



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Borger Building, South First & Second Street Historic District

ADDRESS OF PROPERTY:

235 S Second Street

2. NAME AND ADDRESS OF OWNER:

Name(s): Borger Building LLC, Robert Chandler

Address: 7213 Hwy 41

City: Caledonia

State: WI

ZIP: 53108

Email: robert.chandler@live.com

Telephone number (area code & number) Daytime: 262-835-4401

Evening: 414-731-1151

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Daniel Beyer; Dan Beyer Architects

Address: 225 E St Paul Ave, Suite 303

City: Milwaukee

State: WI

ZIP Code: 53202

Email: dan@danbeyerarchitects.com

Telephone number (area code & number) Daytime:

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

X

Photographs of affected areas & all sides of the building (annotated photos recommended)

X

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")

X

A digital copy of the photos and drawings is also requested.

X

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

X

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

X

Site Plan showing location of project and adjoining structures and fences

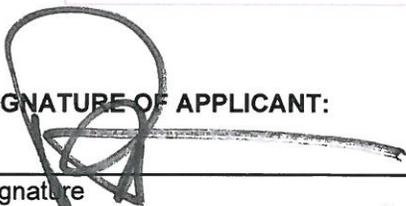
PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

See Attached

6. SIGNATURE OF APPLICANT:



Signature

DANIEL S. PRYOR
Please print or type name

FEBRUARY 3, 2021
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

MEMORANDUM

DATE: February 3, 2021
TO: City of Milwaukee, Historic Preservation Commission
PROJECT: Borger Building, Renovation
SUBJECT: Description of Project

CERTIFICATE OF APPROPRIATENESS APPLICATION**Question Five:**

Tell us what you want to do. Describe all proposed work including materials, design and dimensions.

The project renovates the existing Borger Building, converting the second third and fourth floors into apartments. The existing first floor does not have a tenant but will likely be a hospitality or mercantile use. The project is applying for State and Federal tax credit for Historic Building Rehabilitation and this design will be reviewed by the State Historic Preservation Officer and the National Park Service. The building will have the following work:

1. South and East Elevations (Primary and Secondary Facades):
 - a. Remove existing fire escapes and jump platforms.
 - b. Masonry restoration will include tuckpointing of areas of masonry that have deteriorated, installing sealant at stone lintel and sill / masonry joints
 - c. In select areas, replacing stone sills that are failing with new stone sills to match the existing sills in material, profile and dimension. We expect less than 15 of the sills on the building will need to be replaced.
 - d. On the second, third and fourth floors, Installation of new aluminum windows with clear insulated glazing. The finish of these windows will be a pre-finished, painted coating. There are existing historic windows and non-historic windows on these floors. The existing historic windows are damaged beyond repair. New windows will match the historic windows in layout, profile, and dimensions.
 - e. On the first floor, installation of new aluminum windows with clear glazing. The finish of these windows will be a pre-finished, painted coating. The existing windows are not historic and the new windows will attempt to match the historic windows as depicted in the historic photos obtained.
 2. West Elevation
 - a. Remove existing, non-historic single story building on the west.
 - b. Remove existing fire escapes and jump platforms.
 - c. The existing fire shutters will be removed and will be reused in the final design of the project.
 - d. Masonry restoration will include tuckpointing of areas of masonry that have deteriorated, installing sealant at stone lintel and sill / masonry joints
 - e. On the second, third and fourth floors, Installation of new aluminum windows with clear insulated glazing. The finish of these windows will be a pre-finished, painted coating. There are existing historic windows and non-historic windows on these floors. The existing historic windows are damaged beyond repair. New windows will match the historic windows in layout, profile, and dimensions.
 - f. Installation of new stair tower that will provide code required egress for all floors, lower level through fourth floor. This stair tower will be made of decorative concrete masonry and will banding accents at the first floor, as well as accents at the area where the tower meets the existing building. There will be new aluminum storefront windows placed in a vertical slot that will break up the stair façade and provide some detailing and dimension to the façade.
 - g. New scupper and downspouts will be installed on the west. These will be pre-finished metal.
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- h. Installation of a new entry canopy to the apartments that will include exposed steel structure and painted metal fascia.
- 3. North Elevation
 - a. The north elevation is mostly covered by the adjacent north building. Masonry on this façade will be reviewed and tuckpointing will occur where needed.
- 4. Roof
 - a. The existing roofing membrane will be replaced with a new TPO membrane. This membrane will wrap up the parapet but will be stopped short of the top of the parapet with a termination bar.
 - b. The existing elevator penthouse and chimney will remain. Tapered insulation will be provided at the base of these elements to provide positive drainage.
 - c. The interior of the parapet wall will be tuckpointed as needed. The existing stone parapet cap will remain, with new sealant joints installed.
 - d. The architect, general contractor and owner will review the west parapet and determine if this can stay with repointing or will need to be rebuilt.
- 5. Interior of Building.
 - a. Floors two, three and four will be single bedroom apartment units that will have the exterior cream city brick exposed as well as the timber framing of the ceiling exposed.
 - b. The interior corridor for the units will have exposed timber framing. Existing fire shutter from the exterior will be reused at each apartment door entrance and will include apartment number on the shutter.
 - c. The first floor will remain in essentially its current condition. Work will be done here once a tenant is secured.
 - d. There will be a new elevator installed in the existing elevator shaft.
 - e. The east stair will be replaced with a new code compliant stair.
 - f. The building will be sprinklered, but where possible, all sprinkler piping will be a minimum of 5'-0" from the exterior windows.
 - g. The apartments will have exposed metal ductwork, but this ductwork will be a minimum of 5'-0" from all exterior windows and walls.

END OF MEMORANDUM