



# Certificate of Appropriateness—Amended

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

**Property**

1016 - 1028 E. BRADY ST.      Brady Street Historic District

**Description of work**

1. Both facades: install a modern storefront system from Tubelite (Versatherm 4500) in both facades. The system is intended to be a loose replica of what was present on the original Mediterranean building with a reconstructed bulkhead, divided lite transom, and standing seam metal awnings in copper or PAC Clad copper color at applicant's discretion.

2. Mediterranean facade: bulkhead will be a glazed thin brick, all glass will be clear, apartment entry door will feature a fanlight/sunburst transom.

3. Germanic facade: main storefront glass will be clear glass, with transom as spandrel glass. Door to upper level may be clear or spandrel at applicant's or Wisconsin Historical Society's discretion, bulkhead will feature recessed panels in natural wood, painted to color of applicant's or Wisconsin Historical Society's discretion.

4. All second floor and roof work will be minor rehabilitation work to paint and repair existing materials, including tuckpointing, selected brick replacement to match, and replacement of any broken glass panes to match.

**Date issued**

5/12/2017   Amended 8/9/17   PTS ID   114229   COA: storefront rehabilitation   CCF #161632

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. Any changes required for Historic Preservation Tax Credits will require additional review by the city and an amended Certificate of Appropriateness unless the specific item has been called out as being subject to "applicant's or Wisconsin Historical Society's discretion."**

**2. Tuckpointing mortar is to be no harder than *Type O* and must have lime content. Repointing mortar must match the color, composition, texture, strength, joint width, and joint profile of the existing historic mortar. Mortar samples must be submitted to staff for approval before work begins.**

**3. All work to be done per attached elevation drawing, except as noted above.**

**4. No mechanical grinding of masonry joints on the German Renaissance Revival building (single front gable building) is permitted. Grinding of joints on this building will severely damage the brick and is prohibited. Grinding of any joints narrower than 3/8" on any historically designated commercial building is also prohibited by citywide preservation guidelines (*Good for Business*, p. 104).**

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

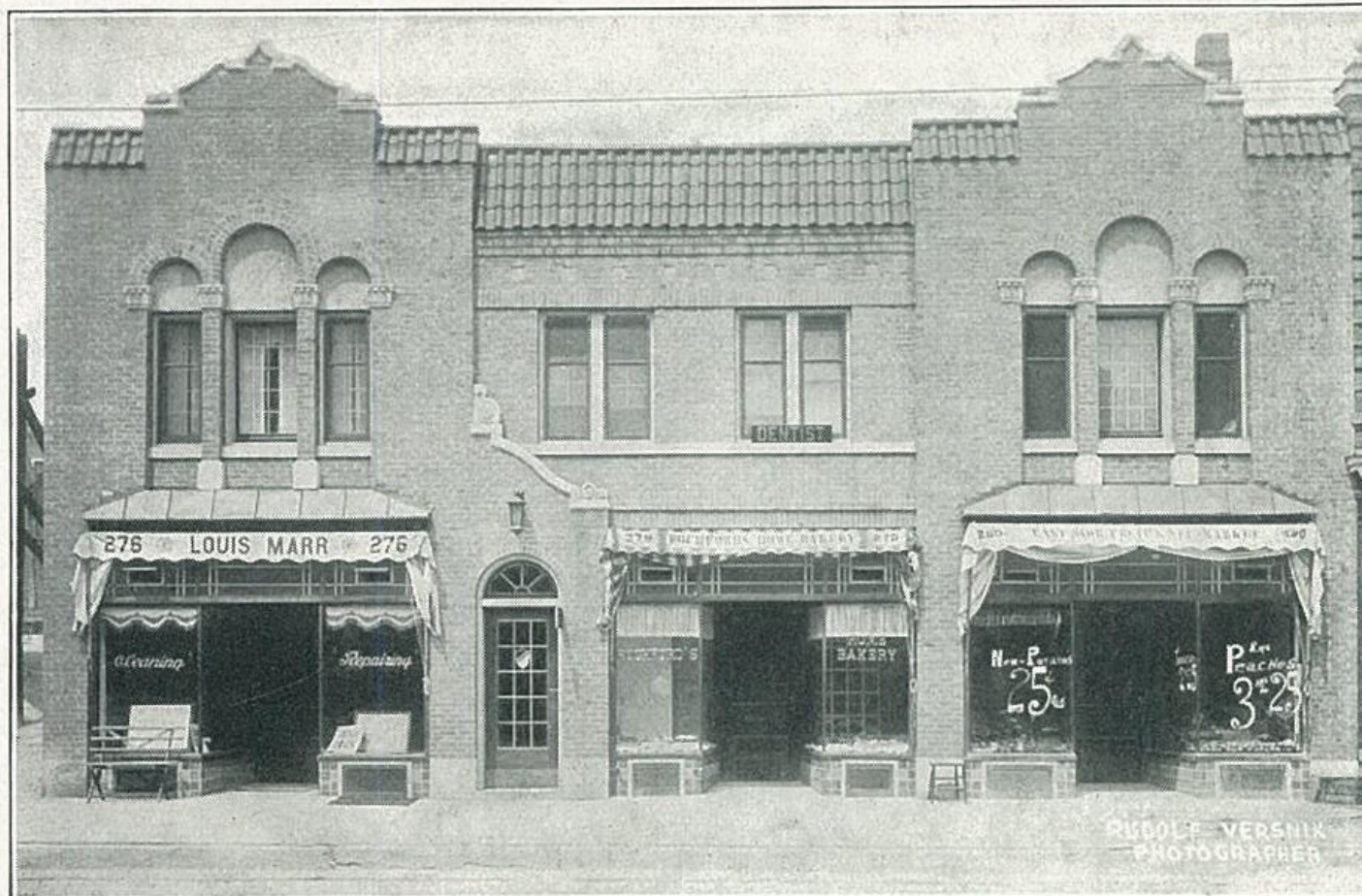
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



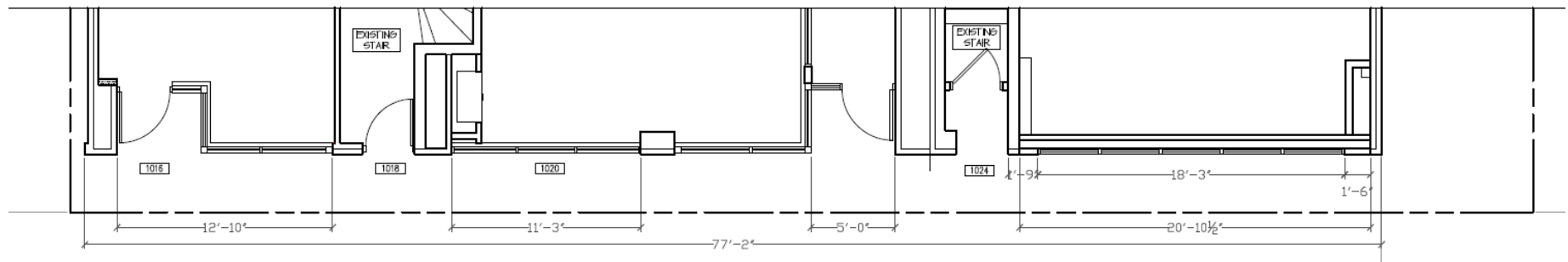
## LOUIS MARR, lastnik

Se priporočam rojakom, kadar boste potrebovali nove obleke in popravila.  
Zmerne cene.

276 Brady Street

Telephone Lakeside 575

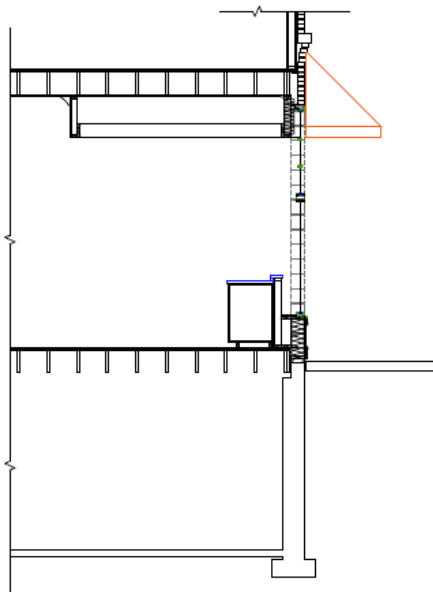
Mediterranean façade building in 1928.



PLAN VIEW OF RENOVATED FACADE

$\frac{1}{4}" = 1'-0"$

Rehabilitated façade floorplan. Disregard scale.



WALL SECTION

$\frac{1}{4}" = 1'-0"$

Storefront section. Disregard Scale.



SOUTH ELEVATION

Rehabilitated façade elevation