



Certificate of Appropriateness

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

Property	1104 W. HISTORIC MITCHELL ST.	Mitchell Street HD
Description of work	Build new wood storefront in a historic style with recessed double door center entrance. Bulkhead design shall be of three piece construction for panel detail: flat back panel, pierced flat front panel, and molded trim connecting the back and pierced panels. Storefront shall be painted or use an extremely dark wood stain (e.g., walnut, mahogany). See attached plans. Install symmetrically spaced downlighting fixtures over storefront. Clean and tuckpoint brick as needed. Repair roof structurally and install membrane roof system as needed in area that is approximately 30'x40'.	
Date issued	4/5/2018	PTS ID 114478 COA: storefront and roof

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:

1. Chemical cleaning of brick shall require a separate Certificate of Appropriateness and a city permit. Soap and low-pressure water cleaning is permitted without further review.
2. Review final light fixture choice with staff. Something of similar style to that shown is acceptable with a few caveats. No bare steel or white metal surfaces are to be allowed in light fixtures or conduit to fixtures. Brass can be considered in consultation with staff on final fixture choice.
3. All finish wood must be smooth and free of knots.

4. Masonry

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books As Good As New or Good for Business, Masonry Chapters, for more information. 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 before tuckpointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

5. HVAC

Sidewall vents must be located as low to the ground as possible on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material.

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.

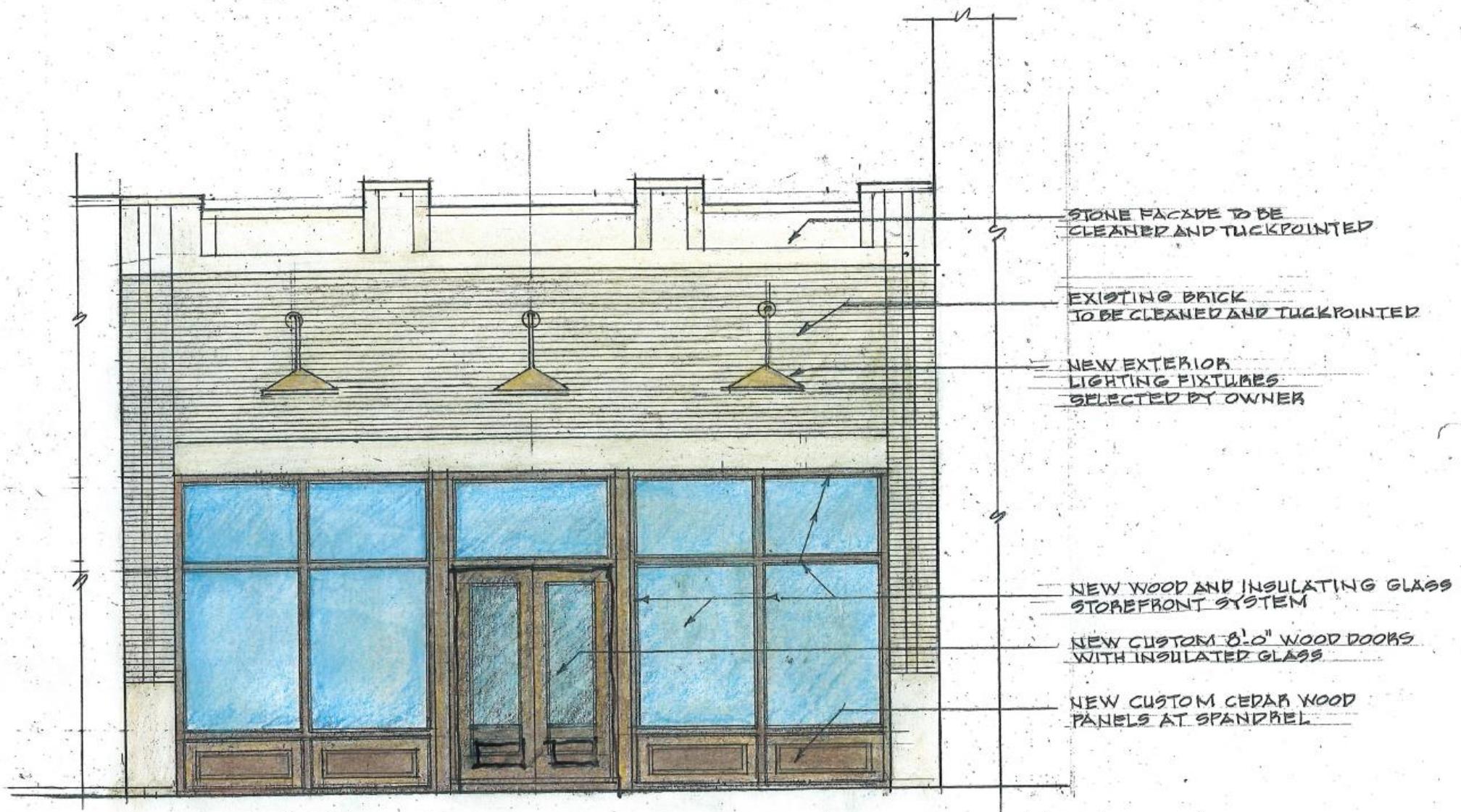
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez



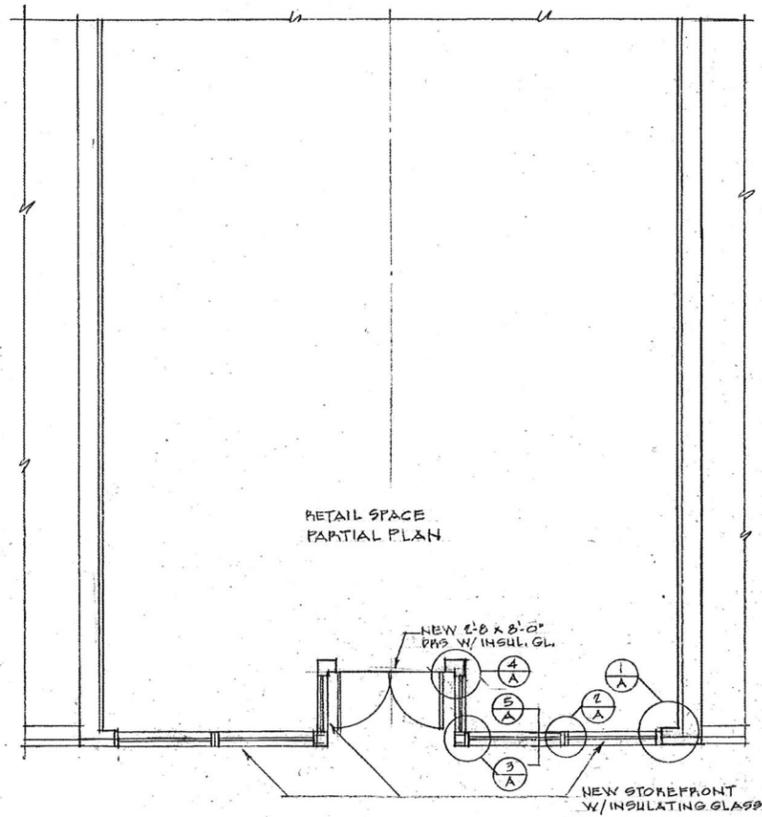
Approved mortar sample



A1 PROPOSED EXTERIOR FRONT REMODELING ELEVATION
 1/4" = 1'-0"

Disregard doors on this page, see attached plans.

APPROVED
 By Tim Askin at 3:10 pm, Jun 22, 2018

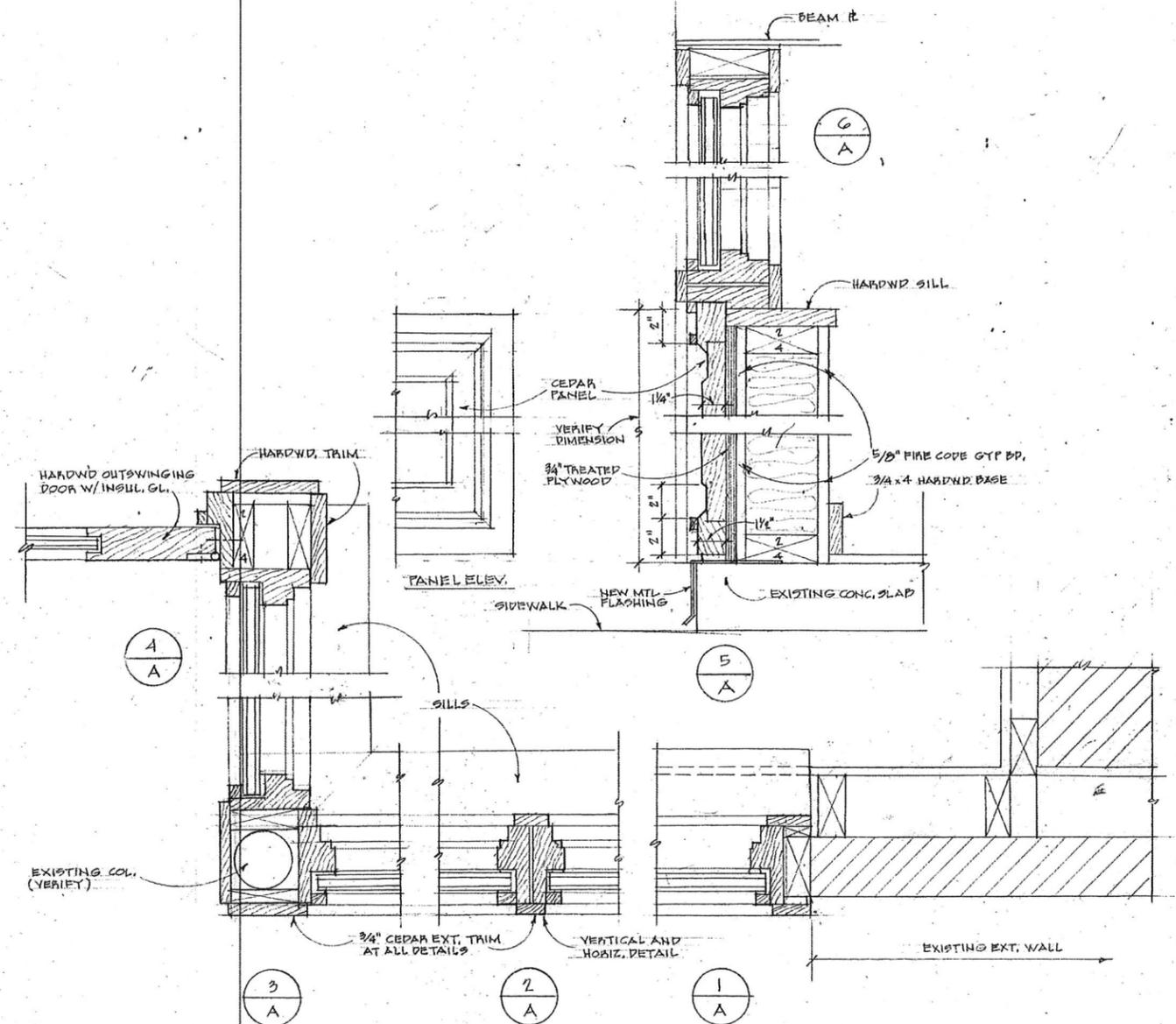


PROPOSED EXTERIOR FRONT REMODELING PLAN
 1/4" = 1'-0"

A1
 ELEVATION



A1 PROPOSED EXTERIOR FRONT REMODELING ELEVATION
 1/4" = 1'-0"



ALL DETAILS 3/8" = 1'-0"

WINDOW DETAILS INDICATE STATIONARY
 MARVIN WOOD DIRECT GLAZE

ALL INTERIOR TRIM TO BE HARDWD AS SELECTED

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