



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

225 E. MICHIGAN ST.

East Side Commercial Historic District

Description of work

The owner is using historic tax credits for a mixed use development that will include the existing Grain Exchange Room, new apartments, some offices and retail.

As part of the adaptive use project, the primary historic spaces like the stair hall and Grain Exchange room will be preserved but the secondary spaces will be altered for new uses.

Exterior work includes cleaning the building, building a freight elevator, repairing 4 metal bridges that cross over to the Mitchell Building, building an exterior stair tower, repairing historic windows, repairing and re-glazing three skylights, replacing/repairing missing and damaged slate at the clock tower roof and returning the clock to working order, extending the elevator penthouse by 7 feet at the roof and constructing a new elevator stop, bringing back the statue of Commerce from Jackson Park and revamping HVAC systems, and relocating the Swinging Door's kitchen exhaust fan from the alley.

Date issued

7/16/2015

PTS ID 104168 COA

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 shall follow the preservation practices indicated in the HPC submission package.

Masonry cleaning cannot begin until three test samples (recommended by the paint stripper manufacturer) are prepared and approved by Historic Preservation staff as well as the SHPO office. Test panels need to be located at inconspicuous places on the facade such as the southeast corner or northwest corner of the building.

Retaining joint width is crucial with masonry work and joints should not be ground out to the point that the stone is cut or damaged. Mortar sample panels need to be prepared and approved by Historic Preservation staff as well as SHPO staff before work can begin.

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) 286-5722 E-mail: chatal@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.



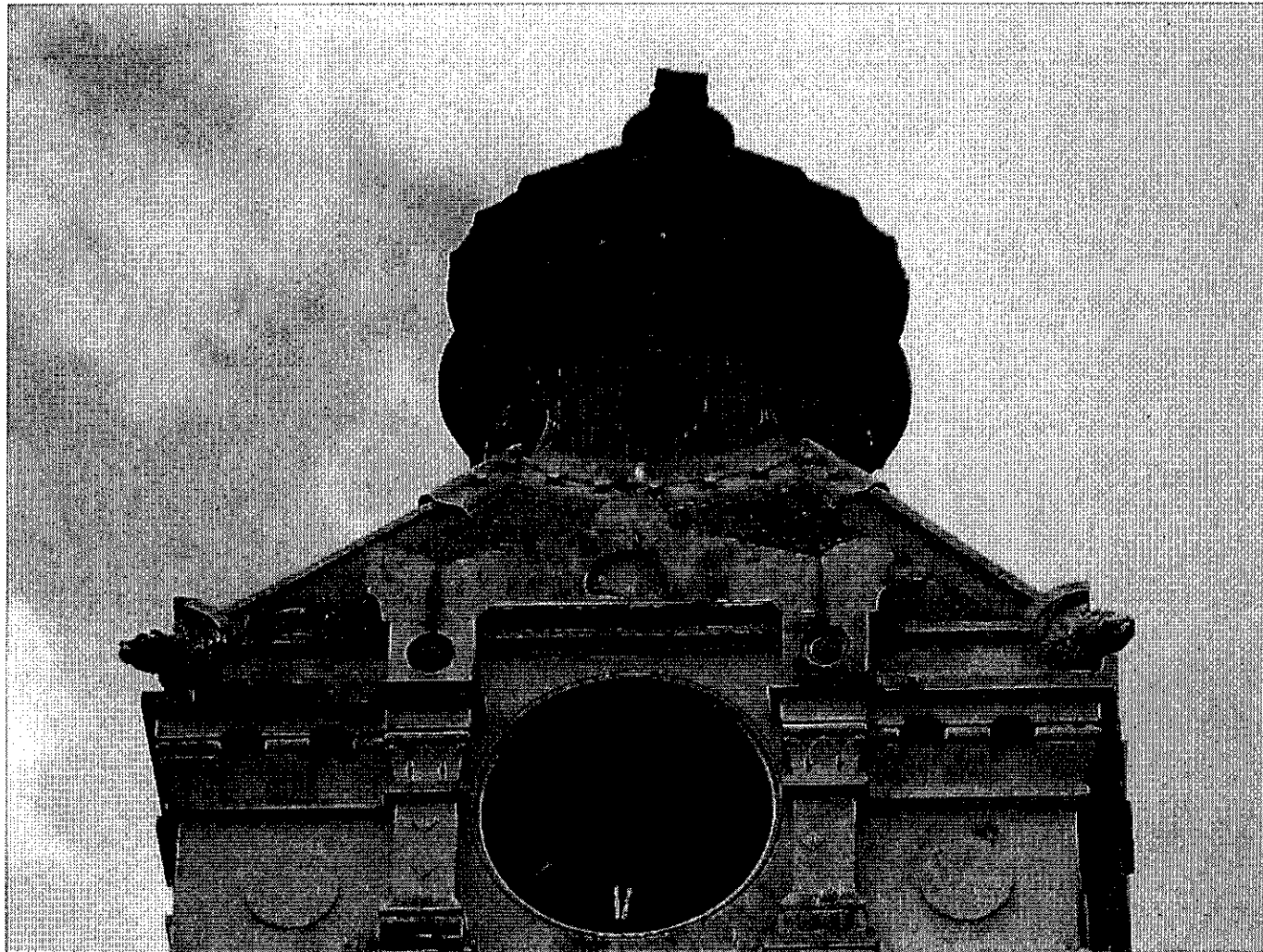
City of Milwaukee Historic Preservation Staff

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

6 30047 Chamber of Commerce,
Milwaukee, Wis.



Historic image of the Chamber of Commerce Building.

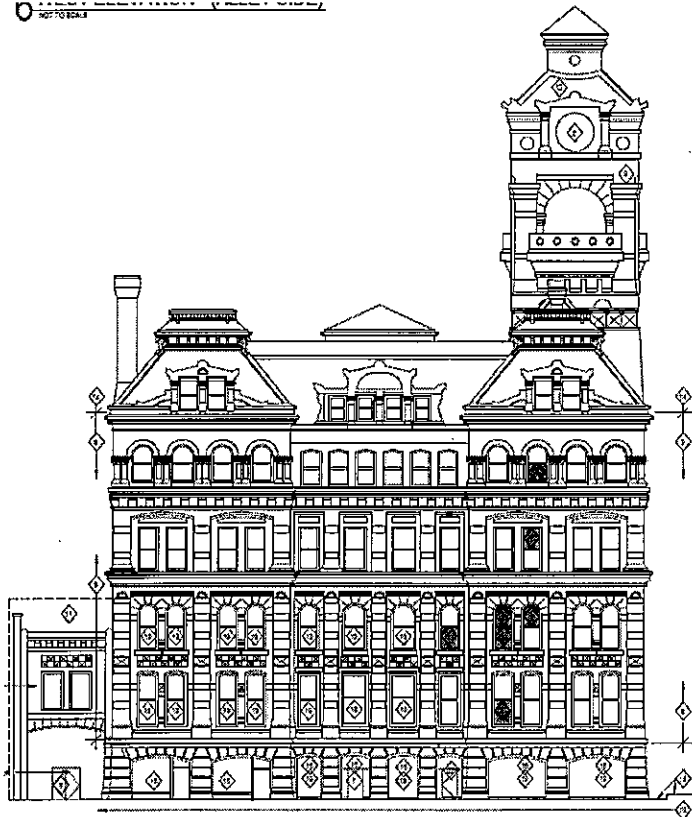


Slate roof at tower will be repaired/replaced. New clock faces will be installed and a new clock mechanism will be installed.



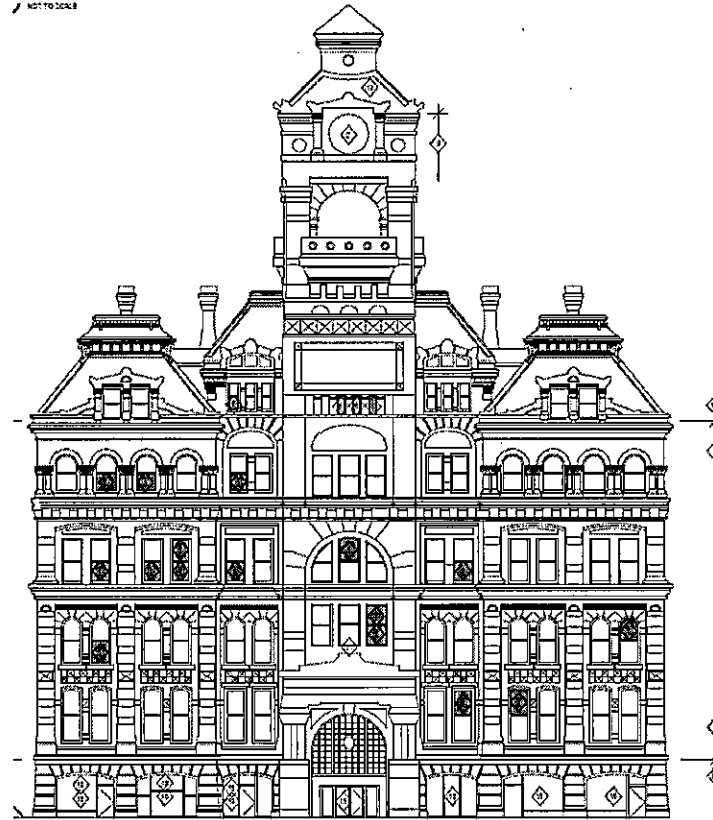
Building will be cleaned and repointed. The Statue of Commerce, original to the building, will be brought back from Jackson Park and re-installed above the main entry.

NOT TO SCALE



2 EAST ELEVATION - (BROADWAY STREET)

NOT TO SCALE



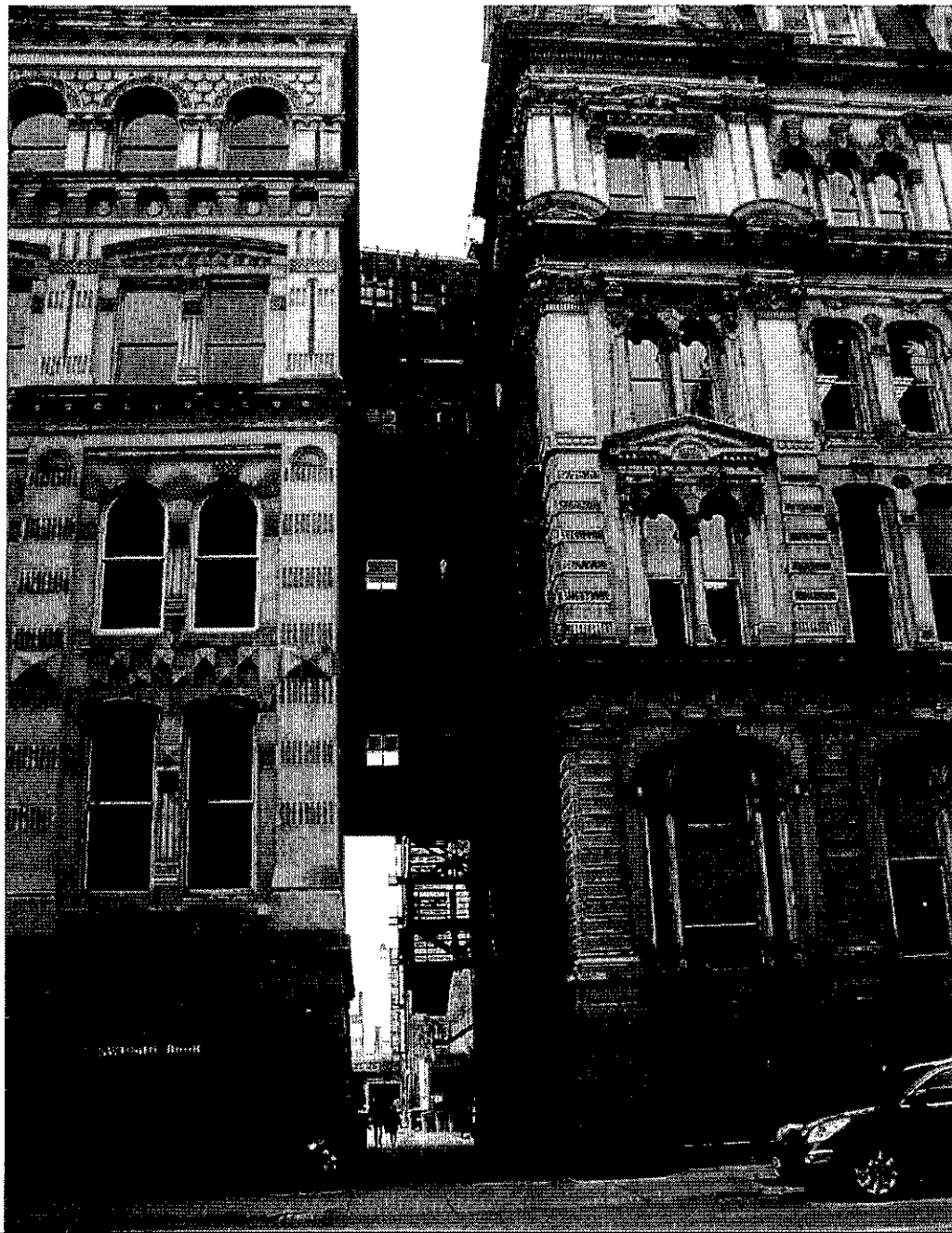
2 NORTH ELEVATION - (MICHIGAN STREET)

**All wood windows will be retained and rehabilitated.
Shaded portion on drawings indicates original surviving
glass.**



Skylight over Grain Exchange Room

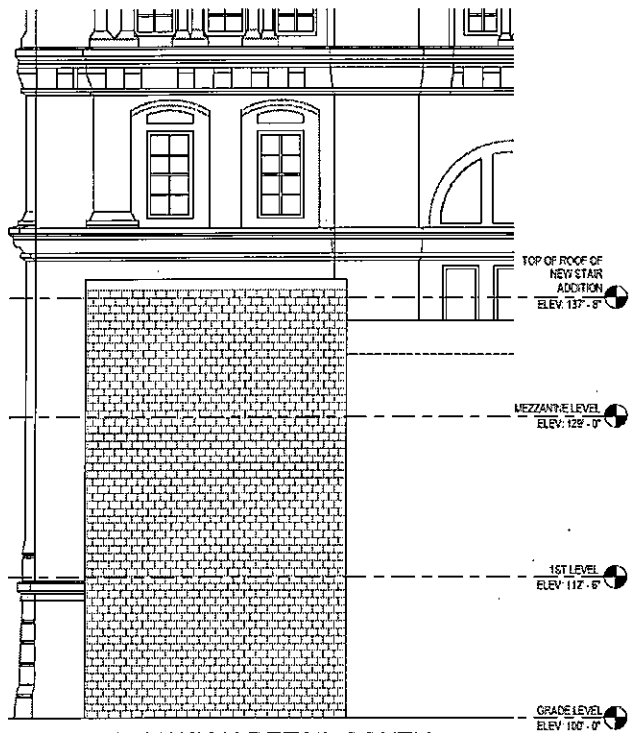
Three rooftop skylights will be repaired and re-glazed.



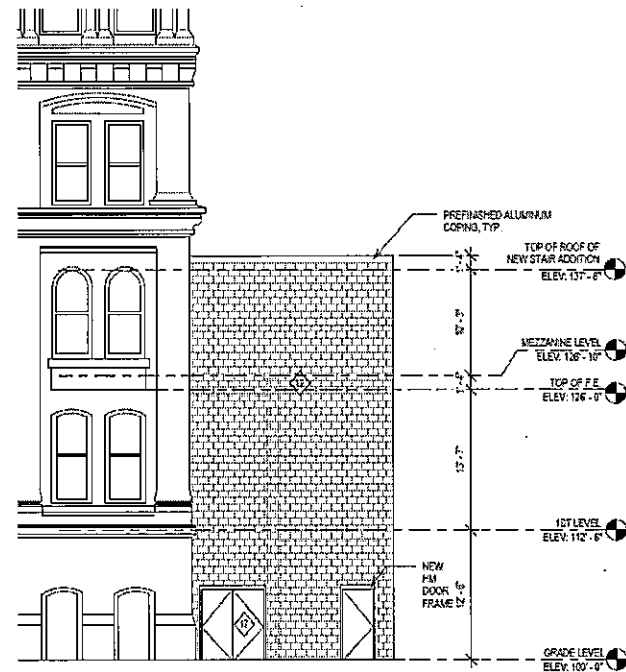
Four bridges connecting the Chamber of Commerce/Mackie Building to the Mitchell Building will be scraped, painted and have new metal windows installed



New stair tower, required by code, is to be built at this location.

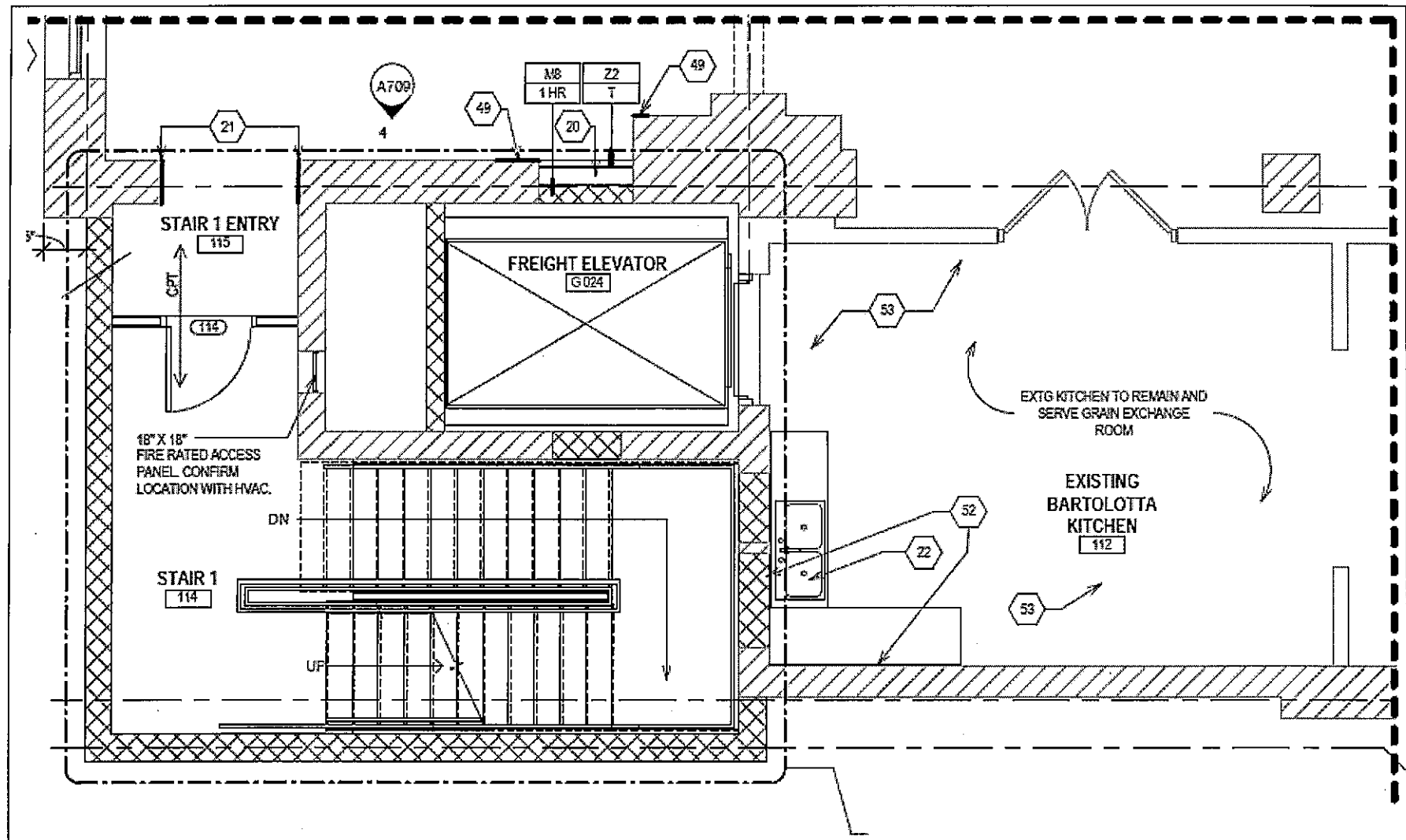


7 STAIRWELL ELEVATION DETAIL SOUTH



STAIRWELL ELEVATION DETAIL WEST

South and west elevations of new concrete block stair tower.



Plan of stair tower



Kitchen vent from the Swinging Door Restaurant will be relocated from the alley.