



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property 213 S. 2ND ST. S. 2nd Street HD
Description of work Reconstruct/repair wood storefront per attached documentation. Replace windows with new wood windows per conditions. Selectively repoint building per conditions.
Date issued 4/24/2019 PTS ID 114735 COA: storefront and windows

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:

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles, sash heights, and top radius must match originals. The applicant may be intending to use Pella products; the only acceptable product line from Pella is the Architect Series.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

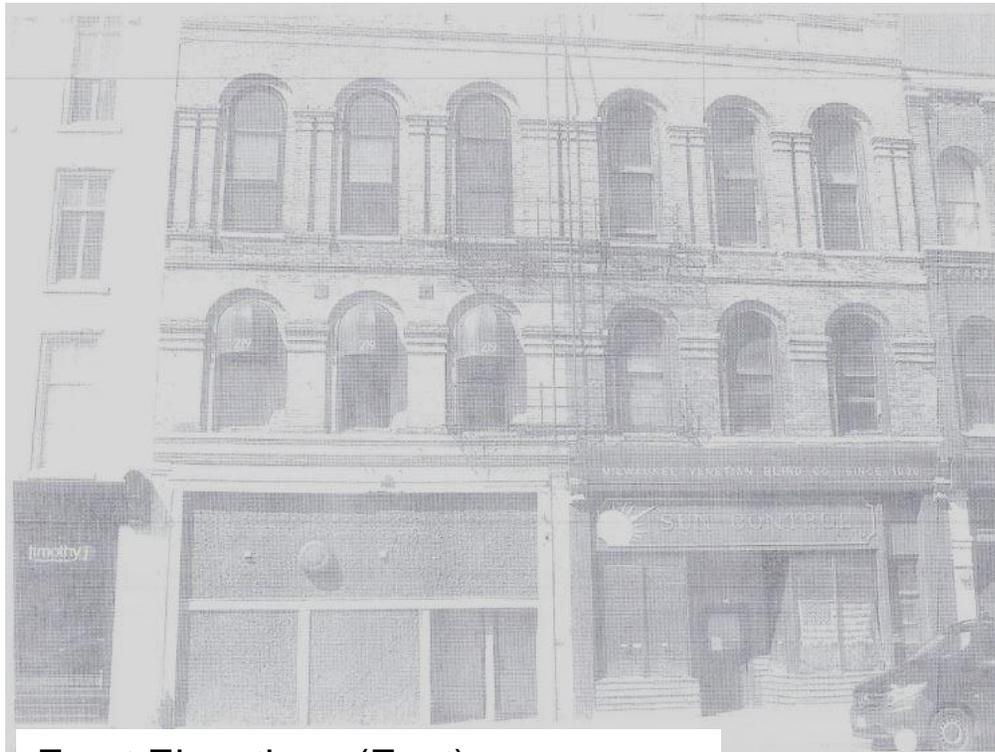
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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: Tim.Askin@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.

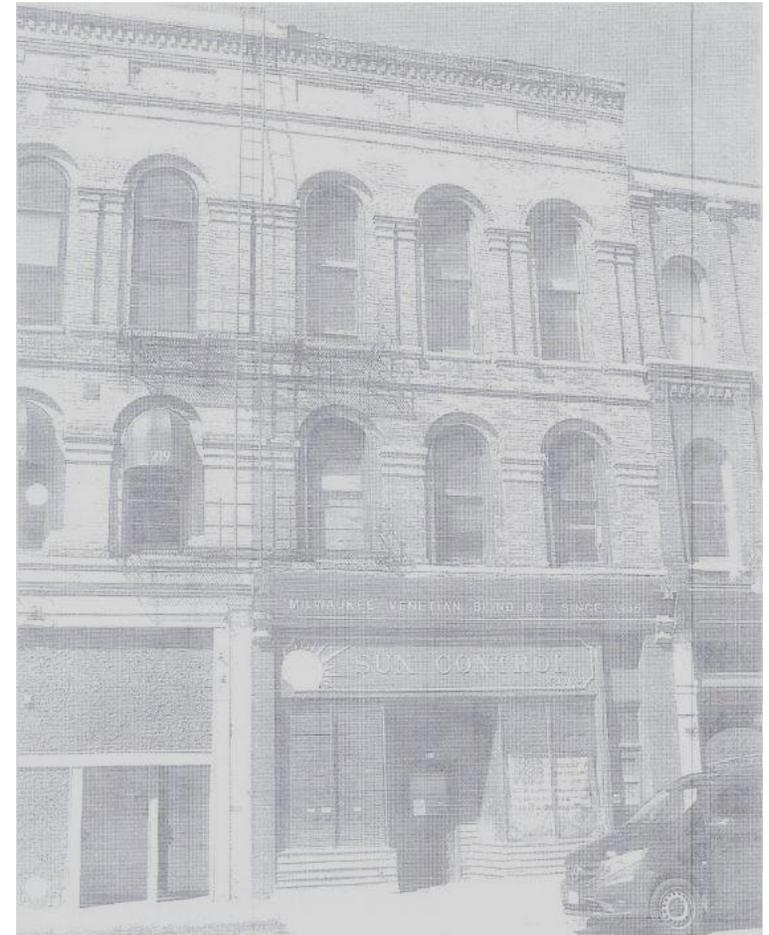


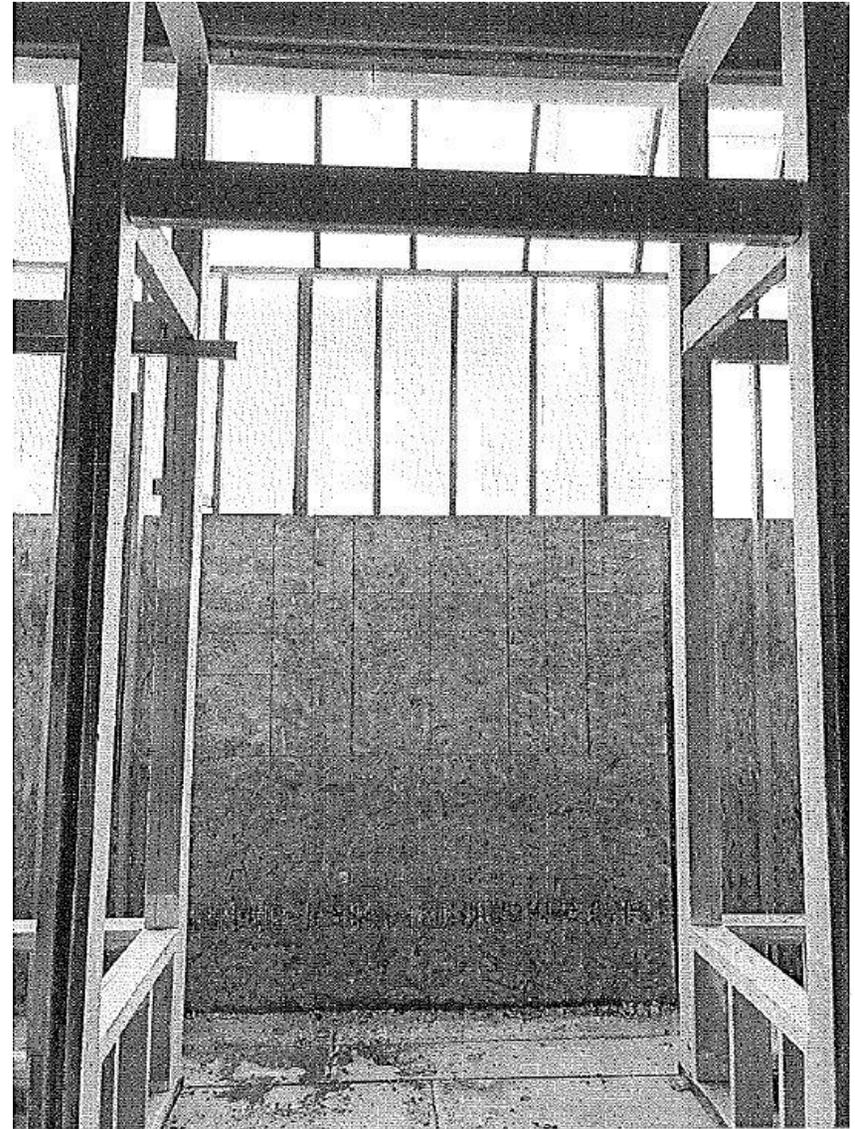
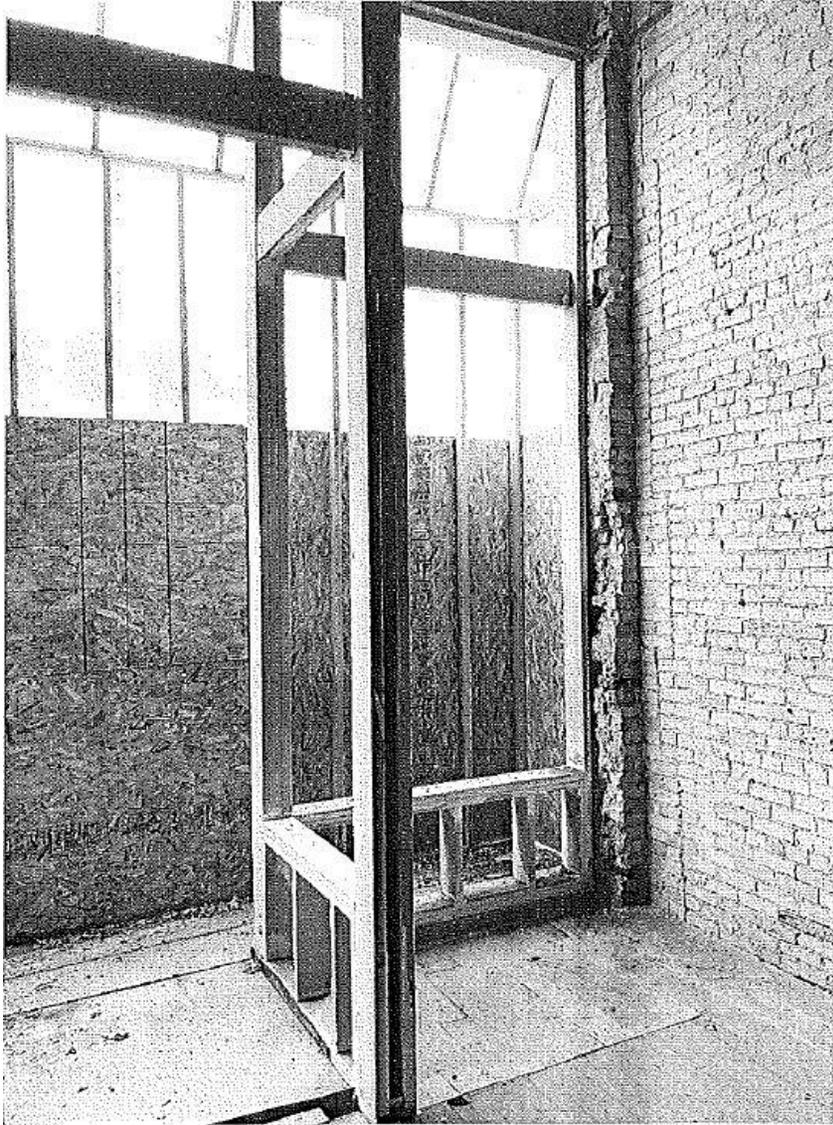
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez, Contractor



Front Elevations (East)



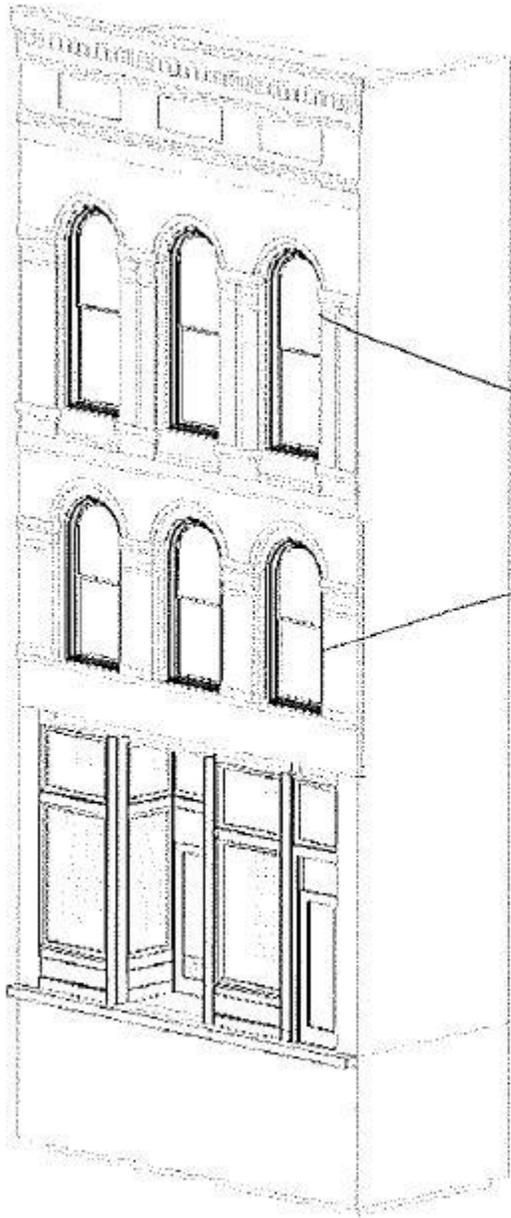


Interior views of new storefront build-out, facing east, new entrance to retail

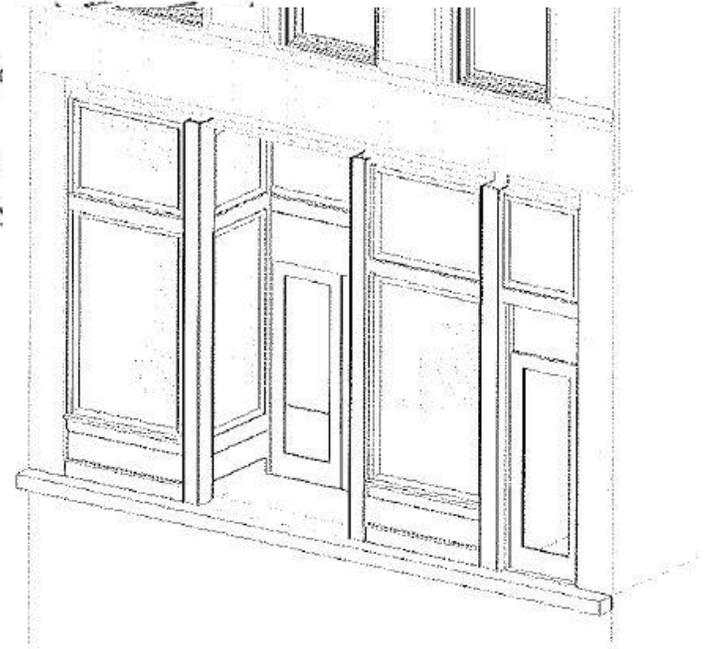


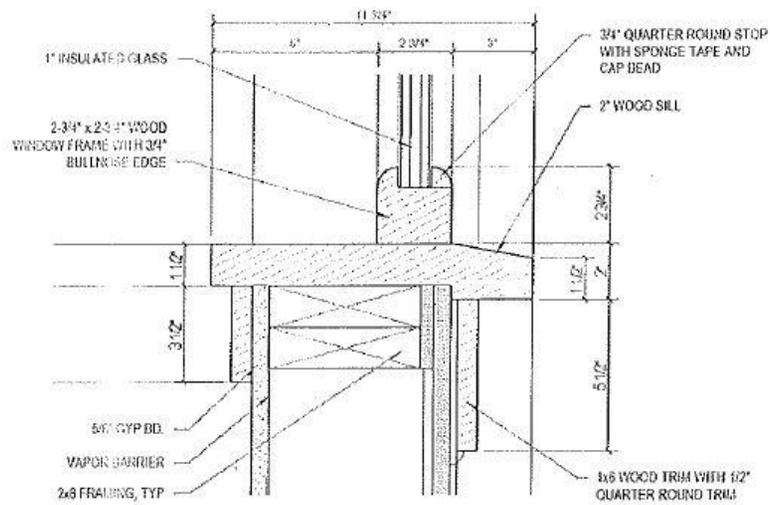
Interior view of new storefront build-out, facing east, new entrance to retail

East elevation drawings

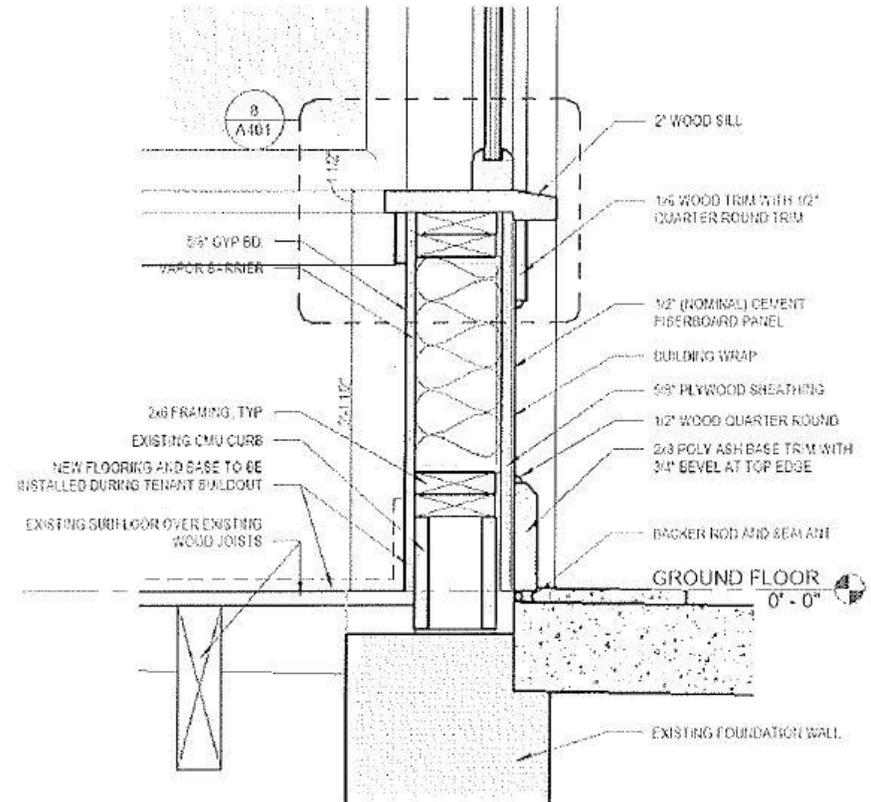


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Build-out details



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Property name Maschauer & Frankfurth Hardware NPS Project Number _____
 Property address 213-15 S. 2nd Street Milwaukee Wisconsin WI 53204-1412

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
 Number items consecutively to describe all work including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1 Feature East Façade Brick Date of Feature 1868

Describe existing feature and its condition

The east façade has a faded patina over the cream city brick. There will be some minor tuck-pointing needed.

Photo numbers 1-2 Drawing numbers _____

Describe work and impact on feature

The tuck-pointing will match existing mortar lines (width) and color with care being given to retain the patina on the brick work.

Number 2 Feature North Façade Brick Date of Feature 1866

Describe existing feature and its condition

The north façade will require tuck-pointing.

Photo numbers 3 Drawing numbers _____

Describe work and impact on feature

The tuck-pointing will match existing mortar lines (width) and color.

Number 3 Feature West Façade Brick Date of Feature 1868

Describe existing feature and its condition

The west façade which was partially covered by the 1950's construction garage which was removed due to deterioration and subsequent contractor damage, concealed original windows and doorway.

Photo numbers 4-6 Drawing numbers _____

Describe work and impact on feature

The entire west side will require tuck-pointing and minor reconstruction of jack arches above windows and doorway.

National Park Service Application,
rehabilitation description of East façade