



Certificate of Appropriateness

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

Property

210 E. MICHIGAN ST.

East Side Commercial Historic District

Description of work

Retroactive approval of the following, this affects all windows on both of the joined buildings: Remove sashes from window openings. Replace rotted windowsills as needed with a replica of what was removed. The window frames will be scraped, primed, and painted with two coats of paint.

Sashes will be removed from each window opening saving the stops and trim for reinstallation. Old glazing will be removed from sashes and glass track. All sash glass will be removed intact from sashes. All rotted pieces of a sash will be replaced with an exact replica as needed.

Exterior of sash will have all paint removed. Exterior of sash and glass track will be primed.

Exterior of sash will receive two coats of paint. All original and old glass will be reinstalled in the sash it was removed from. Thin replacement 1/16" window glass will be replaced with thicker 1/4" glass. Sashes will receive a 5/8" bead of colored urethane caulk instead of glazing to hold glass in. Sashes will be installed in their original openings. Stops and trim will be reinstalled. Sashes and window openings will be caulked from the inside to make them airtight.

Any trim or window stop that needs to be replaced will be replaced with an exact replica.

All sashes, window frames, trim, and windowsills are made of yellow pine. All replacement wood used will be yellow pine.

Date issued

8/29/2017

PTS ID 114369 COA: 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:

All finish wood must be smooth and free of knots and must be painted upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased.

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 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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector John Cunningham (286-2538)



Work in progress with several windows absent for refurbishing. (8/25/2017)



Typical "before" window



Typical "after" window