



Certificate of Appropriateness

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

Property

827-829 E. BRADY ST. UNIT

Brady Street Historic District

Description of work

As part of the rehabilitation plan for 827-829 East Brady Street, the applicant proposes to demolish a rear concrete block addition behind the residential portion of the buildings. It is not large enough to serve as a garage but may have served as storage. It is only barely visible from Brady Street.

The demolition of this wing would be acceptable according to the guidelines of the Brady Street Historic District and the Historic Preservation Ordinance 320-21-11-h. The wing is not of any architectural or historic significance, it does not display quality material and craftsmanship, it does not contribute to the neighborhood or general street appearance, and it is to be replaced with new open porches for the apartments within.

The new porches will be constructed of wood and feature a metal spiral staircase due to fire codes. The staircase will be 5 foot in diameter with diamond plate treads and landing and 1-1/4 inch diameter aluminum handrail with vertical pickets. The new porches/decks will extend out from the building 6 feet-2 inches. The decks and railings will be constructed of pressure treated lumber (4 x 4 corner posts, 2x6 or 2x8 framing, and 1x6 decking). The railings will be 36 inches high with top and bottom rails in a profile that will shed water. The vertical pickets in the balustrade will measure 2x2.

Date issued

9/18/2015

PTS ID 105376 COA

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:

The demolition is to be carried out with minimal damage to the existing structure.

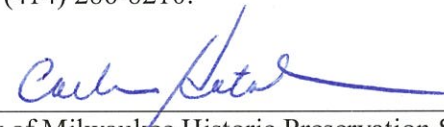
While pressure treated lumber is acceptable for the rear porches, it is recommended that the owners consider using decay-resistant wood species (western red cedar, redwood, domestic Spanish cedar, white oak). Wood should be smooth and free of knots. All wood should be painted upon completion. The picket style balusters can be spaced somewhat closer, 1-1/4 inch apart rather than 2 inches.

The doors to the deck will be flush metal with a 1/2 light. It is preferable to have a 1/2 light wood door and full light wood storm door rather than aluminum, unless metal is required for fire codes.

The design of the light fixtures is to be worked out with staff before installation.

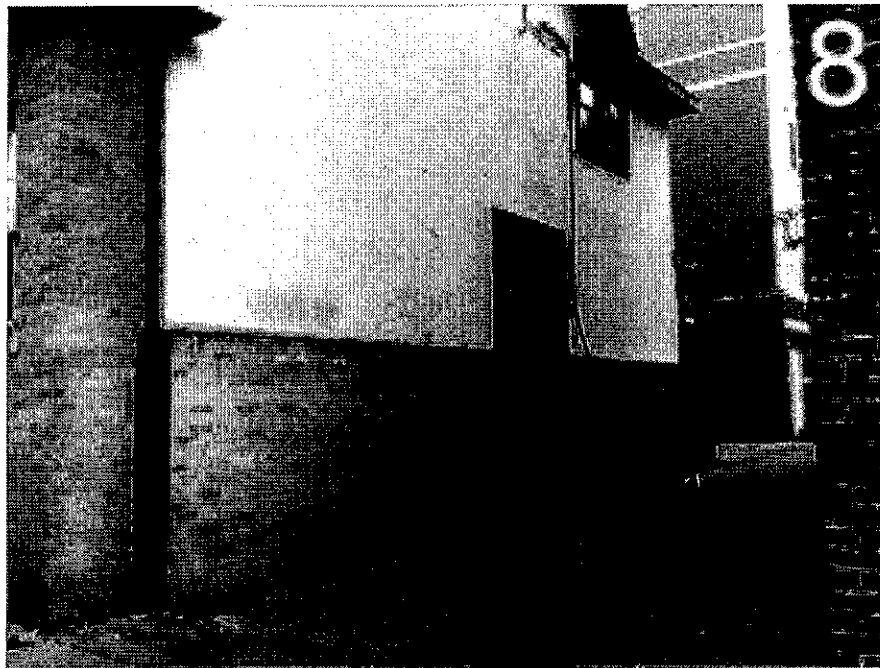
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@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.

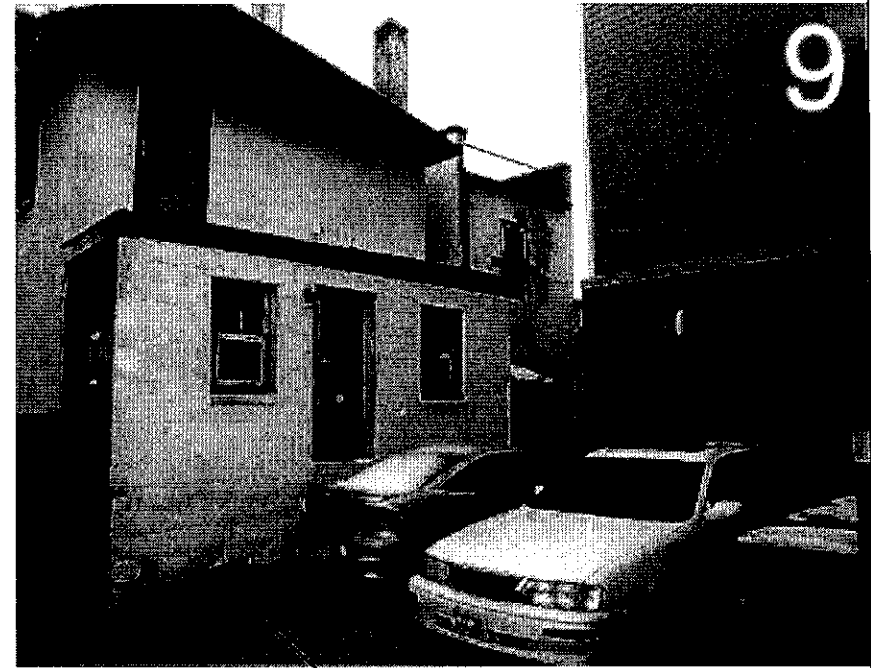


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Peter Schwartz (286-2537)



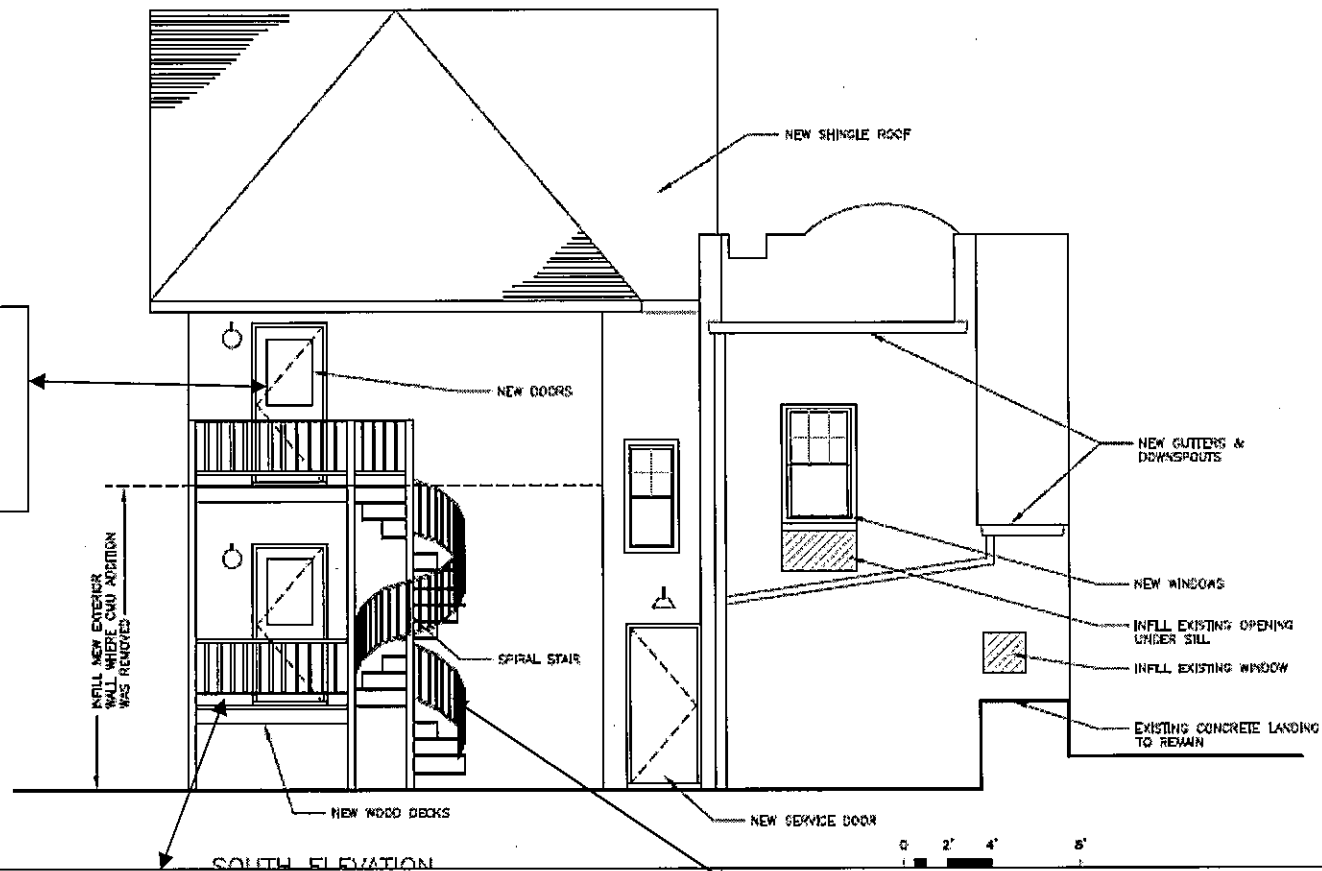
Lower Façade at Alley



Rear from Alley

Concrete block addition as seen from Brady Street. Addition as seen from rear.

**Metal or
wood flush
doors**



Porches will be made of wood, spiral stairs will be made of metal and there will be metal flush doors with half lights. Wood doors can also be used and would be preferable.