



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

200 E. WELLS ST. Milwaukee City Hall an individually designated historic property

Description of work

Stair 8 is located on the east side of City Hall near the fire escape. It has been used as access from the sidewalk to a basement mechanical room. This mechanical room will be relocated in conjunction with the foundation work. This Stair 8 access will no longer be needed. It does not serve as an exit for the building. In addition, the stair is no longer code compliant and would require landings added to the interior and exterior. That would result in the stair being pushed three feet into the sidewalk.

The Stair 8 opening will be filled in and an ornamental wrought iron grille will be installed to match others located around the building.

Likewise, the installation of new pilings for the foundation will result in the demolition of most of the exterior walls between the massive masonry columns. New basement walls will be reconstructed and waterproofed and insulated. The hollow walks system will be backfilled. New sidewalks will be constructed and the existing wrought iron grilles will be reinstalled.

Date issued

4/29/2016

PTS ID 110450 COA Eliminate Stair 8

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 work to be carried out per the application.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@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.

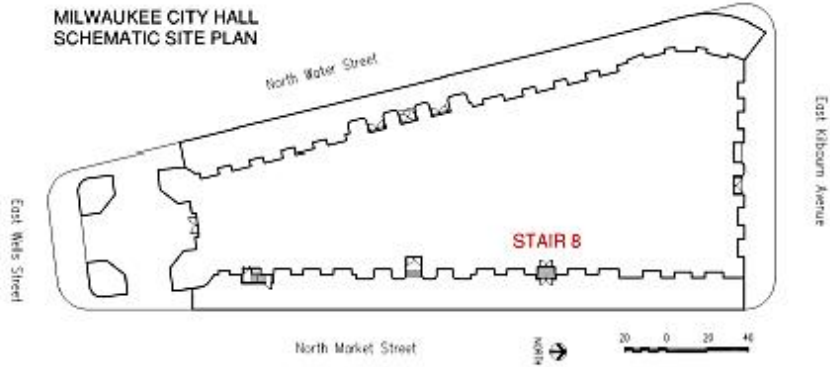
A handwritten signature in black ink that reads "Carlen Hatala". The signature is written in a cursive style with a long horizontal stroke extending to the right.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Peter Schwartz (286-2537)

to be installed on both sides of the doors at the exterior wall. This would push the stair out an additional 3' (approximately) into the sidewalk. The plan below shows the location of Stair 8 on North Market Street.

Existing Conditions



Stair 8 from the exterior looking Northwest. Stair 8 is located just to the south of the fire escape.

The plan below shows the location of the stair in the basement of City Hall. The plan is the current, preconstruction layout of the building.



Exterior doors to Stair 8 from the inside. The poured concrete stair and surrounding construction seen here will be demolished in the foundation reconstruction. Stair does not meet current code. The pair of entrance doors swing into the space and a landing is required on both sides of the door.

Stair 8 is a service entrance to the basement level Mechanical Room from North Market Street. The door sill sets on a narrow landing approximately 36" below the sidewalk level.



Stair 8 from the inside looking out. The exterior stair and railing will be demolished during the foundation repair work. Note the inadequate size of the exterior landing.



Stair 8 as it enters the Mechanical Room.



Stair 8 from Market street looking south.

Landing at the bottom of the stair is not code compliant



Exterior view in context with the adjacent building construction.



Looking south on Market Street

Looking north on Market Street

Ongoing Construction Project

The ongoing construction project at City Hall to repair the foundations by installing new pilings requires complete demolition of most of the exterior walls between the massive masonry columns that define the building at the basement level below the lintel supporting the first floor windows. The demolition of the wall requires the removal of the ornamental wrought iron grille work located between the masonry columns in most locations.

The work sequence in each construction phase will generally be as follows. The work in preparation for the new piling installation begins with the demolition of the sidewalks and the hollow walk system. This demolition will include Stair 8 in Phase 2. After the foundation work is complete a new basement wall will be constructed, waterproofed, insulated and the hollow walk system backfilled. New sidewalks will be constructed and the existing wrought iron grille work which had

been removed at the beginning of the construction phase and refurbished during the foundation work will be reinstalled.

What we want to do.

As noted earlier in this report, we cannot reconstruct Stair 8 in the original configuration. The code requires that we add landings inside and outside of the door. This would push the stair to the east approximately 3 feet into the sidewalk. The stair is not a required exit for the building and the City does not require access to the building at this point. The City would like to remove the stair and doors from the building.

We propose to eliminate Stair 8 and reconstruct a wall at the Stair 8 location using the same wall system used typically between the masonry piers on the rest of the building in the foundation restoration project. To finish the wall new wrought iron grille work to match the grille work at the adjacent walls would be installed. The new wall will look similar to the photo below.



Typical Existing Wrought Iron Grille Work