



Certificate of Appropriateness

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

Property 1937 N. MARTIN L KING JR DR. N. 3rd Street NRHD
Description of work
Date issued 4/25/2022 PTS ID 115255 COA: REHAB

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:

Mounting posts for signs shall be drilled into mortar joints only and not into the face of any brick or stone. Any surface-mounted electrical conduit shall be painted to match 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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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. Milele Coggs, Contractor

12 pages total

Finish Colors



Mustard
 10 30 100 0
 207 165 40
 #CFA528

Everglade Teal
 100 55 45 40
 0 69 86
 #004556

Ash
 65 60 50 50
 71 71 74
 #47474A

Mustard
 10 30 100 0
 207 165 40
 #CFA528



FIGURE A: Rendering of completed primary east facade. Rendering provided by Niche Book Bar.

APPROVED
 By Tim Askin - Milwaukee HPC at 3:42 pm, Apr 25, 2022



IMAGE 1: Crack at southeast corner showing signs of separation.



IMAGE 2: Crack at main entrance steps.



IMAGE 3: Area of impact damage and cracking at east elevation.

Masonry and Concrete

- Remove paint at east and west elevations using Diedrich 606 Multi-Layer Paint Remover or approved equal or better; test application and dwell times prior to full application to avoid damage to historic brick
- Repoint deteriorated mortar joints using Type O mortar
 - Remove cracked/deteriorated mortar using the center-cut approach; do not overcut the brick
 - Finish new mortar to match historic raked profile
 - Do not artificially color mortar; use mortar with a sand mix that is similar in color or matches the original mortar
- Rebuild areas of severe cracking/dislodged brick:
 - East elevation near apartment unit entrance
 - South elevation at large full-height crack (see Image 1)
 - West elevation at step crack below center second-floor window (see Image 10)
- Repair cracks in concrete steps at east elevation main entrance (see Images 2 and 3) using concrete repair material such as Damtite Super Patch or approved equal or better
- Repair area of impact damage between east elevation entrances; replace broken stone and brick with matching units (see Image 3)
- Repaint concrete steps medium gray
- Repaint masonry arches at second floor using a breathable masonry paint such as Sherwin Williams Luxon XP or approved equal or better
- Where brick replacement is required, all replacement brick shall be matching Cream City units
- Infill two west-elevation windows at toilet rooms with cream city brick matching the surrounding units; set brick infill back 3" from the wall plane

Tile

- Retain existing tile as-is; evaluate prior repairs and stabilize if needed
- Remove paint using Diedrich 606 Multi-Layer Paint Remover or approved equal or better
- Repaint using a breathable masonry paint such as Sherwin Williams Luxon XP or approved equal or better

Wood

- Refinish all exterior wood features, including window trim, awning, cornice, consoles, eaves, and storefront surround according to the finish colors on page 1
- Remove loose and peeling paint using manual scraping or sanding
- Prepare surface with primer
- Repaint trim, awning, and cornice elements using exterior grade acrylic paint, satin or eggshell finish
- Paint doors and trim and other high-touch surfaces with exterior grade epoxy, satin or eggshell finish



IMAGE 4: New main entry door, east elevation.



IMAGE 5: New apartment unit entry door, east elevation.



IMAGE 6: New rear entry door.



IMAGE 7: New light fixture over main entry door.



IMAGE 8: New light fixture over apartment unit entry door.

Windows

- Storefront windows are plastic and must be replaced; replace as shown on drawing sheet A1.2
- Retain all existing trim in good condition at storefronts and double-hung units
- Remove all rotted wood frame, sill, and trim members and replace with new wood matching the size and profile of the removed section; splice as necessary; prime and paint
- Install prefinished aluminum flashing at all windows to prevent excess moisture infiltration; match trim color

Doors

East Elevation

- Replace main entry door and frame with primed steel full-lite exterior door, Mastercraft 32"W x 80"H model #4145470 (see Image 4), paint per Finish Colors on Page 1
- Replace side entry door leaf to apartment unit with primed steel three-quarter lite exterior door with internal blinds, Mastercraft 36"W x 80"H model #4091120, paint dark gray (See Image 5)

West Elevation (See Image 7)

- Enlarge rough opening to meet ADA requirements and replace rear exit door with steel 6 panel composite frame exterior door, Mastercraft 36"W x 80"H model #4145390 (See Image 6), paint yellow to match front door
- Retain existing second floor exit door at north corner and paint gray to match east apartment entrance
- Install new trim where needed and paint to match doors

Exterior Lighting and Security

East Elevation

- Install new security camera at front entrance in a discreet location
- Remove lighting fixture under tile awning, cap per code, and repair hole in the wood with a wood plug prior to repainting
- Replace fixture above the front door with Acclaim Lighting Builder's Choice Collection 1-Light Matte Black Outdoor Hanging Lantern, model #4006BK (see Image 7)
- Install new ceiling-mounted light fixture over apartment unit entry door, Acclaim Lighting Builder's Choice Collection Ceiling-Mount 1-Light Matte Black Outdoor Light Fixture, model #101BK (see Image 8)

West Elevation

- Retain one security camera with view of rear entrance; remove all others
- Retain existing exterior lighting and surface-mounted conduit; these elements are and will remain operational



IMAGE 9: Disconnected downspouts and insufficient slope to drainage at rear west elevation near first-floor windows.



IMAGE 10: Area to be rebuilt below center second-floor window at the west elevation; large step crack and exposure to moisture has resulted in dislodged brick.



IMAGE 11: Rear area that will be reconfigured for ADA entrance, retaining wall, and new parking slab and walk.

Drainage

- Install new downspout at the rear west elevation
- Inspect and repair all disconnected downspouts
- Connect downspouts to existing sewer inlets

Parking and Grading

- Build retaining wall according to site drawing, A1.1, split-face, dry-stack concrete masonry units to blend in with surrounding grass/sidewalk
- Demo rear walk and parking area
- Create a quarter bubble away from the building to promote positive drainage of the site
- Pour new parking area and walk; walk not to exceed 1:20 pitch

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By Tim Askin - Milwaukee HPC at 3:43 pm, Apr 25, 2022



IMAGE 12: Interior side of existing storefront, north bay. New storefronts will preserve existing configuration and daylight openings and configuration.



IMAGE 13: Interior side of existing storefront, south bay. New storefronts will preserve existing configuration and daylight openings and configuration.

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Additional Photographs



IMAGE 14: South elevation; here work is limited to masonry repairs and flashing at windows as described in the Scope Narrative.



IMAGE 15: North elevation; here work is limited to masonry repairs and flashing at windows as described in the Scope Narrative.

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IMAGE 16: Detail view of west elevation doors. The door on the left will be retained and the opening reconfigured to fit more tightly. The door on the right will be replaced with an ADA compliant door as described in the Scope Narrative. Trim around the doors within the masonry opening will be reconfigured and refinished to match the doors and to better address voids. No work is anticipated at the steel lintel.

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List of Drawings

Sheet A1.0

- 1 East Elevation Scope Diagram
- 2 Projecting Sign Drawing
- 3 Window Vinyl Sign Drawing

Sheet A1.1

- 1 West Elevation Scope Diagram
- 2 Site Plan

Sheet A1.2

- 1 Storefront Plan
- 2 Storefront Side Mullion Detail
- 3 Storefront Angled Mullion Detail
- 4 Storefront Sill and Header Detail

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PROJECT CONTACT

Kate Bissen
(+1) 414 712 1271

PROJECT

Niche Book Bar

1937 N. Martin Luther King Jr. Dr.
Milwaukee, WI 53212

OWNER

Niche Book Bar LLC
(+1) 414 534 3995

Contact:
Cetonia Weston-Roy, Owner

REVISIONS

DATE

05 April 2022

PROJECT NUMBER

24822

SHEET TITLE

East Elevation

SHEET NUMBER

A1.0



Retain, Scrape, Prime and Paint Cornice and Consoles; Replace Rotted Wood In Kind

Retain Existing Windows and Trim; Scrape, Prime, and Paint Wood; Replace Rotted Wood in Kind; Install New Flashing (Typ. All Elevations)

Remove Paint at Masonry: Diedrich 606 Multi-Layer Paint Remover or Approved Equal or Better; Repoint with Type O Mortar

Install New Projecting Sign (Type A), See 2/A1.0

Remove Paint at Tile Roof; Repaint

Install 6" Brass Letters at Wood: "Niche Book Bar"

Scrape, Prime, and Paint Wood and Metal Trim; Replace Rotted Wood in Kind

Remove Light Fixture and Cap Per Code

Install New Light: Acclaim Lighting Builder's Choice Ceiling-Mount Outdoor Light, Matte Black

Replace Light Fixture: Acclaim Lighting Builder's Choice Hanging Lantern, Matte Black

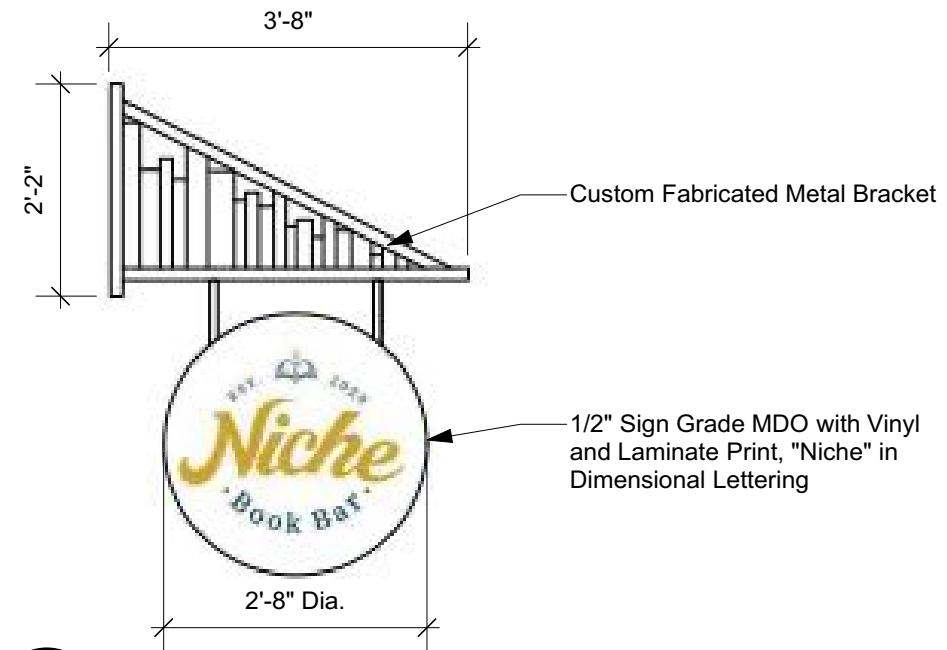
White Vinyl Sign With Logo and Hours at Door Glazing

Replace Existing Doors and Windows, See Details for Specs

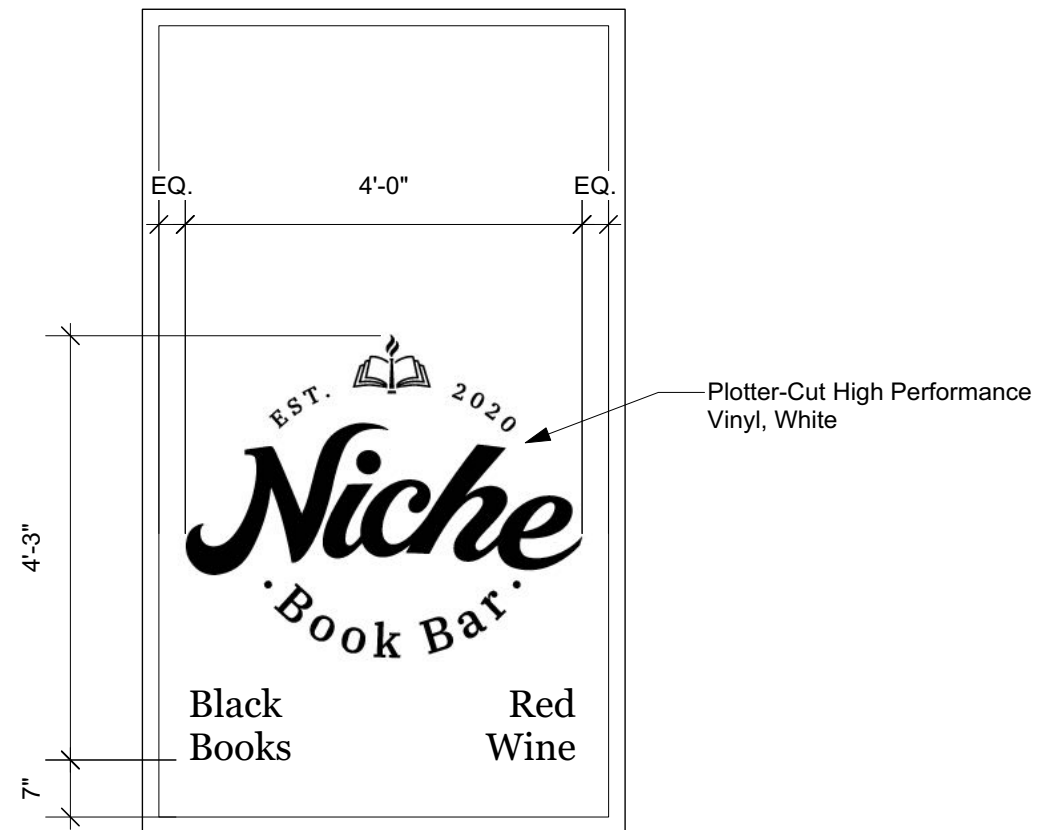
Replace Impact-Damaged Masonry with Matching Units

Repair Cracked Concrete, Paint

Scrape, Prime and Paint; Replace Rotted Wood in Kind



2 Projecting Sign
A1.0 Scale: 1/2" = 1'-0"



3 Window Vinyl Sign
A1.0 Scale: 1/2" = 1'-0"

1 East Elevation - Existing
A1.0 N.T.S.

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24822

SHEET TITLE

West Elevation

SHEET NUMBER

A1.1

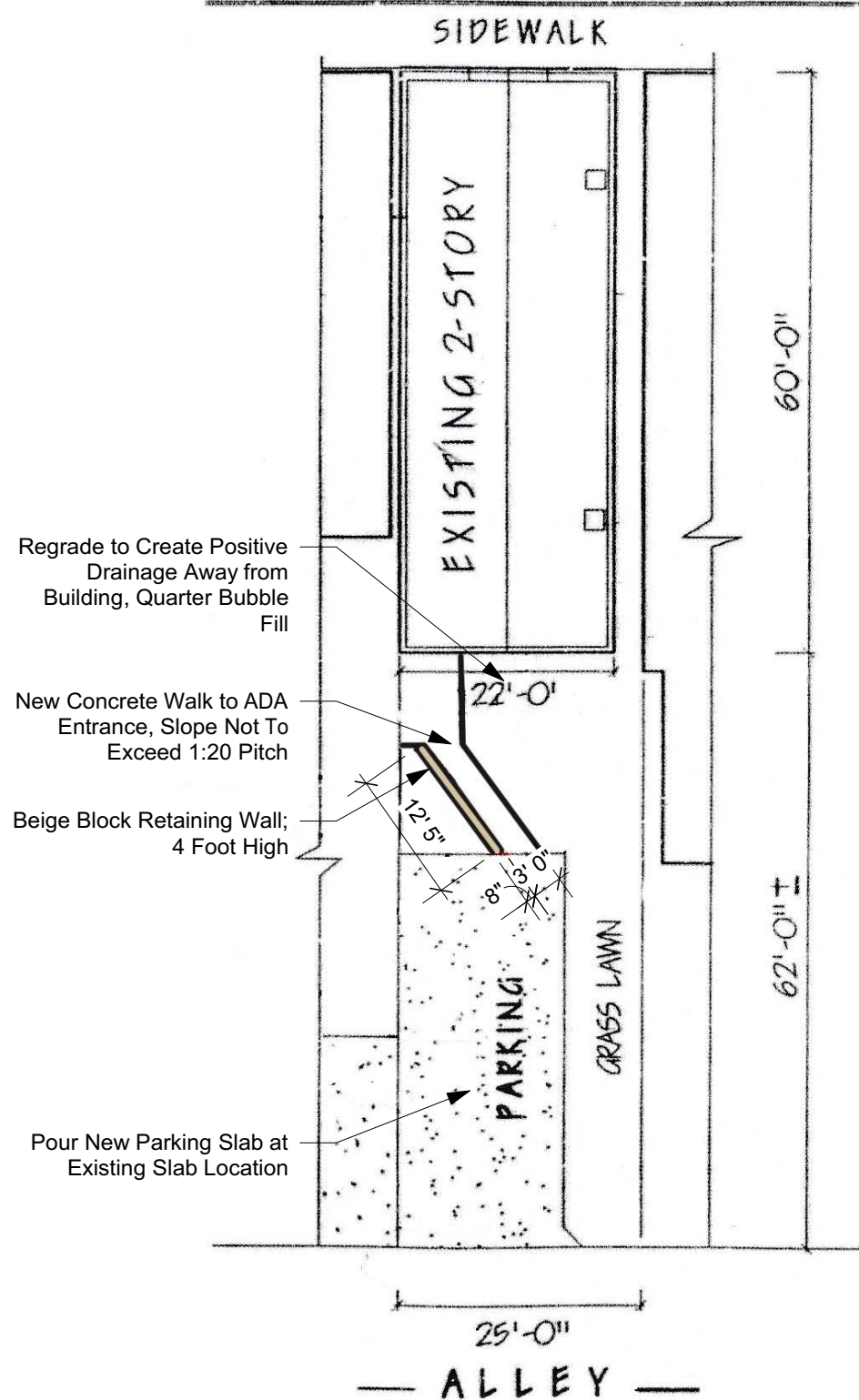
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- Retain or Replace Camera
- Retain Existing Windows and Trim; Scrape, Prime, and Paint Wood; Replace Rotted Wood in Kind; Install New Flashing (Typ. All Elevations)
- Rebuild Brick at Deteriorated Mortar/Step Crack
- Replace Existing Downspout and Repair All Connections; Extend Outlet At Least 8 Feet from Wall
- Retain and Reuse Lighting Fixtures
- Replace Door with ADA-Compliant Entry Door, 36x80, Steel 6 Panel Composite Exterior Door Such as Mastercraft 4145390 or Approved Equal or Better
- Electrical Service, Meters, Conduit Existing to Remain
- Infill Windows with Matching Cream City Brick, Recess Brick 3 Inches From Exterior Wall Face
- Install New Retaining Wall and Site Grading, See 2/A1.1

NORTH MARTIN LUTHER KING DRIVE



1 West Elevation - Existing
A1.1 N.T.S.

2 Site Plan - West of Building
A1.1 N.T.S.

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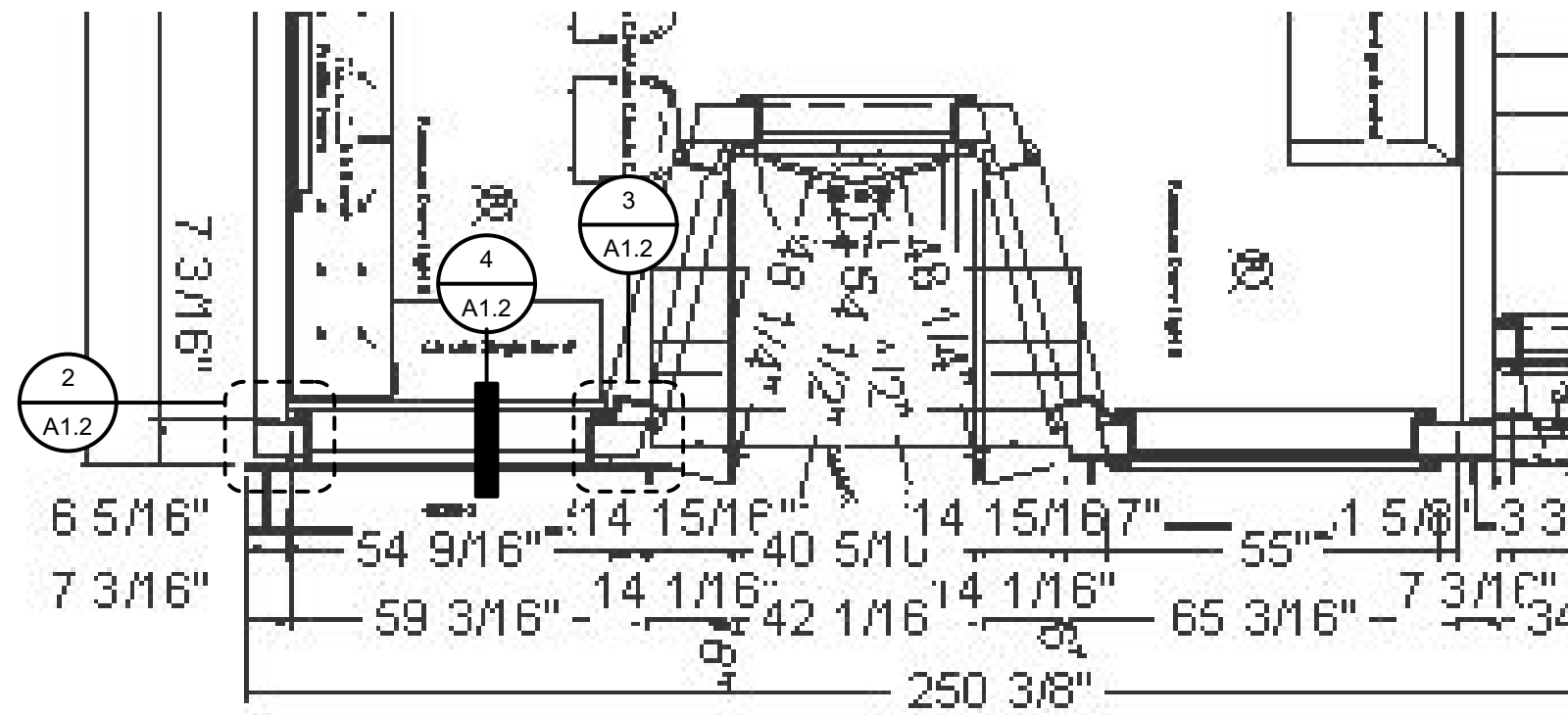
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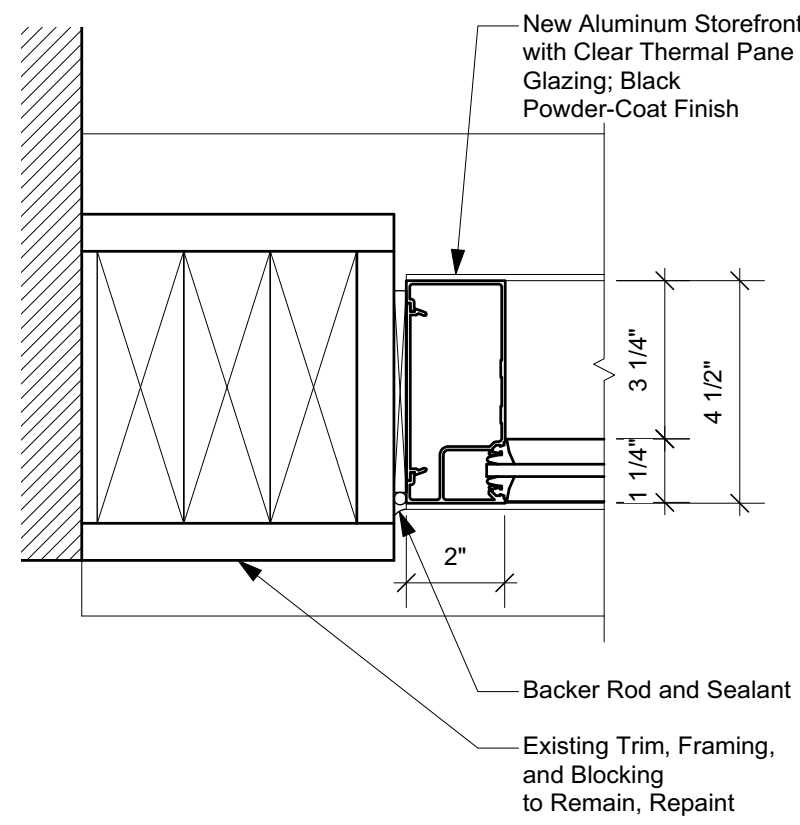
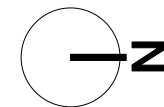
Storefront Details

SHEET NUMBER

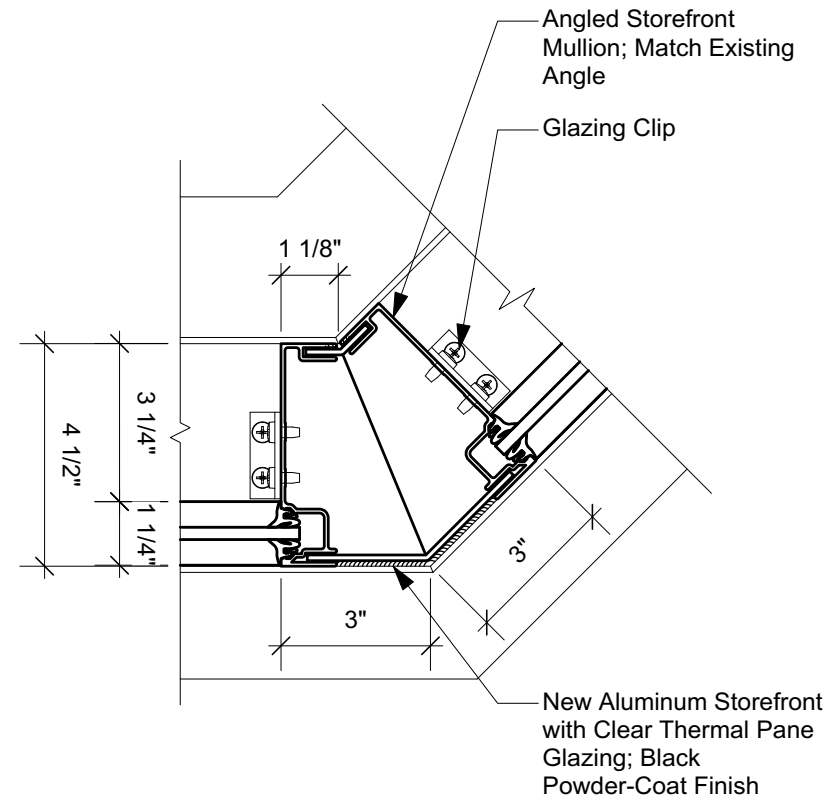
A1.2



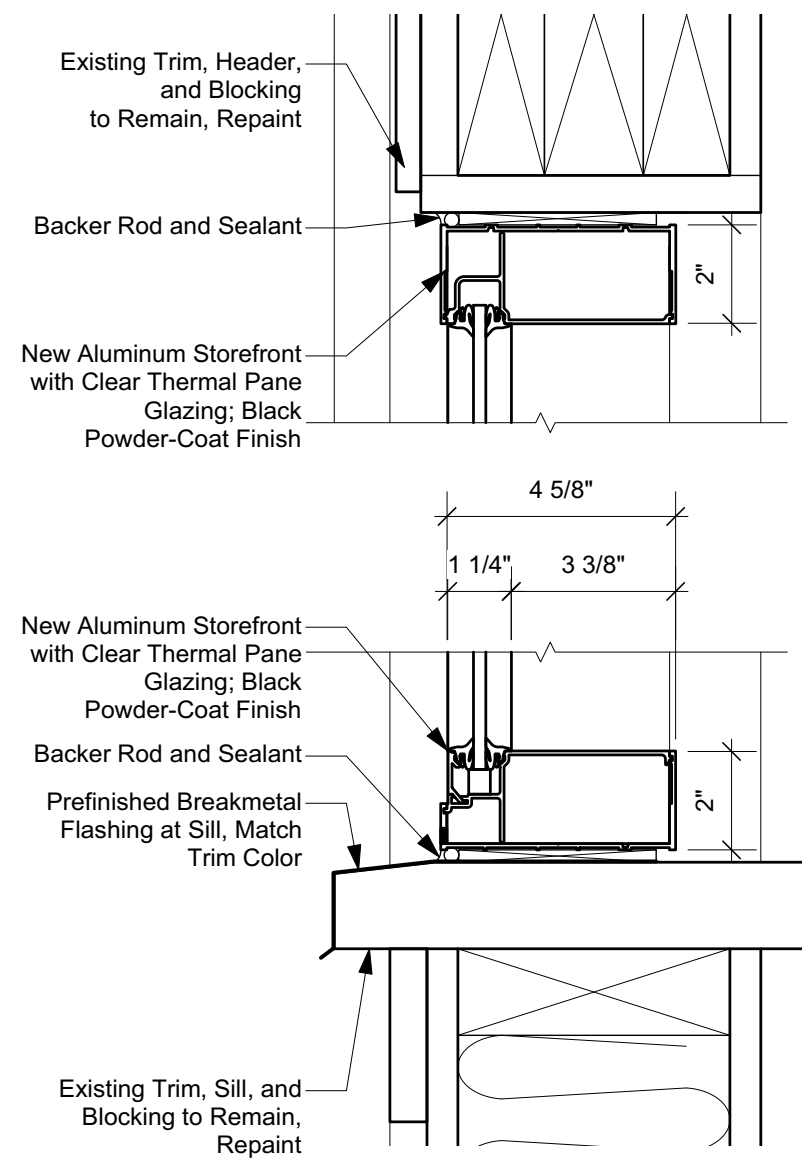
1 Storefront Plan
A1.2 Scale: 3/8" = 1'-0"



2 Side Storefront Detail
A1.2 Scale: 3" = 1'-0"



3 Angled Mullion Detail
A1.2 Scale: 3" = 1'-0"



4 Storefront Section Detail
A1.2 Scale: 3" = 1'-0"

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