



Certificate of Appropriateness

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

Property 319 E. WISCONSIN AV. **East Side Commercial Historic District**
Description of work Completely demolish four buildings (625 N. Milwaukee, 627 N. Milwaukee, 629-631 N. Milwaukee, 633 N. Milwaukee) in the East Side Commercial historic district. Retain and restore the front 80 feet of 319-325 E. Wisconsin Avenue and 327 E. Wisconsin Avenue. Construct new hotel complex in the footprint of the above buildings.
Date issued 9/23/2011 PTS ID 69442 COA, demo four buildings, build new hotel

In accordance with the provisions of Section 320-21 (11) (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:

All work will be done according to the attached drawings and renderings. A sample patch of cleaning and tuckpointing on the buildings facing E. Wisconsin Avenue must be reviewed and approved by HPC staff prior to the general commencement of the work. Any new tuckpointing must match the original in terms of joint color, texture, hardness, joint width and joint finish. Please see the Masonry chapter in Good for Business and As Good As new for more information why mortar that is too hard is prone to premature failure and possible damage to the original brick. 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.mkedcd.org/build, or call (414) 286-8210.

Paul Jakubovich
City of Milwaukee Historic Preservation

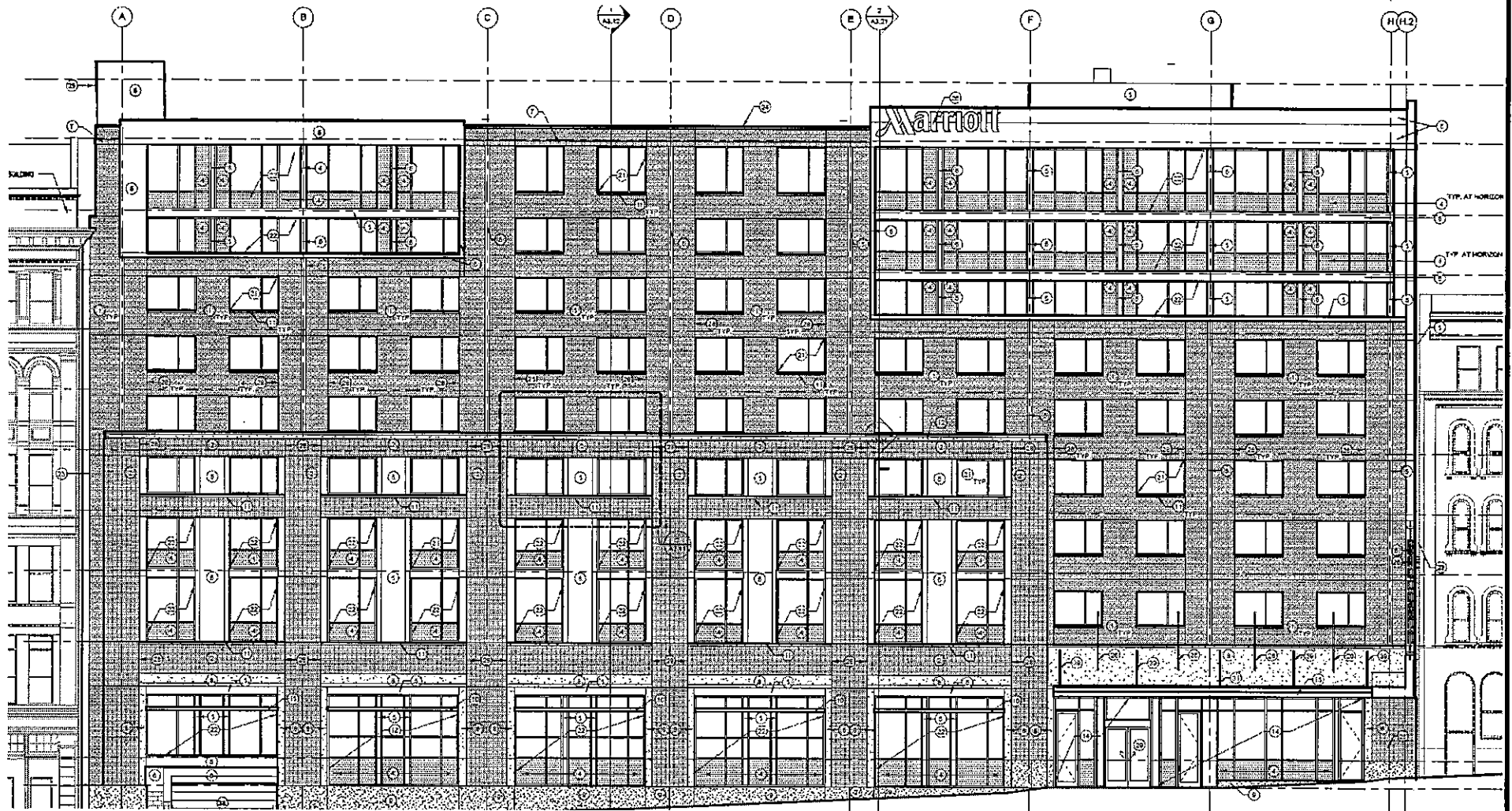
Copies to: Development Center, Ald. Robert Bauman, Inspector Bill Richter (286-2518), DeMuth, Koster, Hagopian



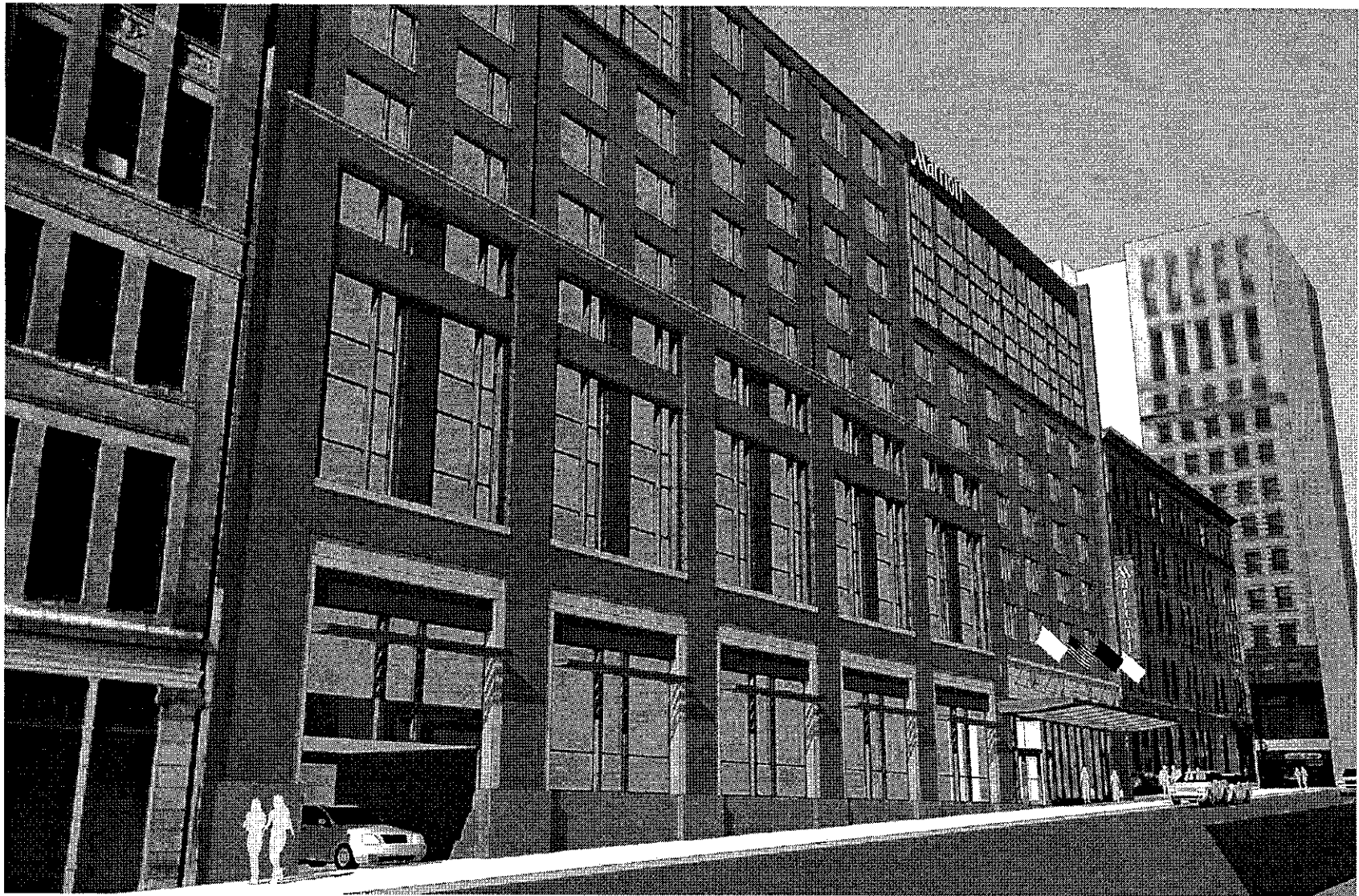
Looking southwest at the Milwaukee Street elevation of the hotel and the restoration of Wisconsin Avenue facades of the hotel complex



Looking northwest at the Milwaukee Street elevation of the new 9-story hotel



East Elevation
New 9 story hotel



Current Design

Rendering dated June 1, 2011

Milwaukee Street elevation of the hotel

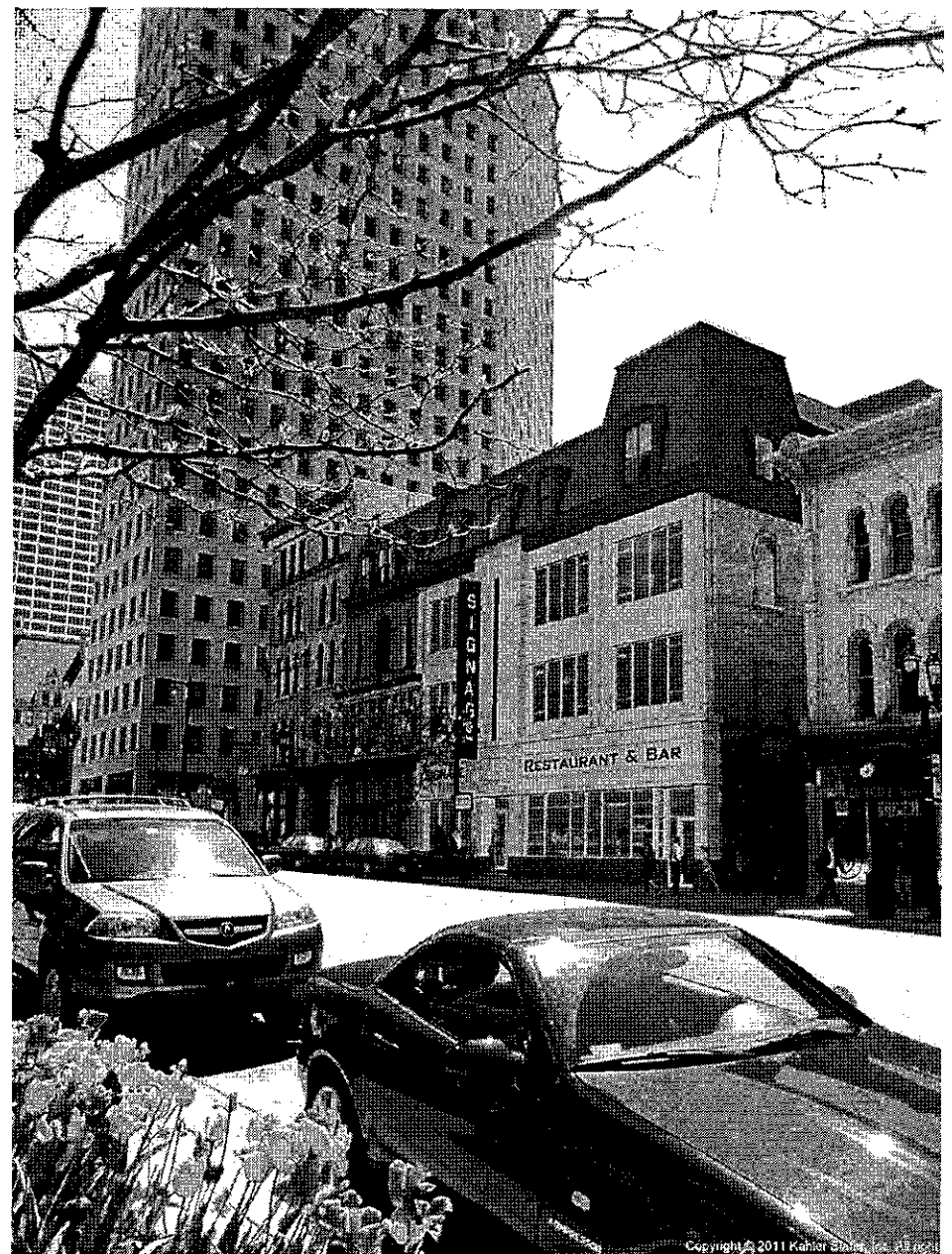


Rendering of the east elevation of the new 9-story hotel

EXTERIOR BUILDING MATERIAL KEY NOTES

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|---|--|---|
| (1) <u>BRICK 1 - RUNNING BOND</u> | (17) <u>WOOD CORNICE WITH DECORTIVE MOLDING - PROFILE TO MATCH JOHNSON BANK BUILDING</u> | (31) <u>REPAIR AND REPAINT ORNAMENTAL SHEET METAL CORNICE</u> |
| (2) <u>BRICK 2 - STACK BOND</u> | (18) <u>PREFINISHED ALUMINUM WINDOW UNIT IN EXISTING OPENING</u> | (32) <u>PREFINISHED ALUMINUM WINDOW UNIT</u> |
| (3) <u>BRICK 3 - RUNNING BOND - TO MATCH CREAM CITY BRICK</u> | (19) <u>STONE 3 - DOLOMITE LIMESTONE TO MATCH JOHNSON BANK</u> | (33) <u>LIMESTONE TO MATCH EXISTING</u> |
| (4) <u>GLASS TYPE 2 - INSULATED SPANDREL</u> | (20) <u>CONCRETE MASONRY UNIT</u> | (34) <u>REPLACE EXISTING GLASS, PAINT DECORATIVE METAL WORK</u> |
| (5) <u>COMPOSITE METAL PANEL</u> | (21) <u>PREFINISHED ALUMINUM WINDOW UNIT, DESIGN BASIS: EFCO 325X WITH 1" PERIMETER MULLION CAPS & 3" MULLION CAP AT INTERMEDIATE VERTICAL MEMBER.</u> | (35) <u>CAST STONE COPING</u> |
| (6) <u>INSULATED METAL PANEL</u> | (22) <u>PREFINISHED ALUMINUM WINDOW-WALL UNIT</u> | (36) <u>LOUVER</u> |
| (7) <u>PROJECTED BRICK SOLDIER COURSE BAND</u> | (23) <u>EXPANSION JOINT</u> | (37) <u>PREFINISHED METAL FLASHING</u> |
| (8) <u>STONE 1 - LIMESTONE</u> | (24) <u>PREFINISHED METAL COPING</u> | (38) <u>INSULATED OVERHEAD DOOR</u> |
| (9) <u>STONE 2 - GRANITE</u> | (25) <u>BUILDING SIGNAGE</u> | (39) <u>CANOPY SUPPORT ROD</u> |
| (10) <u>PREFINISHED METAL PANEL SUNSHADE</u> | (26) <u>FLAGPOLE</u> | (40) <u>STANDING SEAM MANSARD ROOF</u> |
| (11) <u>STONE SILL - STONE 1</u> | (27) <u>BOLLARD</u> | (41) <u>EXISTING GLASS BLOCK TO REMAIN</u> |
| (12) <u>STONE COPING - STONE 1</u> | (28) <u>CONTROL JOINT</u> | (42) <u>REPOINT EXISTING MASONRY AS REQUIRED</u> |
| (13) <u>BUILDING MARQUEE - PREFINISHED METAL PANEL ON STEEL FRAMING</u> | (29) <u>REVOLVING DOOR</u> | (43) <u>REMOVE EXISTING LOUVER, PATCH OPENING WITH BRICK TO MATCH EXISTING</u> |
| (14) <u>PREFINISHED ALUMINUM STOREFRONT FRAMING</u> | (30) <u>PAINTED WOOD STOREFRONT SYSTEM WITH INSULATED GLAZING</u> | (44) <u>PREFINISHED ALUMINUM DOWNSPOUT</u> |
| (15) <u>WOOD WINDOW WITH INSULATED GLAZING</u> | | (45) <u>PATCH OPENING WITH BRICK TO MATCH EXISTING</u> |
| (16) <u>DORMER RECLAD IN ORNAMENTAL SHEET METAL, PAINTED</u> | | (46) <u>REMOVE PAINT FROM EXISTING MASONRY WITH CHEMICAL STRIPPER & CLEAN UNDERLYING MASONRY, REPOINT MASONRY AS REQUIRED</u> |

Materials Key (refer to elevation drawings)





North Elevation
Restoration of Wisconsin Avenue building facades

West Elevation of new hotel and restoration of west façade of Wisconsin avenue building