



Certificate of Appropriateness

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

Property

1945 N. BARTLETT AV.

Firehouse No. 5

Description of work

ALL DOORS AND WINDOWS IN THE ORIGINAL PORTION OF THE BUILDING ARE EXCLUDED FROM THIS APPROVAL. New and altered openings are permitted per attached plans (i.e., rough openings may be created), but final designs for windows and doors must be approved separately when the designs are complete.

Convert property to residential use, initially to single family, but containing features allowing the option for a duplex conversion in the future.

The project involves:

The rehabilitation of the Bartlett Avenue elevation with new painted wood doors and windows, cleaning and tuck pointing of brick masonry;

The rehabilitation of the Irving Place elevation with new painted wood windows, cleaning and tuck pointing of brick masonry, elimination of ghost sign, replacement of missing decorative gable pediment, restoration of hay loft beam, doors and a safety railing (French balcony), landscaping between the City sidewalk and building, removal of concrete walk/pediment at building rear and replacement with decorative iron gated entry and paver covered concrete walk to ground floor entrance;

The rehabilitation of the rear elevation, cleaning and tuck-pointing of brick masonry, new painted replacement wood doors and windows, addition of a new balcony (iron railing) and new door/transom balcony access;

The rehabilitation of the SW elevation (not street visible), cleaning and tuck-pointing of brick masonry, new painted replacement wood window and new window and opening in 2nd floor bedroom. This elevation shall not be cleaned west of the chimney.

New construction consists of a Rooftop (third floor) penthouse addition set back from parapets on Irving Place and Bartlett Ave elevations. It is designed as a clearly modern addition with metal panel cladding and extensive fenestration. It will also incorporate rooftop decks at the front and rear, but not on the Irving (north) elevation.

Site work to include: the restoration of the parkway between the street curb and sidewalk to a greenway and replacement of paving infill between building and Irving Place sidewalk with landscape plantings.

Date issued

11/7/2017

PTS ID 114357 COA: rehab for residential use

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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. Eliminate varnished wood from rear elevation and use paint/opaque stain on wood.
2. Complete masonry cleaning as approved by HPC staff at on site meeting with Beyer Construction.
3. Retain and repair existing hayloft doors. Obtain a bid for repair from a qualified carpenter for repair before pursuing replacement.
Replacement of this door must be approved separately
4. Submit shop drawings for all new windows, doors, and railings. All windows and doors shall be all wood and railings on the first two floors shall be metal with a painted or powder-coated finish.
5. Submit landscape plan for review by staff, if it involves any retaining walls, structures, or plants exceed 18" at mature height.
6. Formal mortar testing is required
7. Test panels of mortar for tuckpointing and their chemical composition must be reviewed by staff before construction begins.

8. Reconstruction of north gable must be subtly differentiated in materials from original building, consult HPC staff and provide construction detail drawings.

9. Pre-Patina II finish for all metal panels on penthouse.

10. Standard masonry conditions:

New mortar must match the original mortar in terms of color, texture, joint width, and joint finish/profile. Mortar that is too hard is subject to premature failure and could damage the masonry. 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 for tuckpointing. New brick must match as closely as possible the color texture, size, and finish of the original brick.

Non-regulatory polite requests:

- Recommend having the cornice be painted a contrasting color from that of the cream brick
- Consider patching interior fire pole holes in a way that shows the original location and diameter with an outline.
- Recommend not cleaning the south elevation west of the chimney.

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 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. Nik Kovac, Contractor

TOP OF ROOF
EL. 147'-4"

ELEVATION

-0"

4

COLUMN SUPPORT

PENTHOUSE
EL. 131'-0"

NEW WEST ROOF DECK
EL. 128'-8"

T-O- EXISTING WEST ROOF
EL. 127'-10"

NEW WINDOW TO MATCH EXISTING
IN NEW MASONRY OPENING

WT

H2

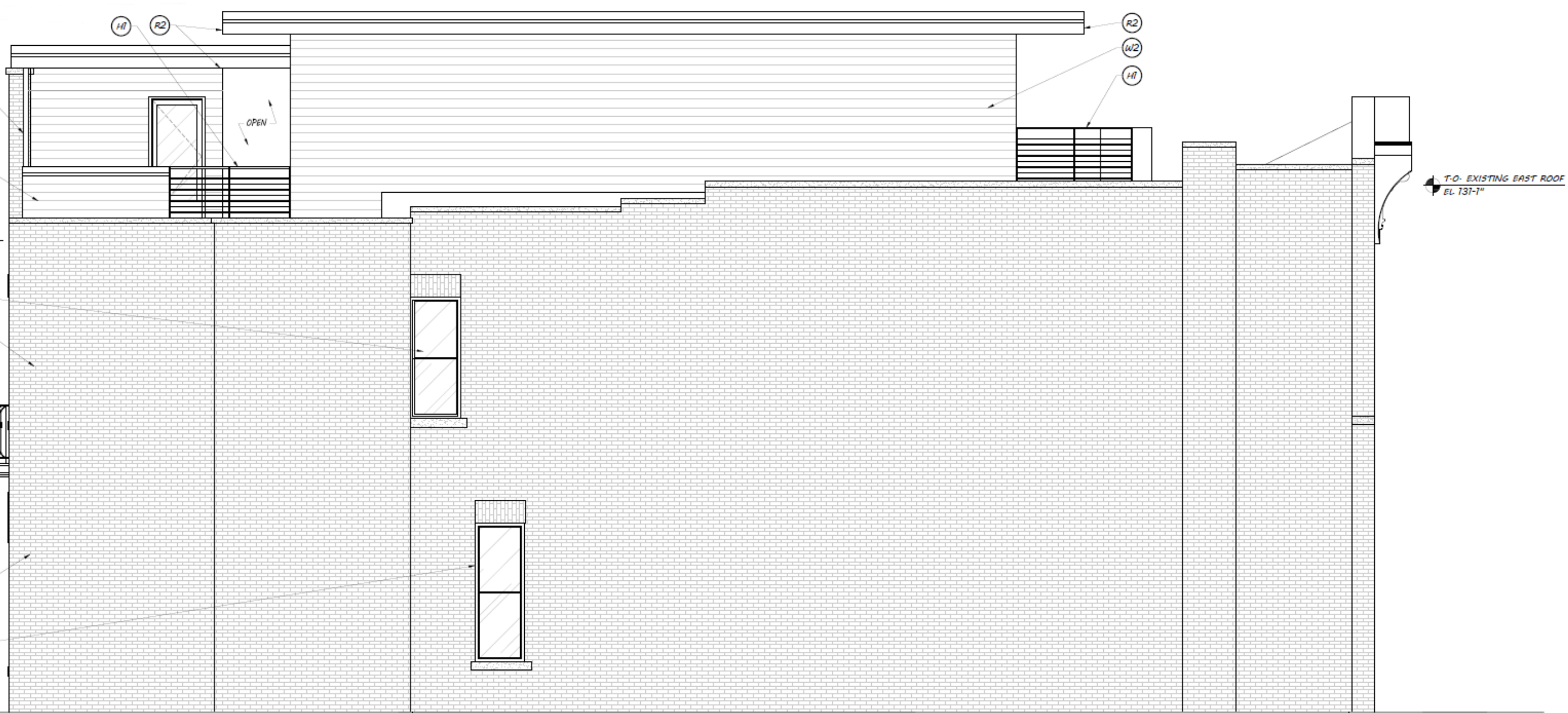
2ND FLOOR
EL. 114'-8"

5

WT

GI

GROUND FLOOR
EL. 100'-0"



T-O- EXISTING EAST ROOF
EL. 131'-1"

4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BASEMENT
EL. 92'-0"

TOP OF ROOF
EL 141'-4"
ELEVATION
= 1'-0"

T.O. EXISTING EAST ROOF
EL 131'-7"
PENTHOUSE
EL 131'-0"

2ND FLOOR
EL 114'-8"

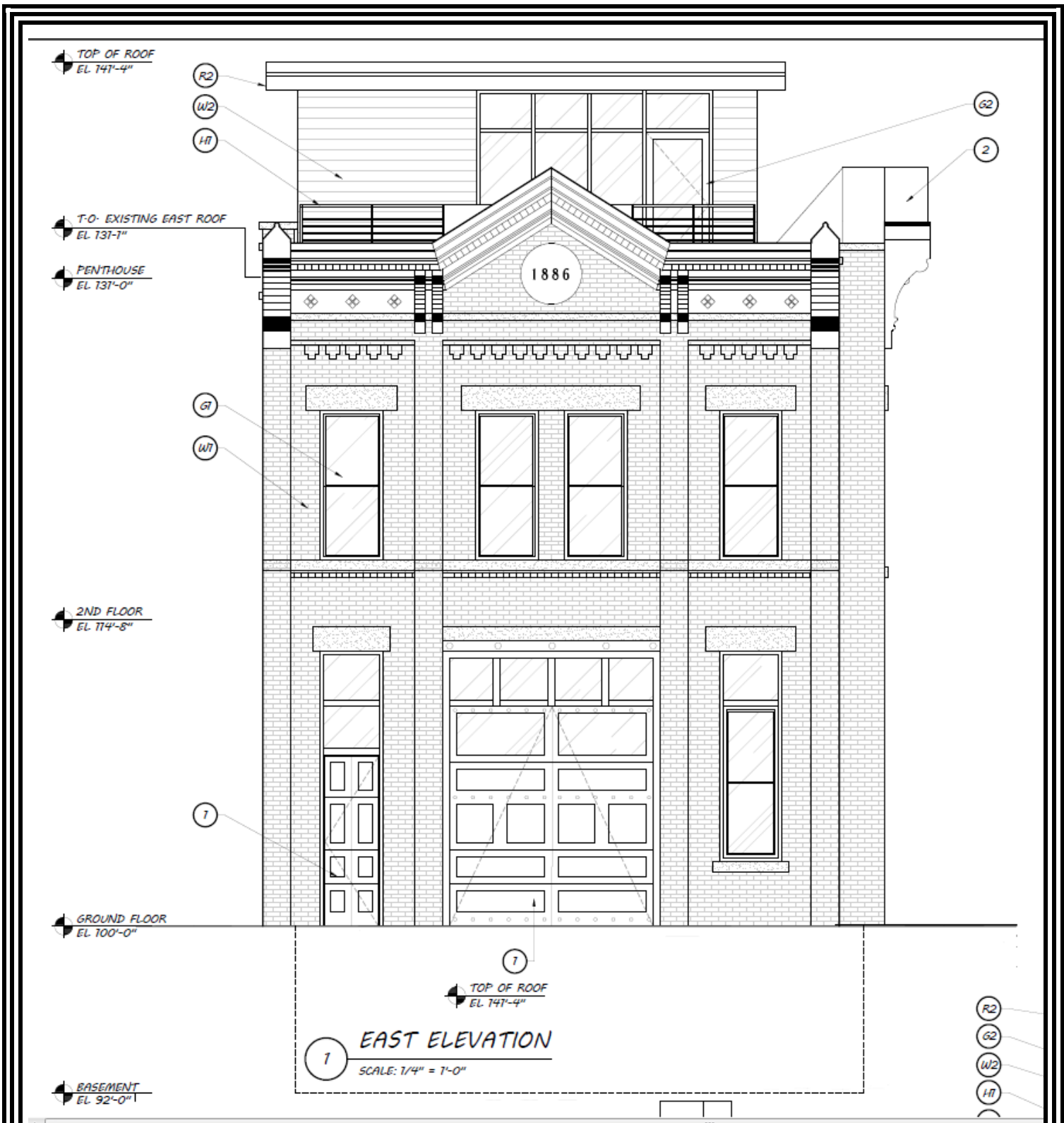
GROUND FLOOR
EL 100'-0"

BASEMENT
EL 92'-0"



2 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

Lettering on east gablet medallion is to be corrected to "Ladder Co. N^o 5" or "No. 5" or be blank. Door at balcony is NOT APPROVED AS SHOWN

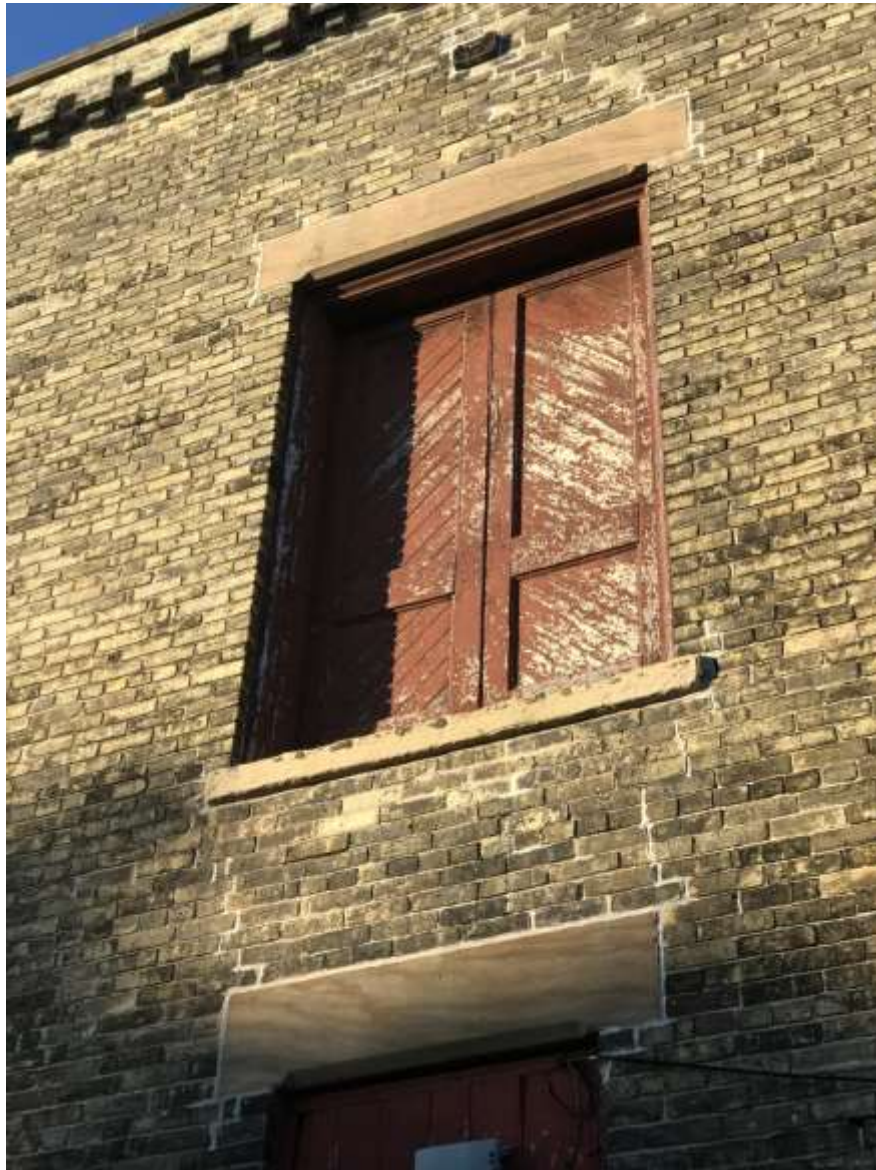


Final shop drawings for ground floor doors must be approved separately.



Third floor doors and windows are approved as shown.
New doors and windows in original structure are not approved at this time and are subject to further review.

Rough openings and second floor balcony may proceed.



Hayloft door on north elevation.



Perspective view of building before construction.