Base Material: Paint existing wood skirt.
  - c) Wall Materials & Finishes: Gypsum wallboard, taped and sanded.
  - d) Ceiling Materials & Finishes: Gypsum wallboard, taped and sanded.

## VIII. EQUIPMENT AND FURNISHINGS

- A. Residential Kitchen Casework: Provide an allowance of \$1500 per apartment for furnishing the casework including pulls/knobs.
- B. Countertops: 1/2-inch- thick solid surface, material with built-up edges and 4-inch high backsplashes.

C. Residential Appliances:

1. Include an allowance of \$3000 per apartment for the following Owner furnished appliances:
  - a) Electric range.
  - b) Refrigerator
  - c) Recirculating hood above the range
  - d) Dishwasher
  - e) Stacked washer and electric dryer
2. Provide all necessary connections as necessary to complete installation of residential appliances.

D. Toilet Accessories:

1. Toilet Paper Holder: at each toilet.
2. Towel Bar: 2 at each tub and shower.
3. Robe Hook: at each tub and shower.
4. Shower Curtain Rod: at each shower and bathtub w/ shower.

E. Unframed Mirrors (full width and height at each vanity): 1/8" to 3/16" thick glass conforming to ASTM C1036, Type 1, Class 1, Quality q1, silvered electro-copper plated and coated with organic protective coating, 5 year warranty

1. Edge Treatment: Polished edges.
2. Mounting Accessories: Brushed stainless steel continuous bottom edge support angle and mirror adhesive.

**IX. PLUMBING**

A. General:

1. Provide complete plumbing system in accordance with all applicable national, state and local codes.
2. Provide all materials including, but not necessarily limited to, piping, fittings, valves, vents, and accessories.

B. Plumbing Fixtures:

1. Domestic Hot Water Heaters:
  - a) Provide a 30 gallon high-efficiency gas-fired domestic hot water heater for each apartment.
  - b) Provide an electric point-of-use water heater at the retail toilet room.
2. Kitchen: SST undercounter sink, faucet with spray nozzle and disposer.
3. Bath/Toilet Rooms: Include the following allowances for furnishing bath/toilet room plumbing fixtures:
  - a) \$1500 per apartment.
  - b) \$500 for the retail toilet room fixtures

C. Fire Protection System: provide a residential type sprinkler system in the apartment units complying with NFPA 13R.

