



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

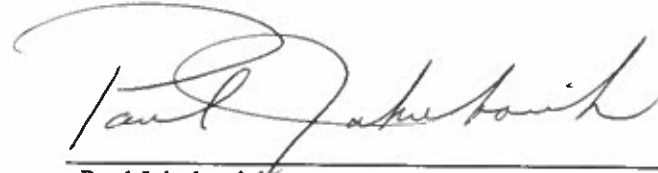
Property 611 N. BROADWAY East Side Commercial Historic District
Description of work Clean exterior stone of all paint and dirt. Repoint masonry only where needed. Restore existing wood windows. Install new entry doors. Install new mechanicals on roof. Restore original cast iron balustrade.
Date issued 1/11/2012 PTS ID 72920 COA, exterior alterations/renovation

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 will be done according to attached drawings and specifications. Test patches for masonry cleaning must be reviewed and approved by HPC staff prior to general commencement of the work.

Tuckpointing will be done only where absolutely necessary and new mortar must match the original in terms of color, hardness, texture, joint width and joint finish. For an explanation on why the proper hardness mortar is crucial to a long-lasting job, please see the masonry chapters in the city's books *As Good As New* and *Good for Business*. HPC staff must review and approve the tuckpointing samples prior to the general commencement of the work. Wood windows are to be restored and original glass will be retained. Please note that research has shown that when bare wood is exposed to the elements for even a period of week or two, the life the paint job applied over it will be decreased. Any new mechanicals on roof must not be visible from the street. Due to the rust-prone nature of cast iron, the balustrade must be primed and painted immediately upon removing rust and paint. Paint and rust can be removed through chemical immersion or abrasive blasting.

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 Paul Jakubovich of the Historic Preservation Department as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@milwaukee.gov. If permits are required,

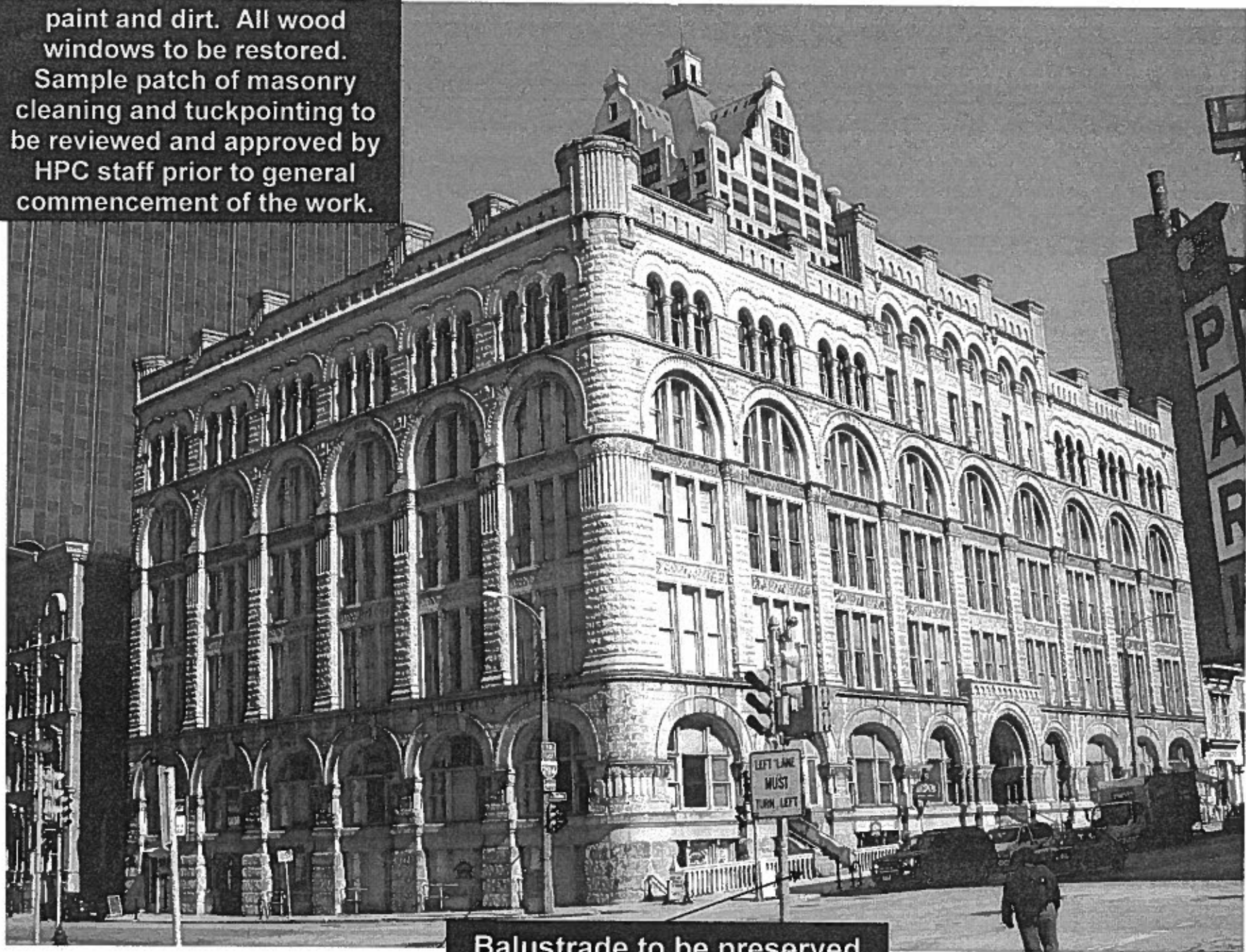
you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkedcd.org/build, or call (414) 286-8210.

A handwritten signature in cursive script, reading "Paul Jakubovich". The signature is written in black ink and is positioned above a horizontal line.

Paul Jakubovich
Office of the City Clerk
Department of Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, David Plank, James Stephenson, Inspector Bill Richter (286-2518)

Exterior to be cleaned of all paint and dirt. All wood windows to be restored. Sample patch of masonry cleaning and tuckpointing to be reviewed and approved by HPC staff prior to general commencement of the work.

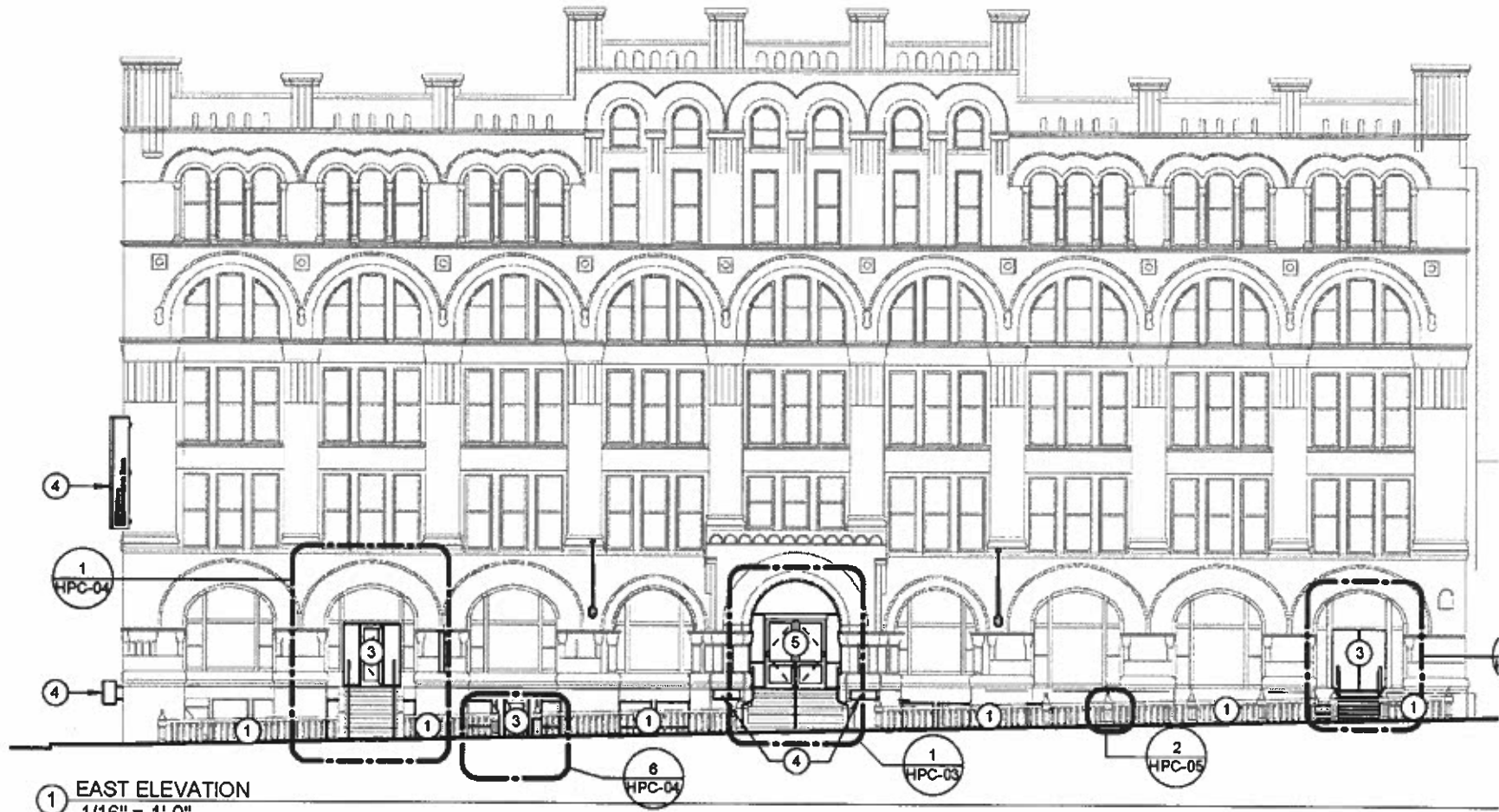


Balustrade to be preserved

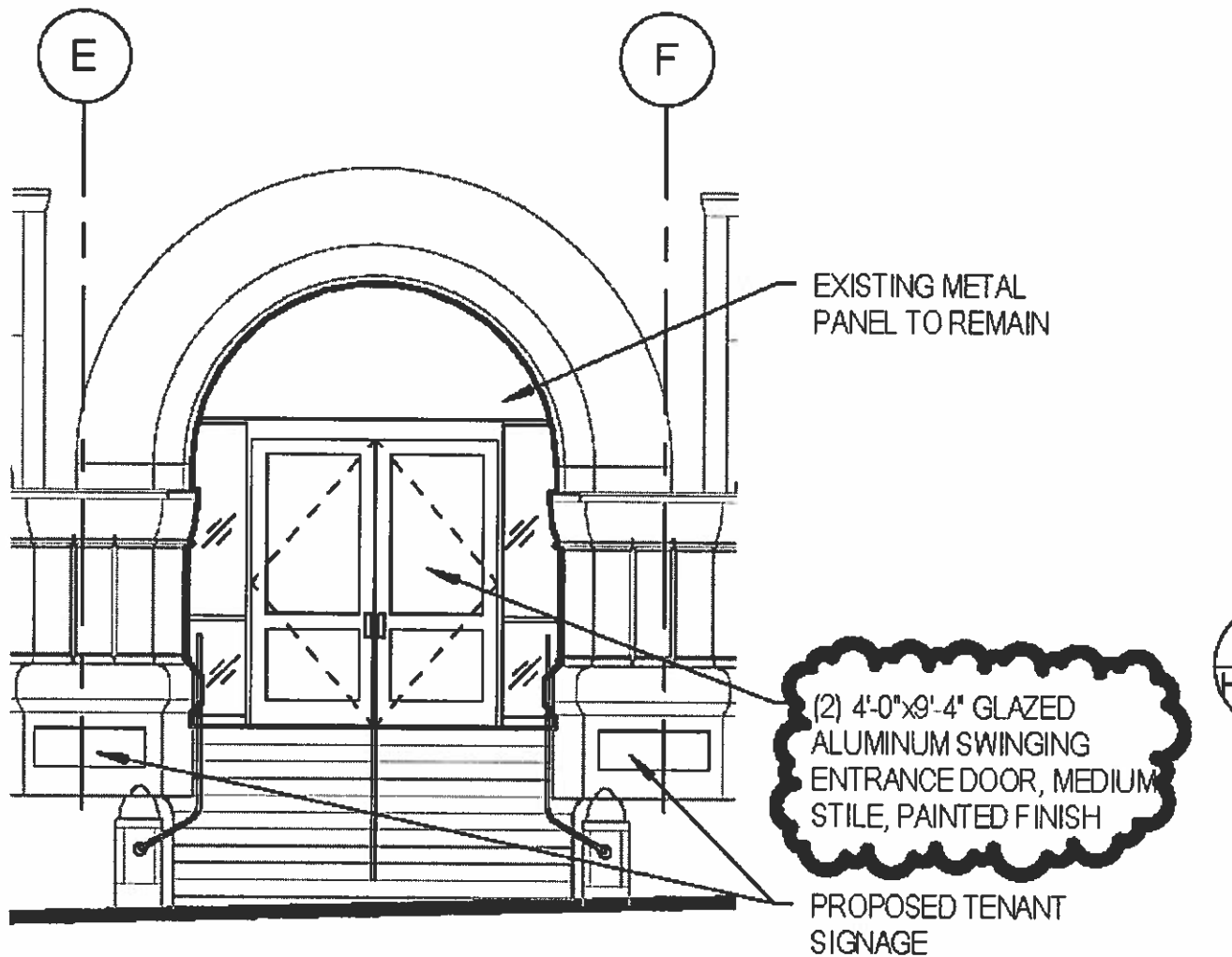


**Central, Broadway
entrance**

**New entry doors to be
install per attached
drawings, although metal
panel over tops of doors
will remain.**

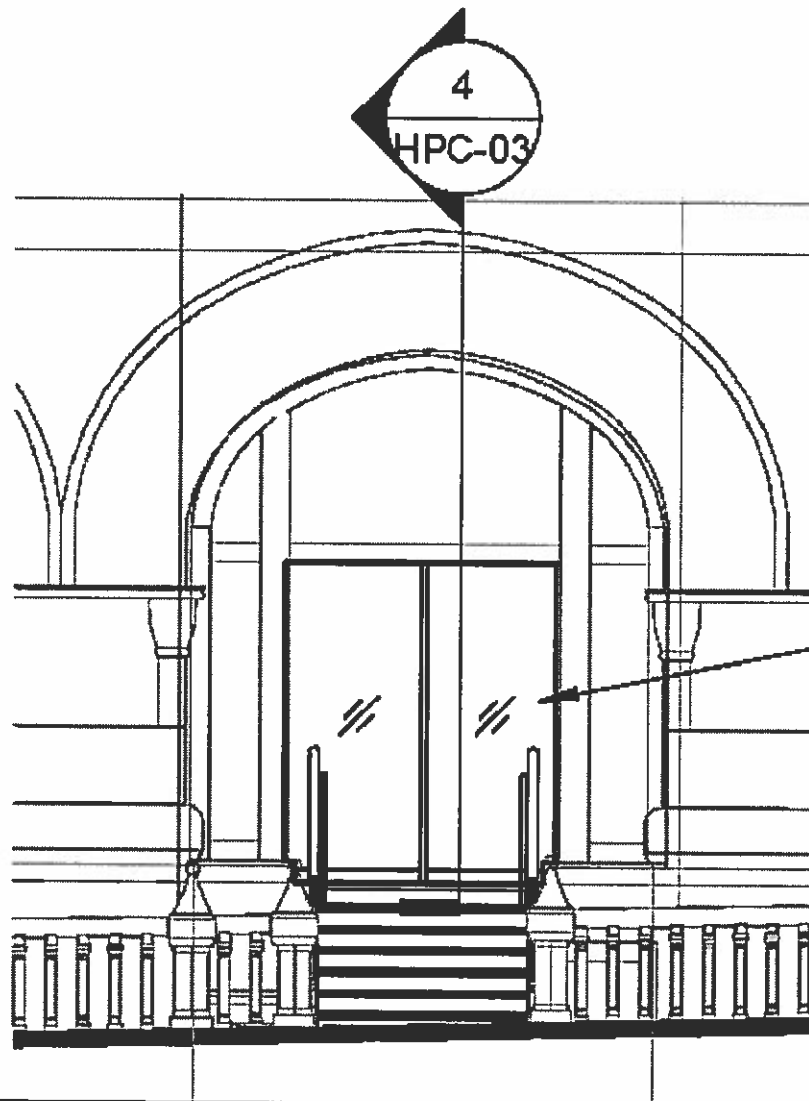


Broadway Elevation. Areas circled to receive new entry doors. Balustrade to be restored.



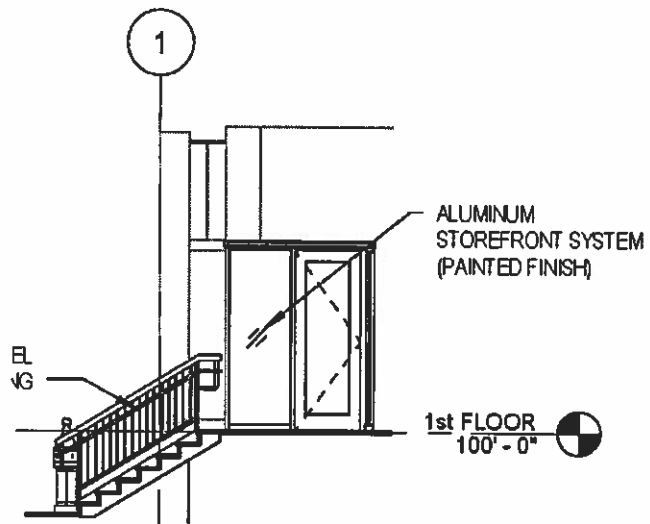
**Detail of new swing doors for main central entry on N. Broadway.
Glass panels top and bottom in doors.**

① PARTIAL EAST ELEVATION
1/8" = 1'-0"

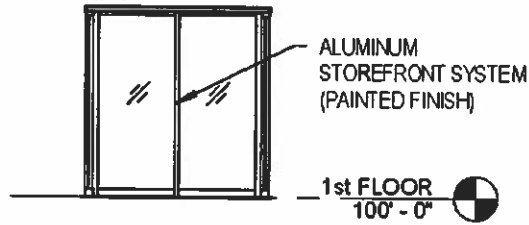


ALUMINUM
STOREFRONT SYSTEM
(PAINTED FINISH)

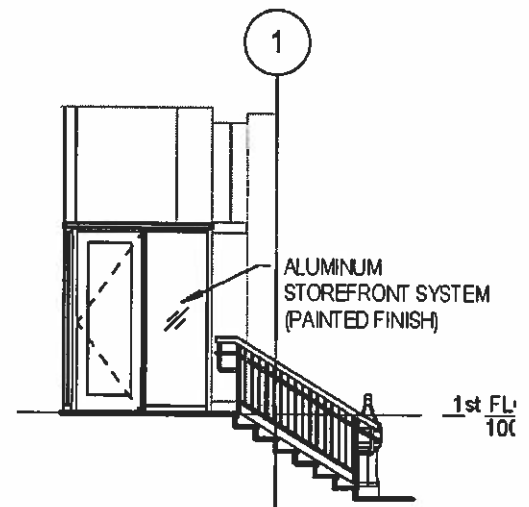
Detail of new entry on far right of Broadway elevation



④ STAIR SECTION
1/8" = 1'-0"

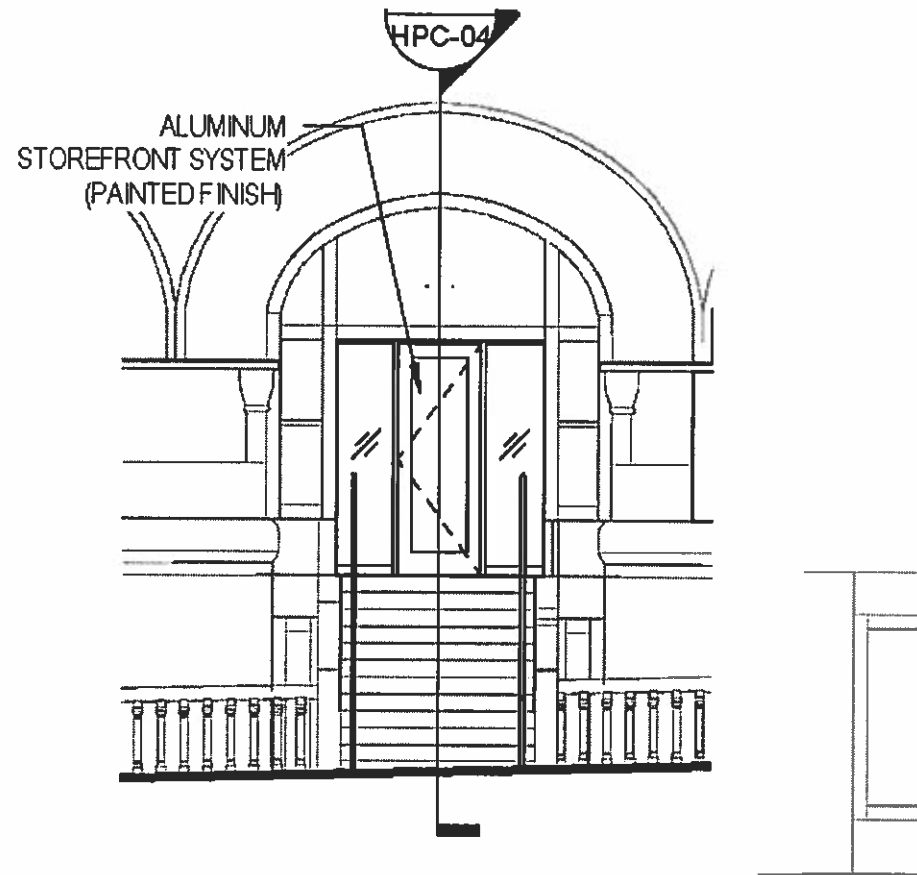


⑤ VESTIBULE ELEVATION
1/8" = 1'-0"

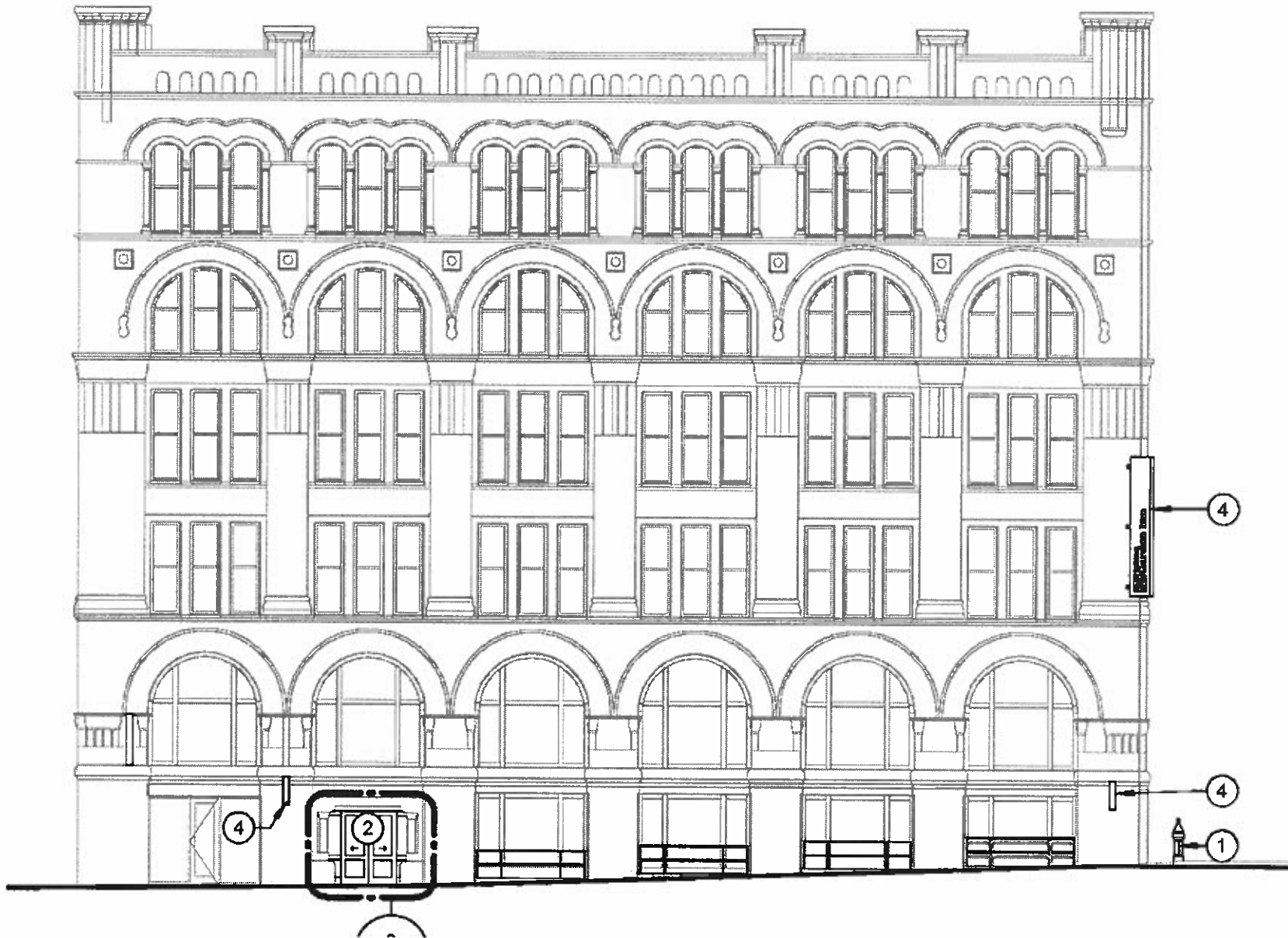


⑥ VESTIBULE ELEVATION
1/8" = 1'-0"

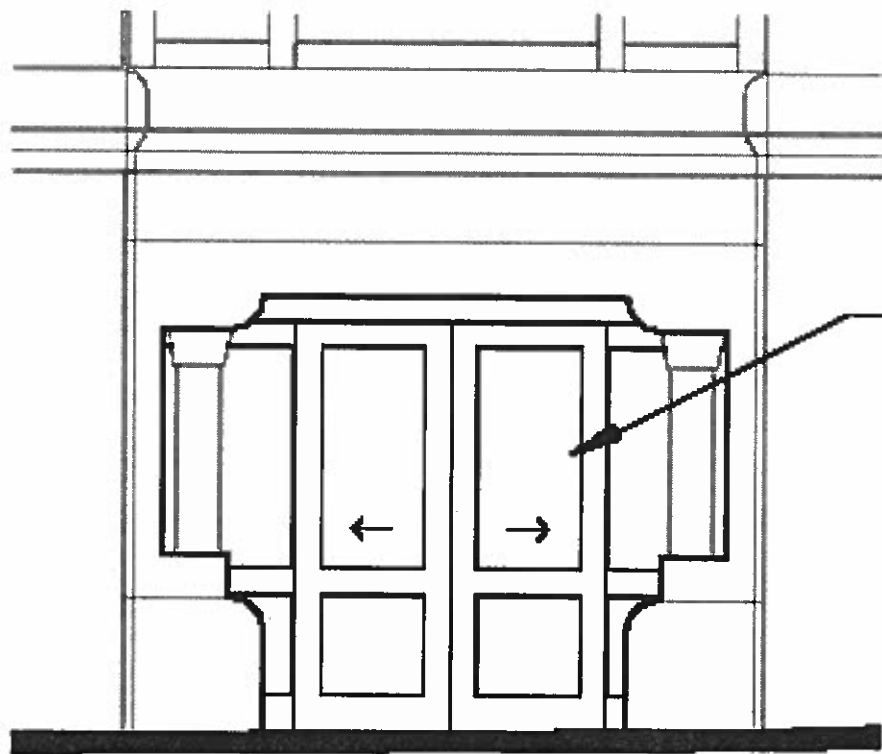
Details of entry at the far right on the North Broadway Elevation



Detail of new entry system at far left of North Broadway Elevation.



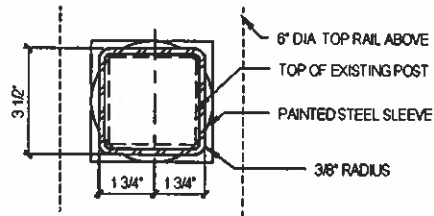
Michigan Street Elevation. Area circled to be fitted with new sliding door entry



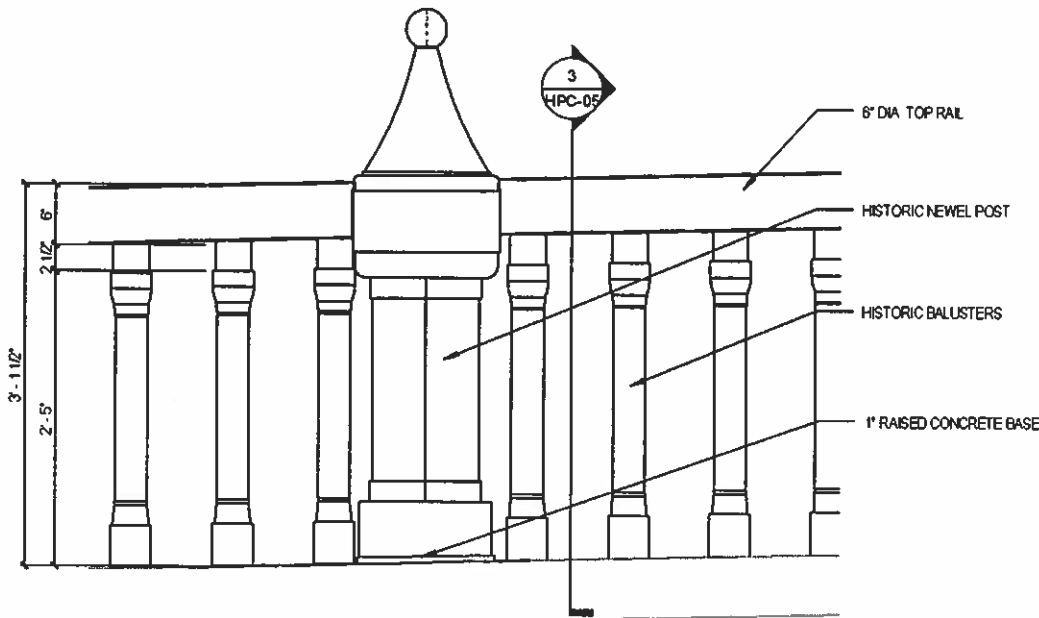
CC
|

AUTOMATIC SLIDING
ALUMINUM DOOR SYSTEM -
(PAINTED FINISH)

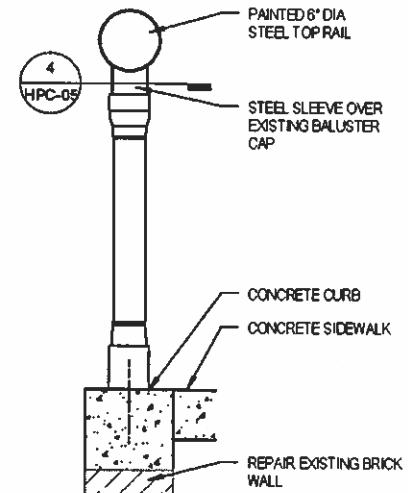
Sliding door entry for Michigan Street elevation. Doors will be glass panels top and bottom, metal framed.



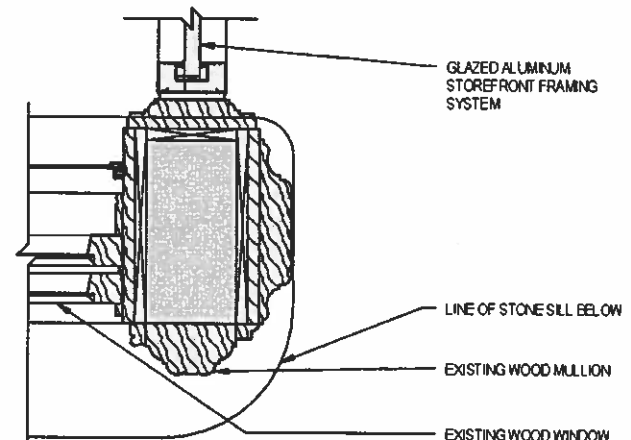
④ POST CUFF DETAIL
3" = 1'-0"



② RAILING ELEVATION
1" = 1'-0"



③ RAILING SECTION
1" = 1'-0"



① NEW VESTIBULE AT EXISTING EXTERIOR OPENING - EAST
1 1/2" = 1'-0"

Detail of balustrade restoration. Balustrade will be carefully dismantled and then stripped of all rust and paint before priming and repainting. New top rail will replace the existing round top rail