

Askin, Tim

From: Patrick Jones <ramseyjones@sbcglobal.net>
Sent: Monday, November 27, 2017 12:17 PM
To: Askin, Tim
Subject: Re: Notes on Art House Hotel application
Attachments: Hotel Lettering v2.pdf; 12 A3.1 HVAC Shed.pdf

Follow Up Flag: Follow up
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Good afternoon Tim.

I'm going to summarize and respond to our ongoing chain below, using your number and letter sequence for continuity. Of course, refer to the original comments below for reference and background. I'll follow up with a telephone call tomorrow to ensure that I've addressed each item sufficiently for the Commission's and your purposes.

1. Fence

We designed the fence to be simple, textured, affordable and in-keeping with the building's era. I found images capturing concepts seen in our version, but no examples that replicate it.

Alt width, but includes cap and even top.



One of the many styles of cedar fences with post caps and alternating width pickets

Staggered top, a bit more "rustic" than our design and intent.



2. Handrail

We'll follow up with staff when handrail selection comes to the fore.

3. Signage

b. Lettering for the front will be 8" brass, pin mounted to existing fascia.

South facing sign is 1/4" thick aluminum with a poly core for weight. Installation would be Tapcon screws into the masonry. We would put black decals over the screw heads to blend in. Find proofs below from Brilliant DPI, the sign fabricator/installer.

c. If further details are necessary, understand we can continue to work with Staff to ensure compliance.



4. Front Porch

a. Quarry Tile

I've sent photos, we'll discuss further on telephone conversation. If tile samples are necessary at the meeting, we'll need some time to acquire, so hope we can wrap up this decision tomorrow.

b. Porch Columns

Having seen the originals that we'd need to replicate, we'd prefer to leave the existing innocuous box columns in place with no change. At some future time, we may consider replicating the original coined /ionic as a custom millwork piece.

5. Back Porch Doors

Design intent of these (2) door units replacing windows is shown on A2.3 and A2.4, and is intended to replicate the main entry door shown on image 4 / P1.2. Further information on these units will undoubtedly be included in Construction Documents.

6. Platform Lift will be painted in a color coordinating with building materials.

7. HVAC Building

Corner boards and a water table have been added to the HVAC building, please find the revised A3.1 showing same below.

8. Mortar Specs, Testing and Color samples will be provided to Staff prior to permit issuance.

Thanks Tim, as noted above I'll follow up via telephone to ensure we've covered the relevant items.

Patrick R. Jones

RAMSEY JONES ARCHITECTS
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On Nov 21, 2017, at 9:52 AM, Askin, Tim wrote:

Responses in blue. I've attached the only images in our files that indicate the original porch columns.

From: Patrick Jones [<mailto:ramseyjones@sbcglobal.net>]

Sent: Monday, November 20, 2017 2:21 PM

To: Askin, Tim

Subject: Re: Notes on Art House Hotel application

Good afternoon Tim.

Please find comments in **RED** directly below your notes below.

I'll follow up with a telephone call to discuss in a day or two.

Best,

<image001.jpg>

On Nov 20, 2017, at 12:38 PM, Askin, Tim wrote:

Dear Mr. Jones:

I have a few notes on your application including minor changes and requests for additional information. These are just preliminary comments.

1. Fence: We have not traditionally approved shadowbox/board-on-board fences and fences must be painted or treated with opaque stain. See attached for other cedar plank fences that can be readily approved, but you are by no means limited to those designs.

The fence is **NOT** a shadow box design (as seen on p. 10 / 90 of your attachment and called "Board on Board"). It is same-side alternating 1x6 and 1x3 pickets, with minimal relief (<1") between pickets. Please advise if this changes your thoughts. We'd be happy to comply with paint or opaque stain.

Probably fine, can you find and provide a photo example?

2. Handrail: we will need to see a specific design, but iron is good.

Will pursue options for off the shelf, and discuss custom fabrication with local guys. Can this be further fleshed out with Staff or need detail be submitted at the hearing?

Yes, minor enough to address at the staff level. Sounds like you know the suppliers, but Bayview Railing and Badger Rail have off the shelf models that we accept.

3. Signage:

- a. Front entrance sign: elaborate on how this would be a canopy sign. I do not understand. It looks directly attached to the wall.

The front entrance sign is intended to be individual letters directly affixed to the wood **lower fascia of the porch roof**. I used "canopy sign" after referencing MKE Zoning Code Section 244, and didn't find that proposed location to be accurately described in any of the other categories of signs. We can discuss further which type of sign it most resembles.

Just needed the clarification. That is a technicality for the plan examiners about which historic preservation has no further concern.

- b. Need more information on materials on both signs and method of mounting, particularly for the rear sign. Generally we require signs to have some degree of depth to them. A vinyl applique does not meet that standard. A well-executed design in paint can meet the standard.

Understood, will get materials together and provide further details on both signs.

- c. Sign details can be approved separately by staff after the meeting with the Commission simply approving the scale and locations, if you so desire.

Yes indeed, this would be the preferred method and give us an opportunity to select and assemble materials related to them.

I will make this my recommendation to the Commission. They recognize that signage is rarely final at this point and will readily defer decision making to me.

4. Front Porch:

- a. Quarry tile: need photos of present conditions. Replacement may be an issue. I will need photos of proposed replacements and the Commission will expect to see actual samples at the meeting.

Will do.

- b. The present box columns are certainly not ideal, but a specific design proposal is required.

Would leaving the existing box columns in place be an option at this point? You can leave them. It would be preferred to address them as part of this package. If you need more time, you can bring this part back in January while the project is still fresh in the Commission's mind. Attaching images from our files, it's not much, but you can tell the columns were round, horizontally banded, and had ionic capitals. (The capitals didn't scan well, but I assure you that in our Xerox that they're quite evident.)

5. Back porch: specific door design is required. I would be inclined toward a full-width opening rather than a sidelight.

Two new doors are intended for that interior corner of the building, from Lobby 114 and Salon 115 to Cedar Deck.

The lobby door is replacing (2) existing windows, neither wide enough to suffice for an accessible entry, and both too wide for a single door.

Similarly, the new door from Salon 115 to Cedar Deck is replacing the center window of a bay, existing at about 5'-6", too wide for a single door leaf, too narrow for a pair unless asymmetrical is acceptable. See image 3 on P1.1 for existing conditions in these locations.

We intend to do our best replicating the entry door configuration, seen on 4 / P1.2. We're certainly open to other solutions preferred by the HPC, will discuss further via telephone.

I meant to delete the part about full-width. I caught the referenced pages on my second pass through the document.

6. Platform lift needs to be painted a coordinating color to building materials, no bare metal finishes.

Will do

7. HVAC building needs to have a water table. Corner boards are strongly encouraged, however, it's possible that corner boards may not work with this general design concept. I'm having trouble visualizing the corners from the elevations.

Will add water table and corner boards and resubmit A3.1

8. Provide mortar specifications and color samples. This is reviewed strictly by staff, but is required before permit issuance. Mortar testing is strongly encouraged.

Will do re: testing, specs and color samples.

In reference to our conversation this morning, electrical and plumbing permits do not currently trigger historic preservation review. Other interior things are slightly more complicated, as I mentioned, but it's feasible that they could go ahead.

Thanks for this additional info, Tim.

P.

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