

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

2673 N. MARTIN L KING JR DR. Hummel / Uihlein Building

Description of work

The Hummel-Uihlein Building is the most prominent building at the intersection of N. Dr. Martin Luther King, Jr. Drive and West Center Street. The proposal is to replace the roof and gutters, remove an old skylight and rooftop trapdoors, rebuild brick on the south addition where gutter scupper is located, remove the chimney at the rear of the addition and roof over chimney location. It also includes the rebuilding and repointing of two chimneys at north elevation and rebuilding the rear south section of wall that is failing as well as bricking up an existing doorway.

Date issued

4/5/2016

PTS ID 109812 COA new roof, gutters and repairs

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:

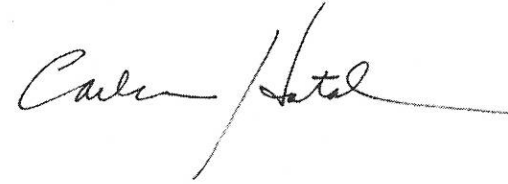
Decorative sheet metal trim is to be retained and not discarded. Wood trim pieces are to be retained and repaired and not discarded. If new trim is required it must match originals and be made of decay resistant wood as outlined in the specifications.

Roofing shingles will be GAF Timberline Natural Shadow in Pewter Gray or Barkwood.

Any repointing or rebuilding of wall sections will require a mortar test patch and review of bricks by HPC staff before work begins.

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) 286-3004 E-mail: carlen.hatala@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.

A handwritten signature in cursive script, appearing to read "Carlin Hotel". The signature is written in black ink and is positioned above a horizontal line.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector Paul Wolfgramm (286-2590)

2673 North Martin Luther King Drive. Historic Hummel / Uihlein Building



North Elevation
Chimneys

Front Façade Hip Roof

South Addition

Original Building



Decorative sheet metal is essential part of building's appearance. Preserve these details.

Likewise, if the wood shingles are to be replaced here, they must match original in terms of shape and pattern.



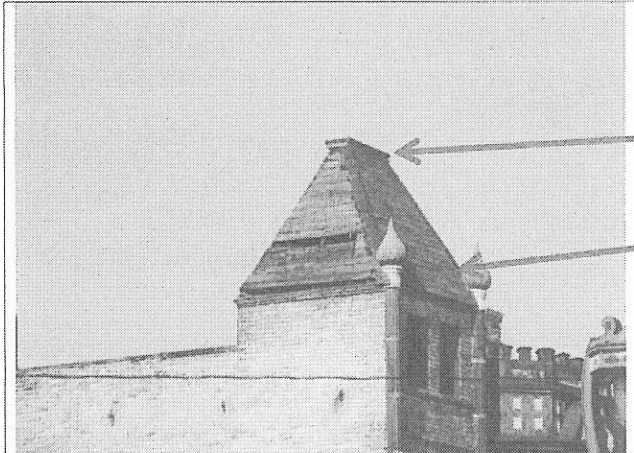
Gutters

Main Roofs

Light Well

Front Façade Hip Roof

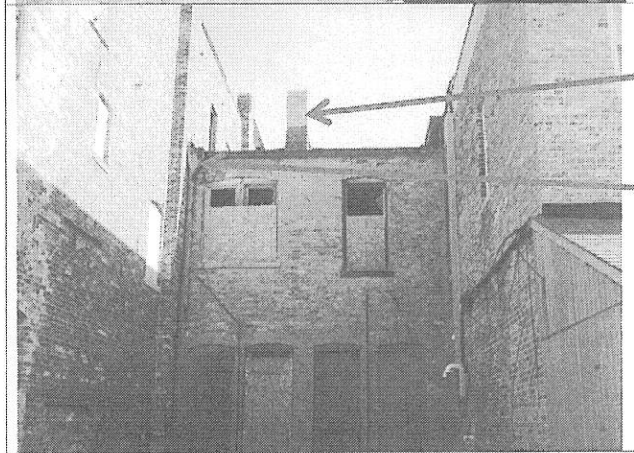
2673 North Martin Luther King Drive. Historic Hummel / Uihlein Building



Repair and reroof hip roof at front façade

Repair base wood trim and wood crown

Protect and preserve all existing decorative sheet metal ornaments

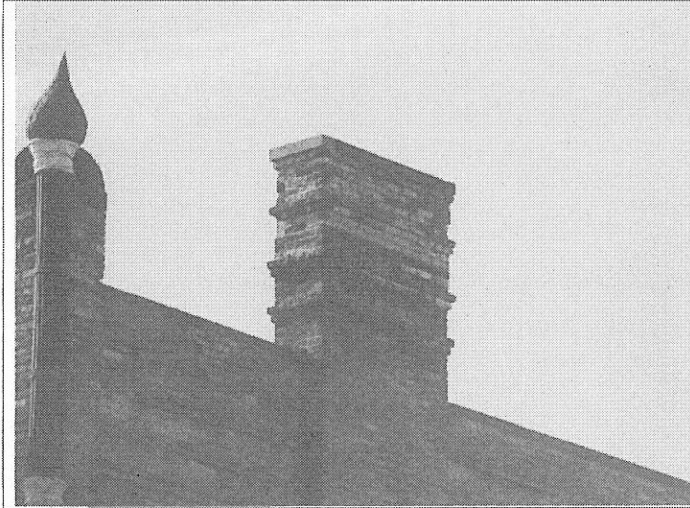


Remove chimney

Repair and rebuild failing brick corner

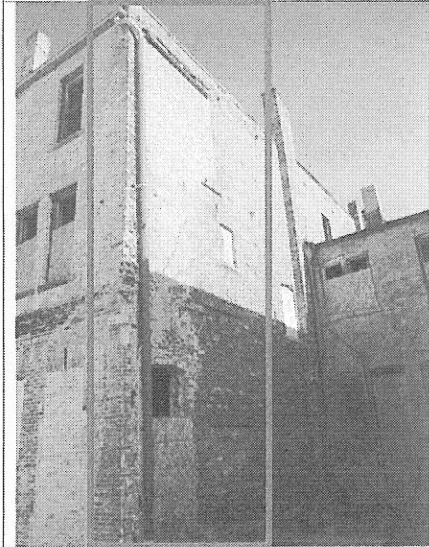
New gutter and downspout

2673 North Martin Luther King Drive. Historic Hummel / Uihlein Building



Alternate Bid item #1:

Rebuild two existing chimneys at top north elevation of building



Alternate Bid item #2:

Rebuild rear south section of wall that is failing and has a large step-crack. Existing cream city brick to be recycled or matching bricks to be used for any replacements. Existing doorway to be bricked up.