



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

1337 W. Forest Home Ave., Mitchell Street Historic District

New concrete block wall, metal fence around the parking lot, and new rolling gates per the attached plans.

Date issued 9/18/2025

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:

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 repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

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

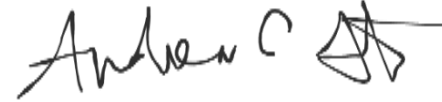
A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

All work must be done in a craftsman-like manner. 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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



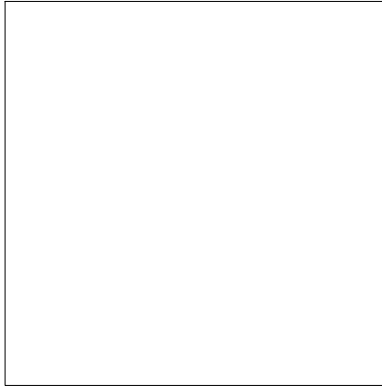
City of Milwaukee Historic Preservation

Copies to: Development Center

6 PAGES OF PLANS BELOW

SCOPE OF WORK

Consultants



ARCHITECT
BMR Design Group, Inc.
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
(414) 384-2996

SHEET INDEX

- ARCHITECTURAL
- EXISTING LEGAL PLAT OF SURVEY
 - C-1 OVERALL EXISTING SITE PLAN
 - A-1 PARTIAL NEW SITE PLAN
 - A-2 PARTIAL NEW SITE PLAN, GATE DETAILS, WALL DETAILS
 - A-3 GUARD RAIL ELEVATIONS, GUARD RAIL SECTION

BMR
DESIGN GROUP, INC.
Architects - Engineers

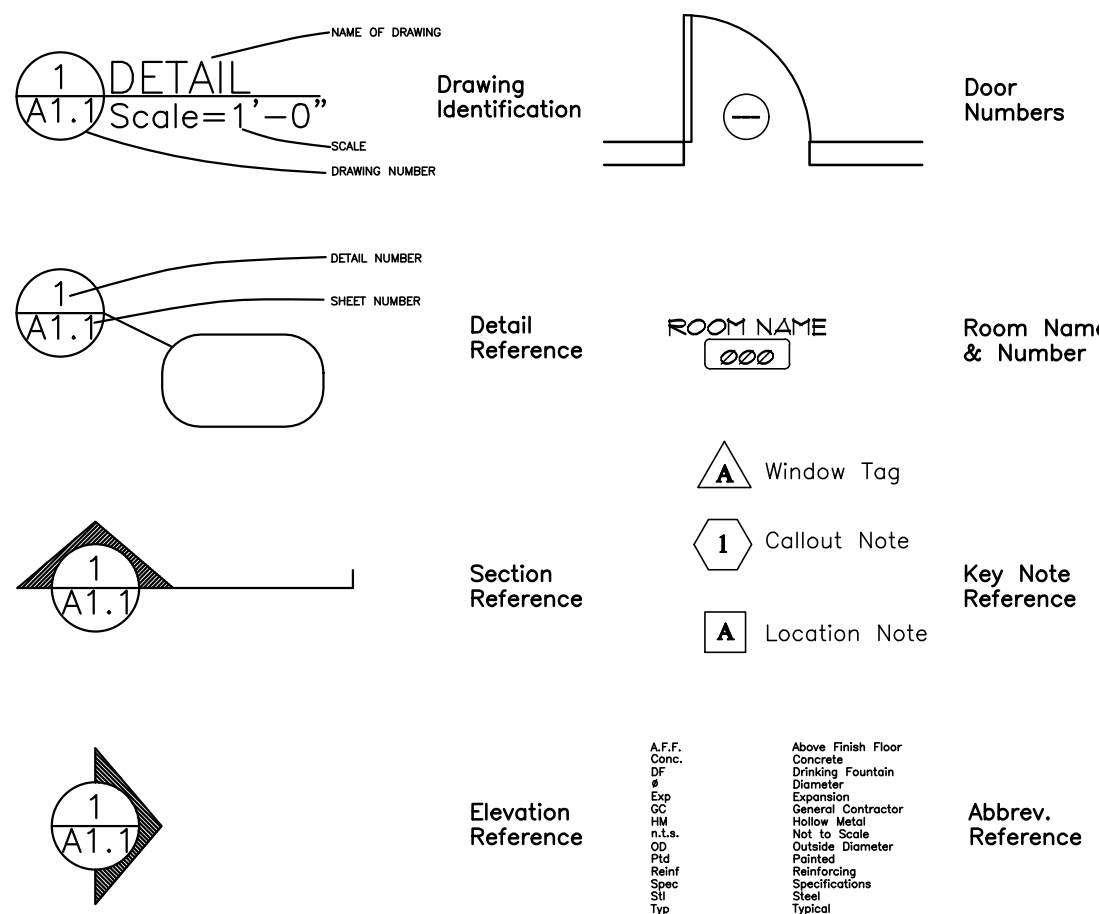
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904

Proposed New Parking Lot
Entrance Parking Gates

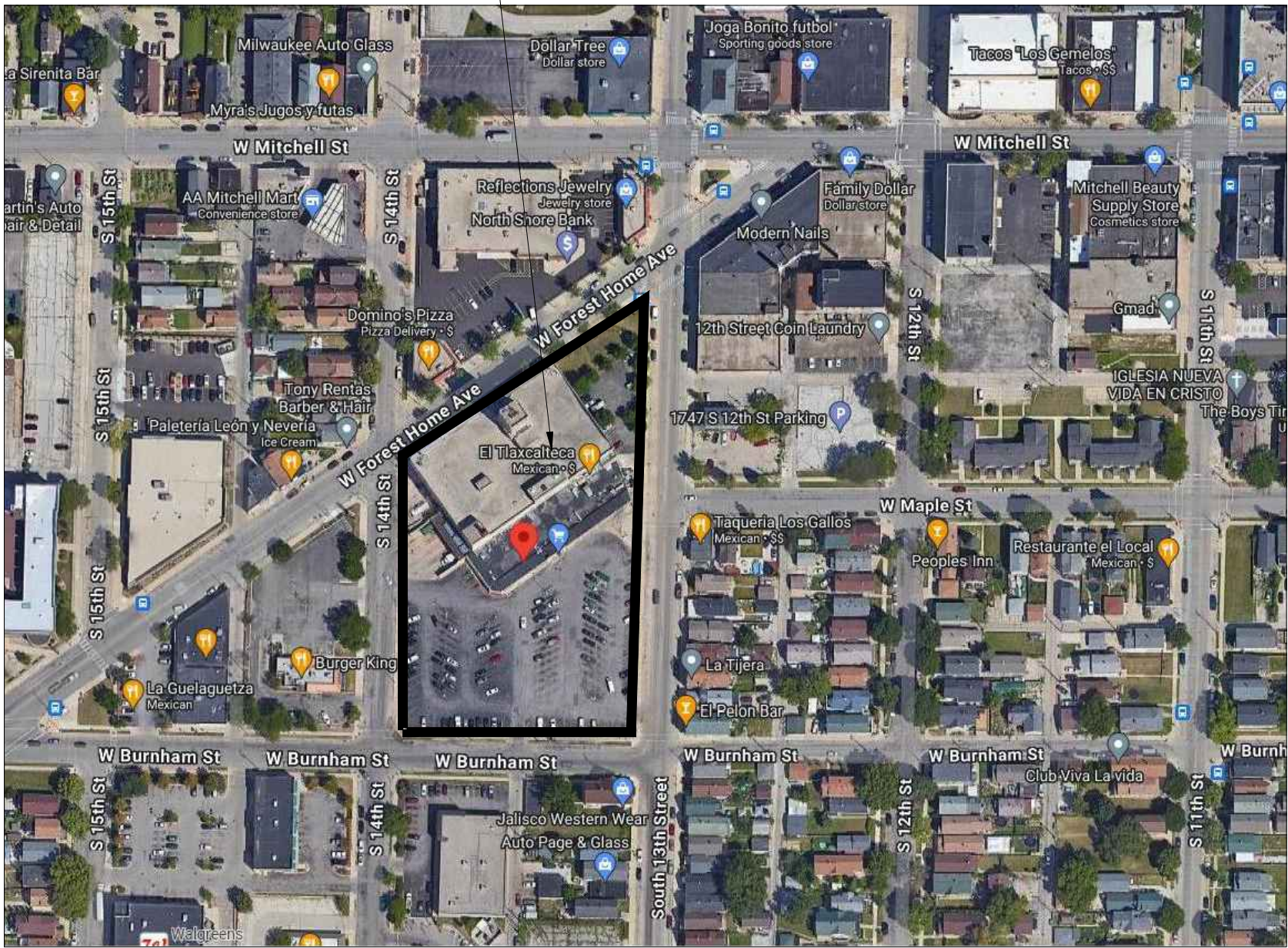
AT:
1337 W. Forest Home Avenue
Milwaukee, WI 53204

DATE: September 3, 2025
BMR PROJECT NO.: 2024-60

SYMBOLS



SITE LOCATION



Building Information

General Notes

Mechanical, Electrical & Plumbing design are not the responsibility of the Architect. The M.E.P. to be handled on a design-build basis through the Developer and Construction Manager. The design-build contractor is responsible for code compliance with their work.

All work shall be done in accordance with all State and Local coded and ordinances.

Field verify all existing conditions and dimensions.

Do NOT scale drawings

The locations of the existing utility installations as shown on the plans are approximate. There may be other underground utility installation within the project area that are not shown. Contractor Must contact diggers hotline.

All building components requiring analysis and design by Professional Engineer being submitted to Architect/Owner for approval must be sealed and signed by the manufacturer's or fabricator's Professional Engineer, registered in the state where the project is being constructed. Shop Drawings, manufacturer's literature, etc., will not be reviewed without Engineer's Seal and signature appearing on submittals.

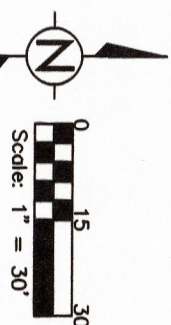
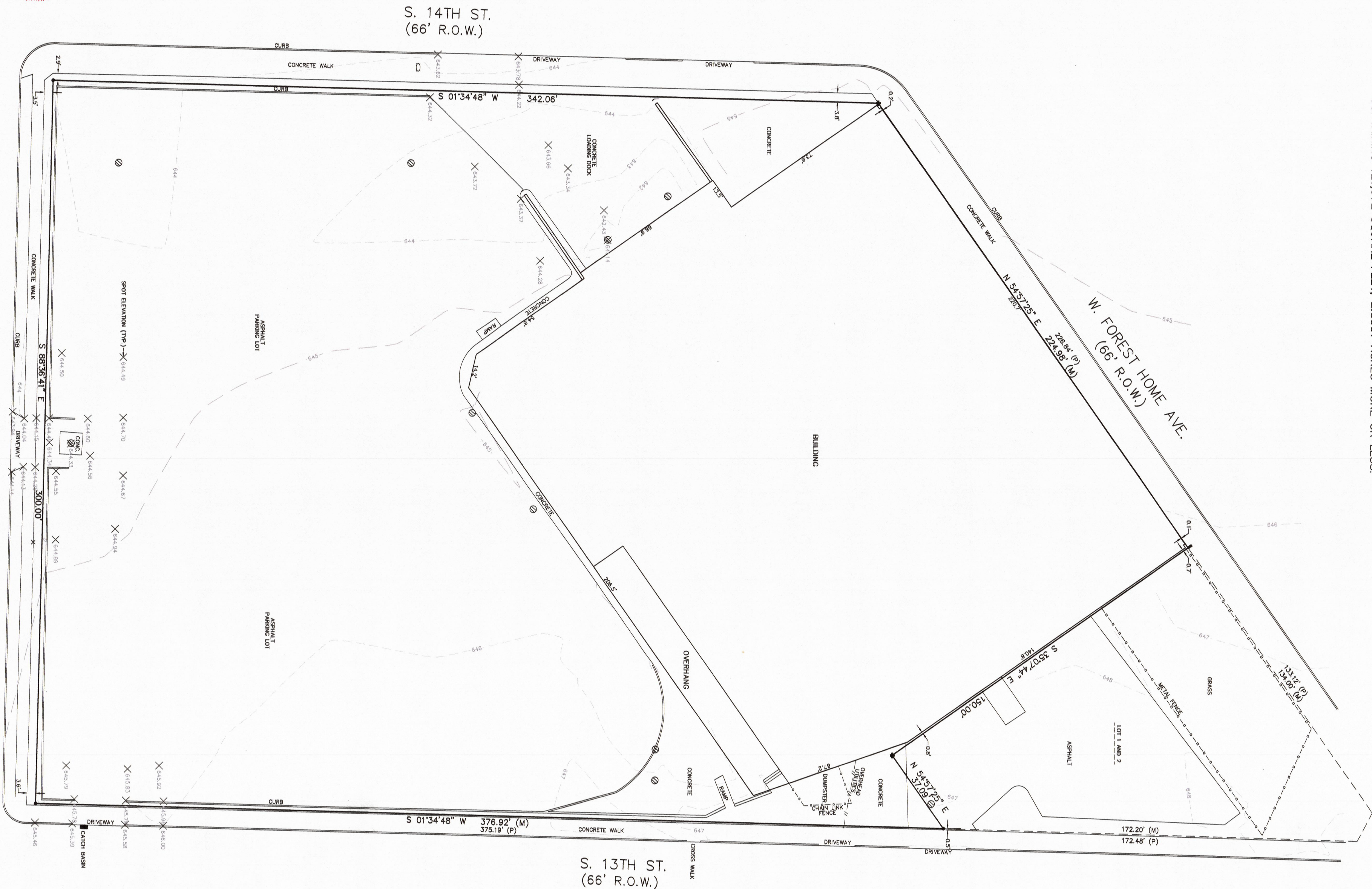
CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS AND PROPOSED CONSTRUCTION DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ALTERATIONS AND NEW SCOPE OF WORK.

PLAT OF SURVEY FOR:

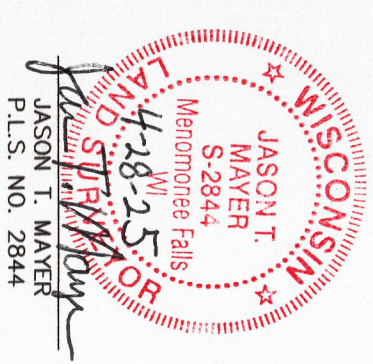
LUIS BARBOSA
BRM DESIGN GROUP, INC.
1337 W. FOREST HOME AVE.
MILWAUKEE, WI.

LOTS 3 THROUGH 18 INCLUSIVE, TOGETHER WITH THE WESTERLY $\frac{1}{4}$ OF THE VACATED ALLEY LYING EASTERLY OF LOTS 3 THROUGH 11 INCLUSIVE, AND THE EASTERLY $\frac{1}{4}$ OF THE VACATED ALLEY LYING WESTERLY OF LOTS 12 THROUGH 18 INCLUSIVE, IN BLOCK 3, IN BURNHAM, ROGERS ON BECHER'S SUBDIVISION OF A PART OF THE EAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND PART OF THE EAST $\frac{1}{4}$ ACRES OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 6, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, CONTAINING 121,972 SQUARE FEET, 2.8001 ACRES MORE OR LESS.

- LEGEND
- OBSERVED CROSS SET
 - MONUMENT
 - P.K. NAIL SET
 - STORM INLET
 - LIGHT POLE
 - (M) MEASURED
 - (P) PLANTED



BEARINGS REFERENCED TO THE MILWAUKEE COUNTY COOR.
SYSTEM, NAD83 (2011), IN US SURVEY FEET.
ELEVATIONS ON THIS PLAN ARE REFERENCED TO
NAD83 (2012) ON THE GEOID 2016.



W. BURNHAM ST..
(66' R.O.W.)

S. 13TH ST.
(66' R.O.W.)

S. 14TH ST.
(66' R.O.W.)

AS OF THE DATE OF THIS SURVEY NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property, also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

THIS INSTRUMENT WAS DRAFTED ON 4-28-2025 BY JASON T. MAYER, P.L.S. W241 N7303 S. WOODSVIEW DR. SUSSEX, WI 53089 (262)24-7552



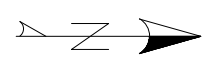
WEST BURNHAM STREET

SOUTH 14TH STREET

SOUTH 13TH ST

WEST FOREST HOME AVE

1
C-1
EXISTING SITE PLAN
Scale: 1" = 20'



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Architects - Engineers
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PROJECT

Proposed New
Parking Lot Gates
At:
1337 West Forest
Home Ave.
Milwaukee, WI
53204

PROJECT NO. 2024-60

DATE 09/03/2025

REVISIONS

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-1

SHEET TITLE

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Parking Lot Gates
At:
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REVISIONS

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. A-1

SHEET TITLE

SOUTH 14 TH ST

SOUTH 13 TH ST

SOUTH 13 TH ST

WEST BURNHAM

1 SITE PLAN
A-1 Scale: 1/16" = 1'-0"

2 Partial Site Plan (South East Corner)
A-1 Scale: 1/4" = 1'-0"

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REVISIONS	

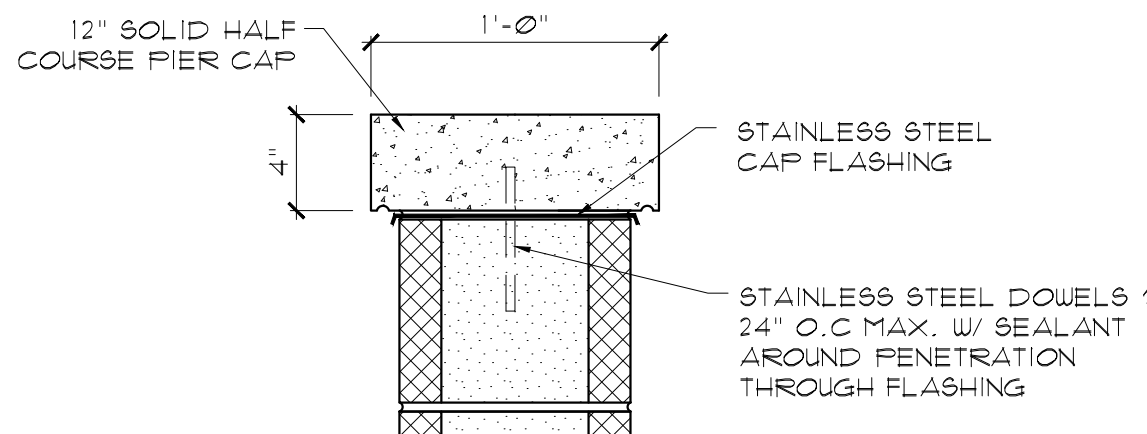
CHECKED BY L.B.

DRAWN BY R.A.

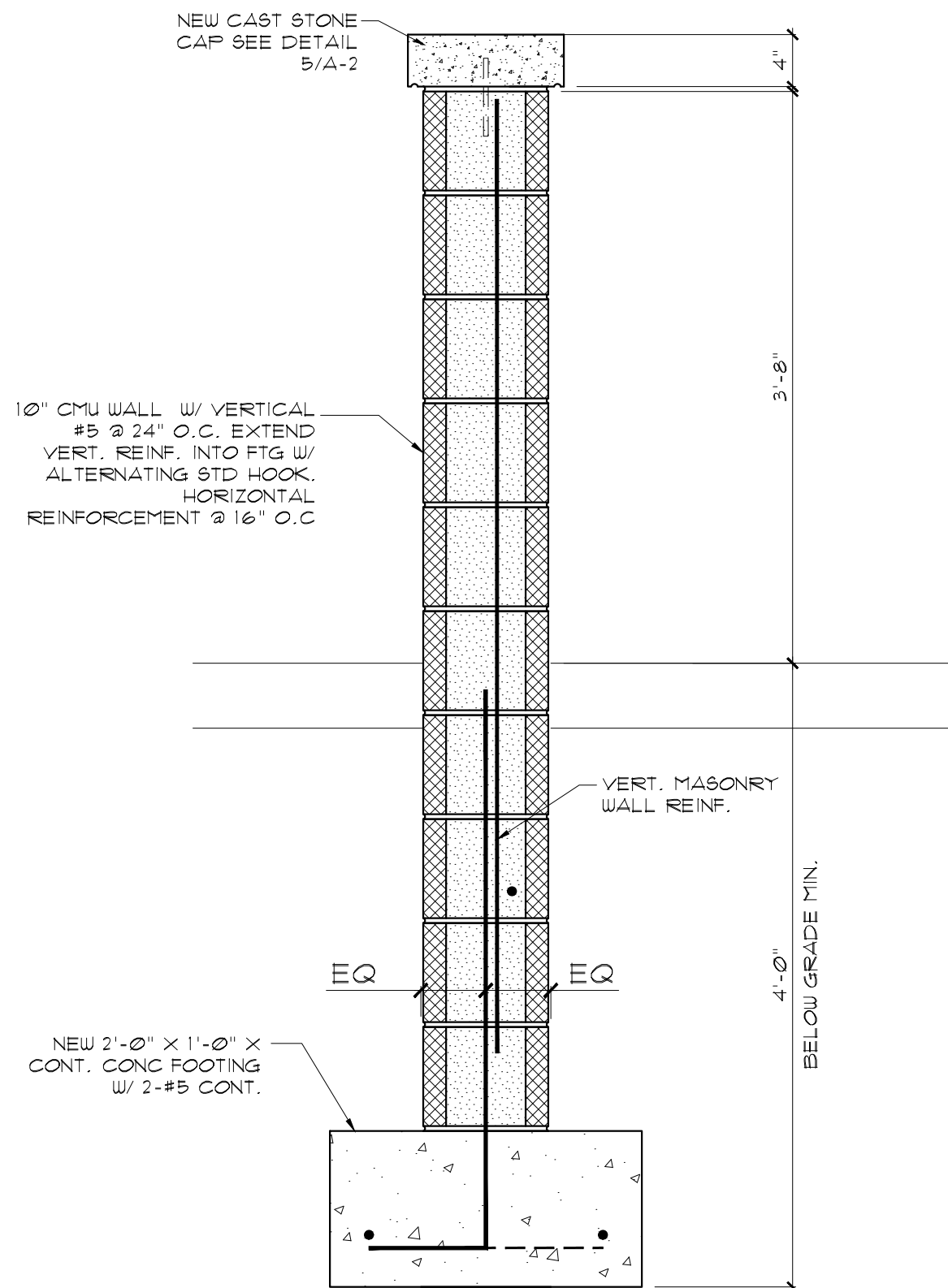
SCALE as noted

SHEET NO. A-2

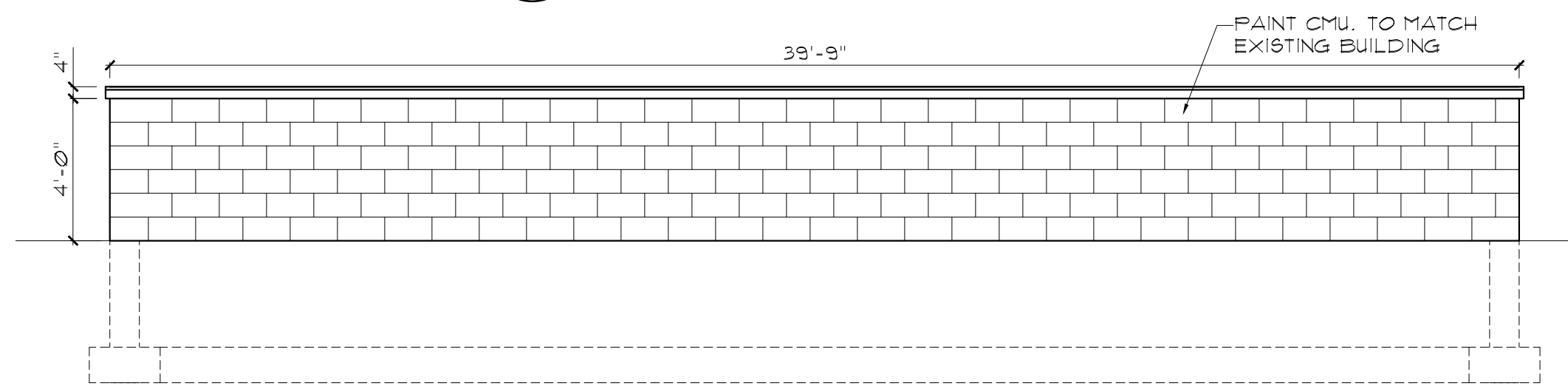
SHEET TITLE



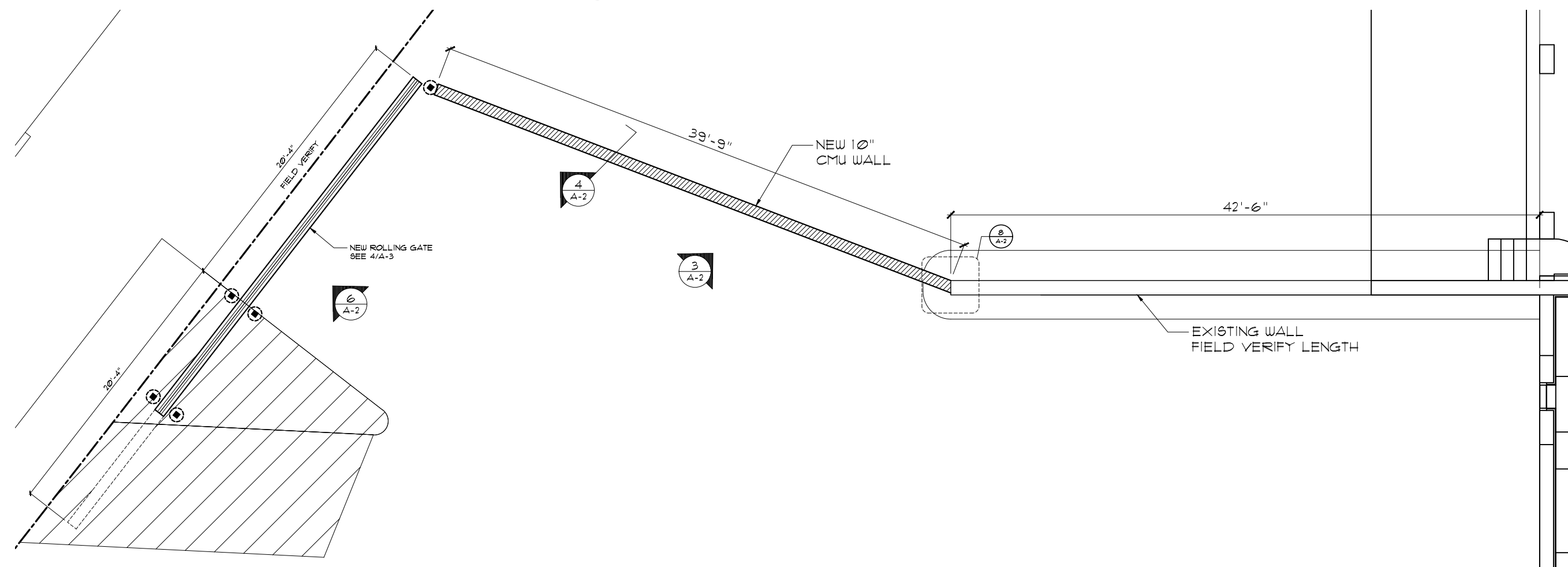
5 Stone Cap Detail
Scale: 1 1/2" = 1'-0"



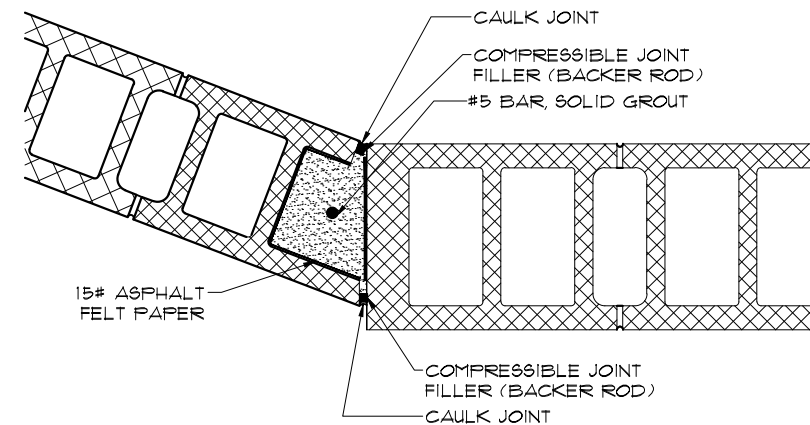
4 New Wall Detail
Scale: 1" = 1'-0"



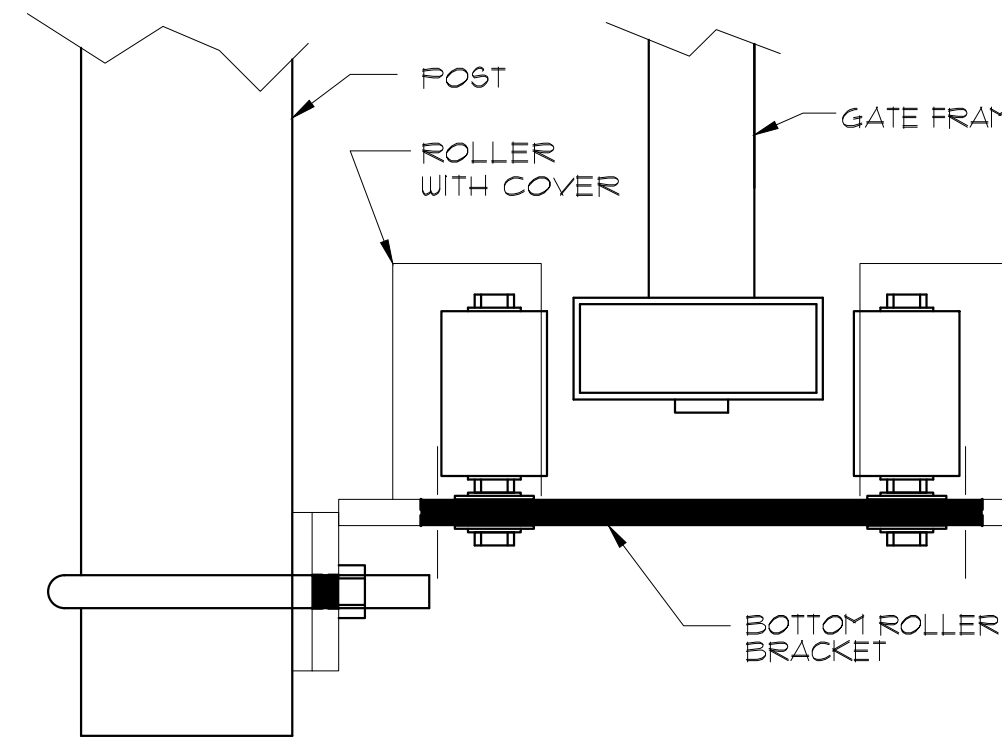
3 New Wall Elevation
Scale: 1" = 1'-0"



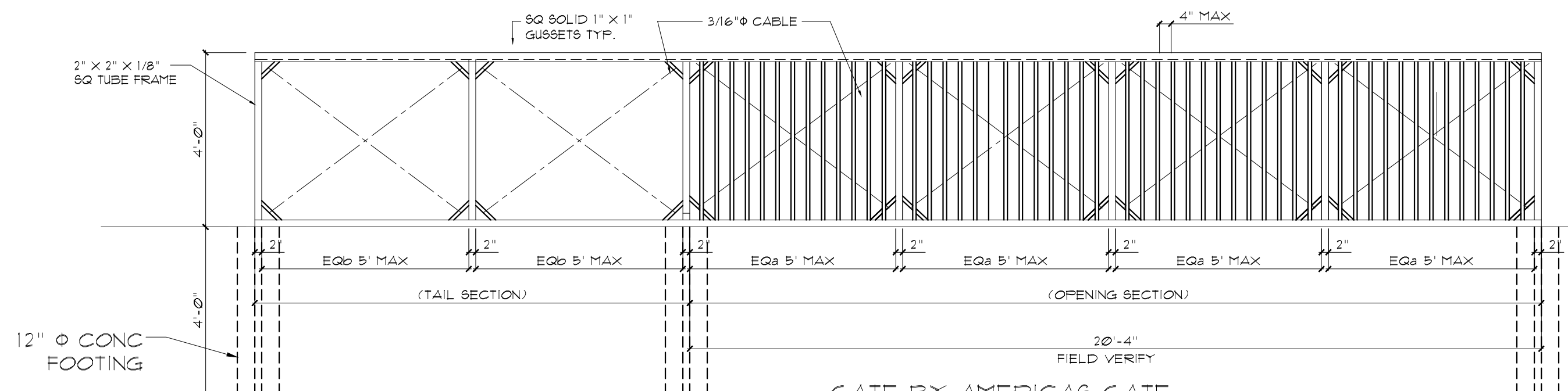
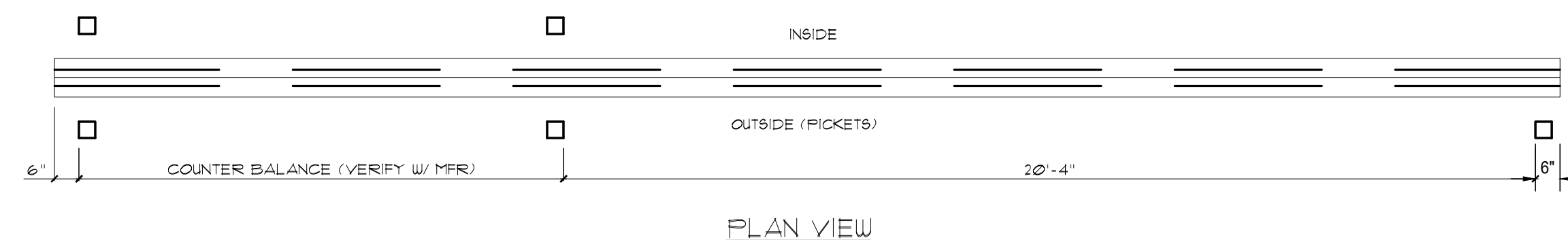
1 North West Parking Entrance
Scale: 1/8" = 1'-0"



8 Wall Detail
Scale: 1" = 1'-0"

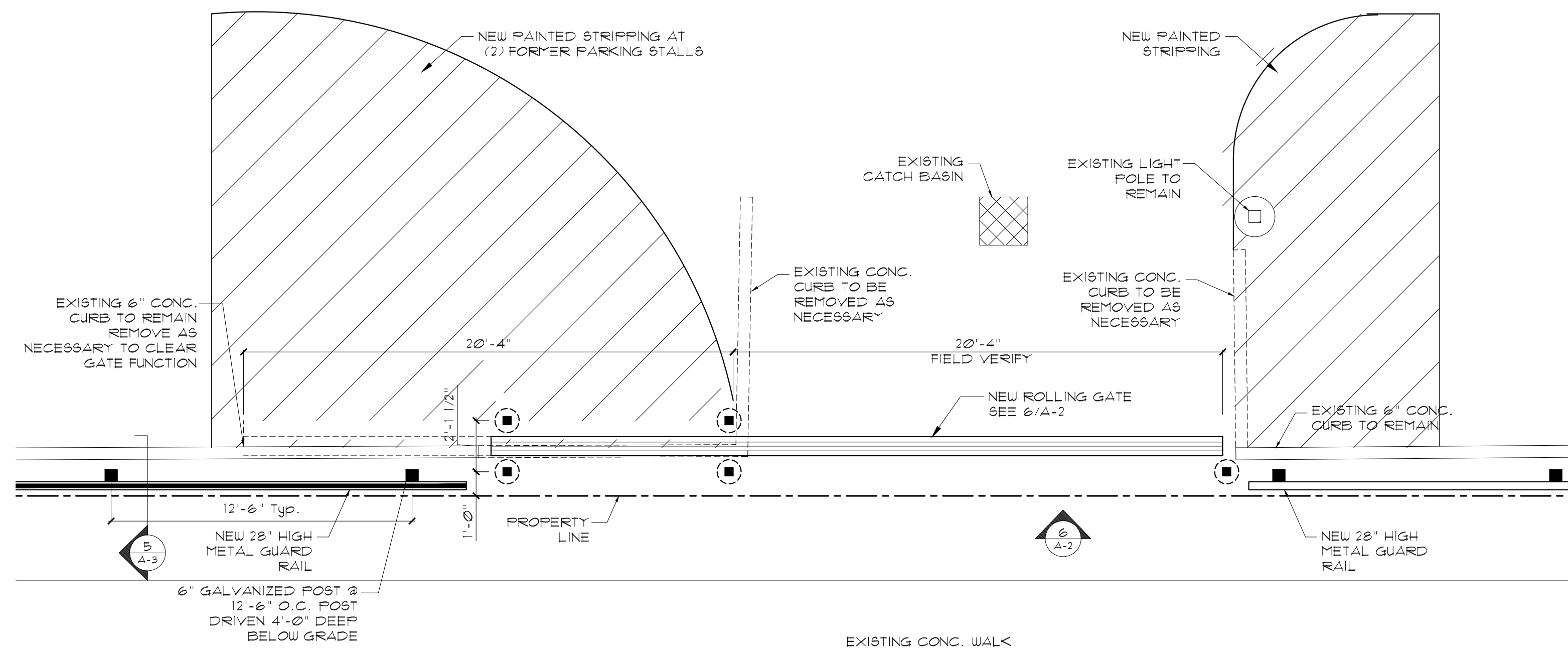


7 Rolling Gate To Post Detail
Scale: n.t.s



GATE BY AMERICAS GATE
COMPANY OR EQUAL
GATE MANUFACTURE SHALL CERTIFY GATE IS
MANUFACTURE IN COMPLIANCE WITH ASTM F
22000, STANDARD SPECIFICATION FOR
AUTOMATED VEHICULAR GATE CONSTRUCTION.

6 Rolling Gate Elevation
Scale: 3/8" = 1'-0"



2 South Parking Entrance
Scale: 1/4" = 1'-0"

PROJECT

Proposed New
Landscaping At
At:
1337 West Forest
Home Ave.
Milwaukee, WI
53204

PROJECT NO. 2024-60

DATE 09/03/2025

REVISIONS

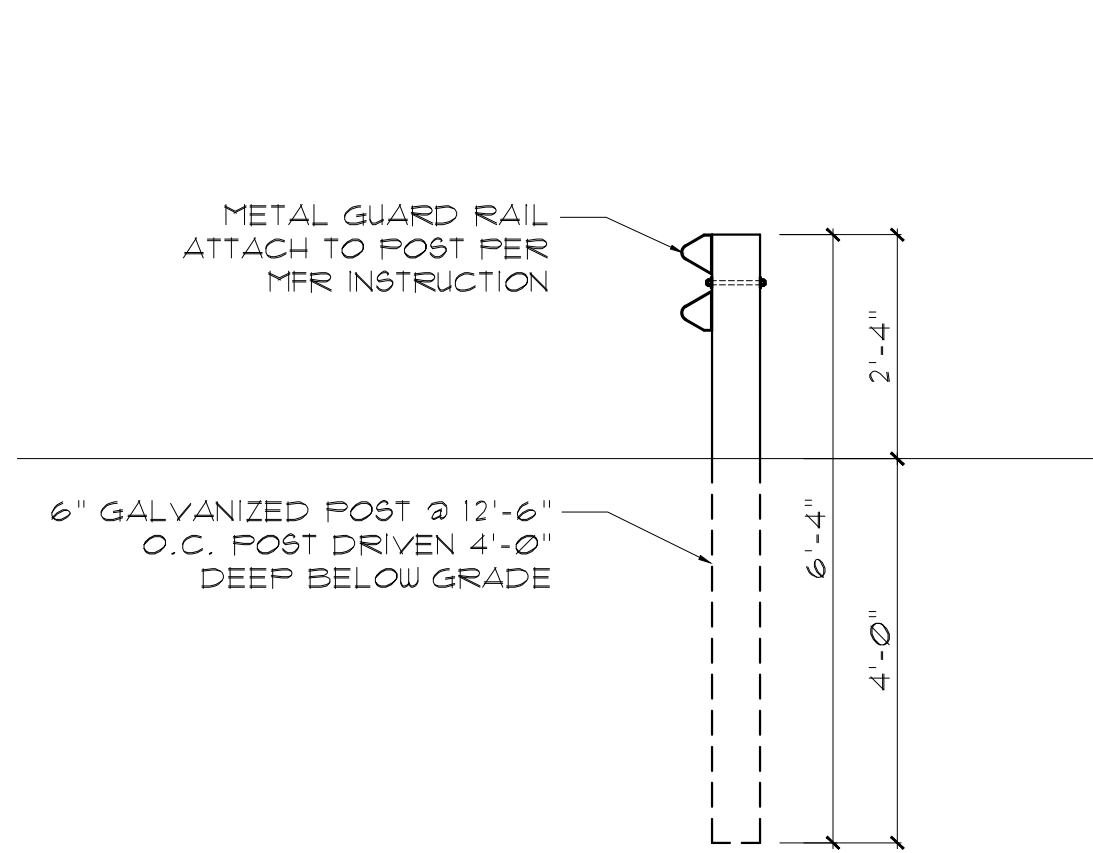
CHECKED BY L.B.

DRAWN BY R.A.

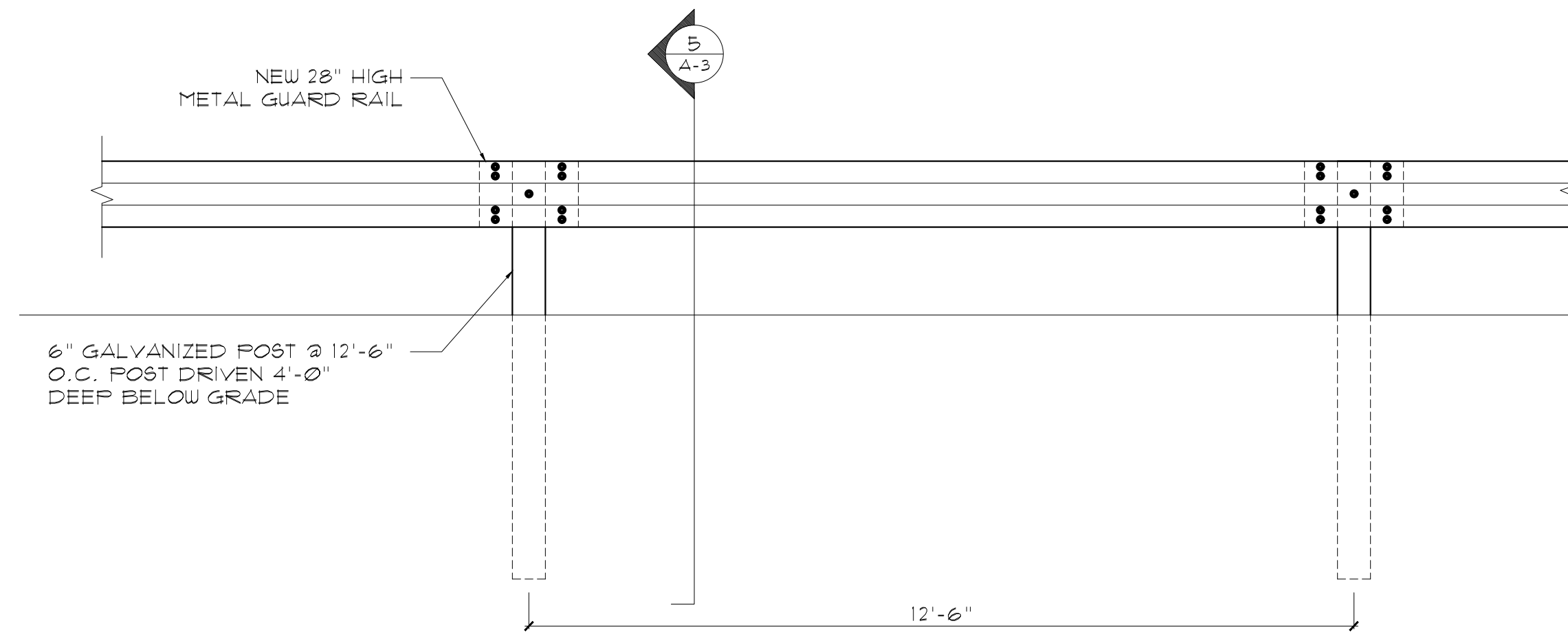
SCALE as noted

SHEET NO. A-3

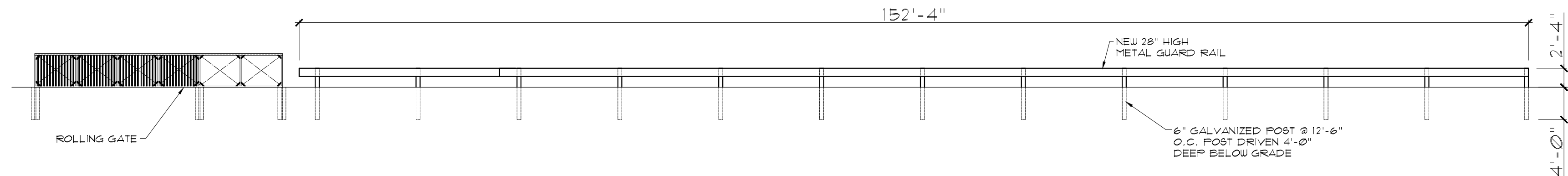
SHEET TITLE



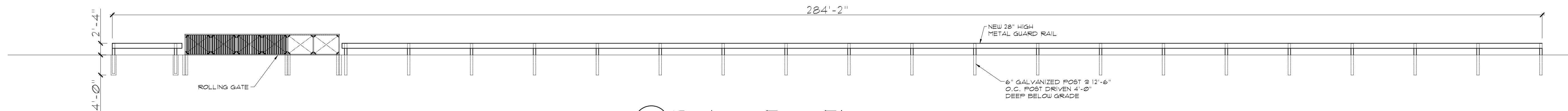
5 Guard Rail Section
A-3 Scale: 1/2" = 1'-0"



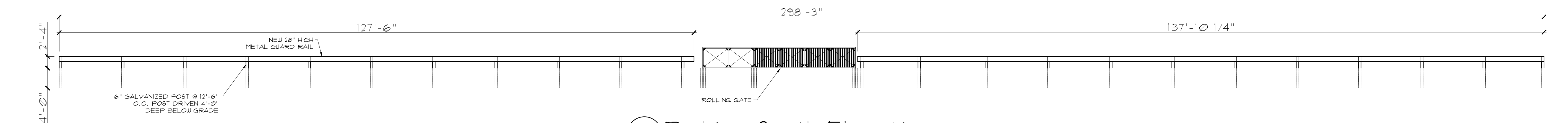
4 Guard Rail Elevation
A-3 Scale: 1/2" = 1'-0"



3 Parking West Elevation
A-3 Scale: 3/32" = 1'-0"



2 Parking East Elevation
A-3 Scale: 3/32" = 1'-0"



1 Parking South Elevation
A-3 Scale: 3/32" = 1'-0"