



Certificate of Appropriateness

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

Property	322 E. Michigan St.	East Side Commercial District
Description of work	Applicant proposed to generally rehab the southern and eastern facades of the building. This includes the renovation of select façade and cornice elements with limited street-scaping.	
Date issued	7/10/2019	PTS ID 114780 COA: general 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:

- 1. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.**
- 2. Any new mortar applied as a result of tuckpointing must match the chemical composition and color of the existing mortar and is subject to future HPC approval. New mortar must match 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 of 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* and *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. New brick must match as closely as possible the color, texture, size, and finish of the original brick.**

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

UNDER NO CIRCUMSTANCE SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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



Location and existing condition of the McGeoch building



Photos 5, 6 – Corroded formed, painted metal cornice trim. South elevation, western-end.

Photos 11-14 – Sidewalk level window frame, sills, typical condition. South elevation views.

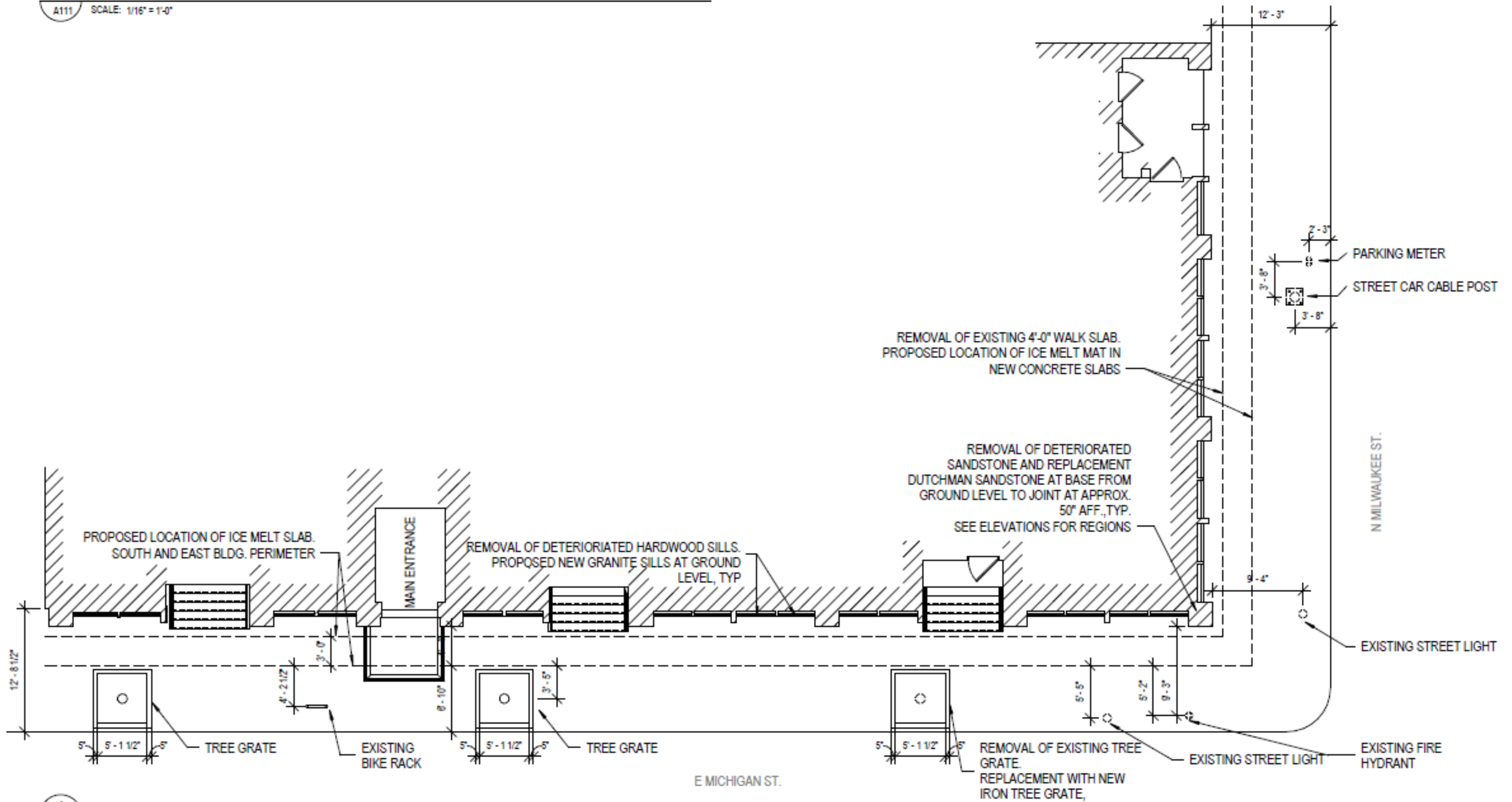


Images of the current condition of the building



Photos 17-19 – Typical conditions of Cleveland sandstone corners, pilaster base.

Additional images of the current condition of the building



1 GROUND LEVEL - AREA OF RENOVATION
A111 SCALE: 1/16" = 1'-0"



INSULATED GLAZING UNITS SHALL BE INSPECTED. REPLACEMENT OF ALL IGUS FOUND WITH BROKEN SEALS SHALL MATCH EXISTING, TYP.

AREAS DENOTE ALLOWABLE AREAS FOR SCAFFOLDING TIE-BACKS. NOT ALL OF THESE AREAS ARE REQUIRED TO BE UTILIZED. THESE AREAS AVOID THE DECORATIVE TERRA COTTA.

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DETERIORATED SANDSTONE REMOVED, REPLACED WITH NEW DUTCHMAN BERE SANDSTONE, TO MATCH, TYP.

ALL METAL (FRAMES, GRATES) SHALL BE CLEANED, REPAINTED TO MATCH EXISTING, TYP.

DETERIORATED LIMESTONE REMOVED, REPLACED WITH NEW DUTCHMAN SANDSTONE, TYP.

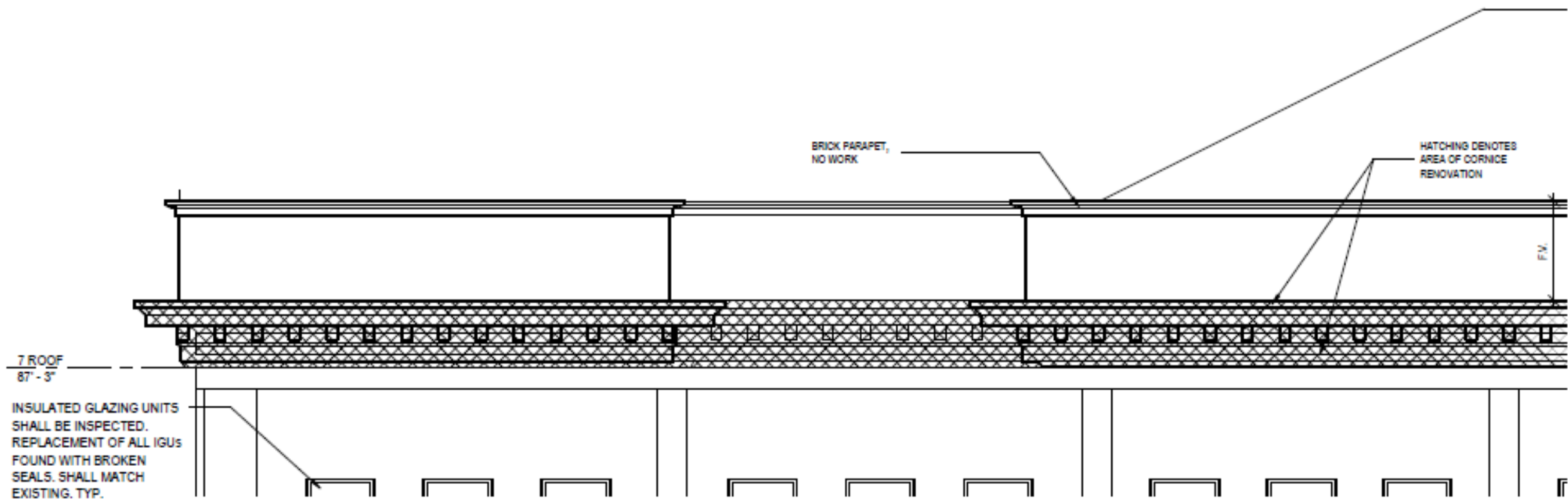
REMOVAL OF EXISTING DETERIORATED HARDWOOD SILLS. REPLACEMENT WITH NEW GRANITE SILLS, PROFILE TO MATCH EXISTING, TYP.

REMOVAL OF DETERIORATED SILLS. REPLACEMENT WITH HARDWOOD COVERED WITH FORMED SHEET METAL (LCC), PAINTED, TYP.

STAIRS, RAILINGS, CLEANED AND PAINTED TO MATCH EXISTING, TYP.

3 1/2\"/>

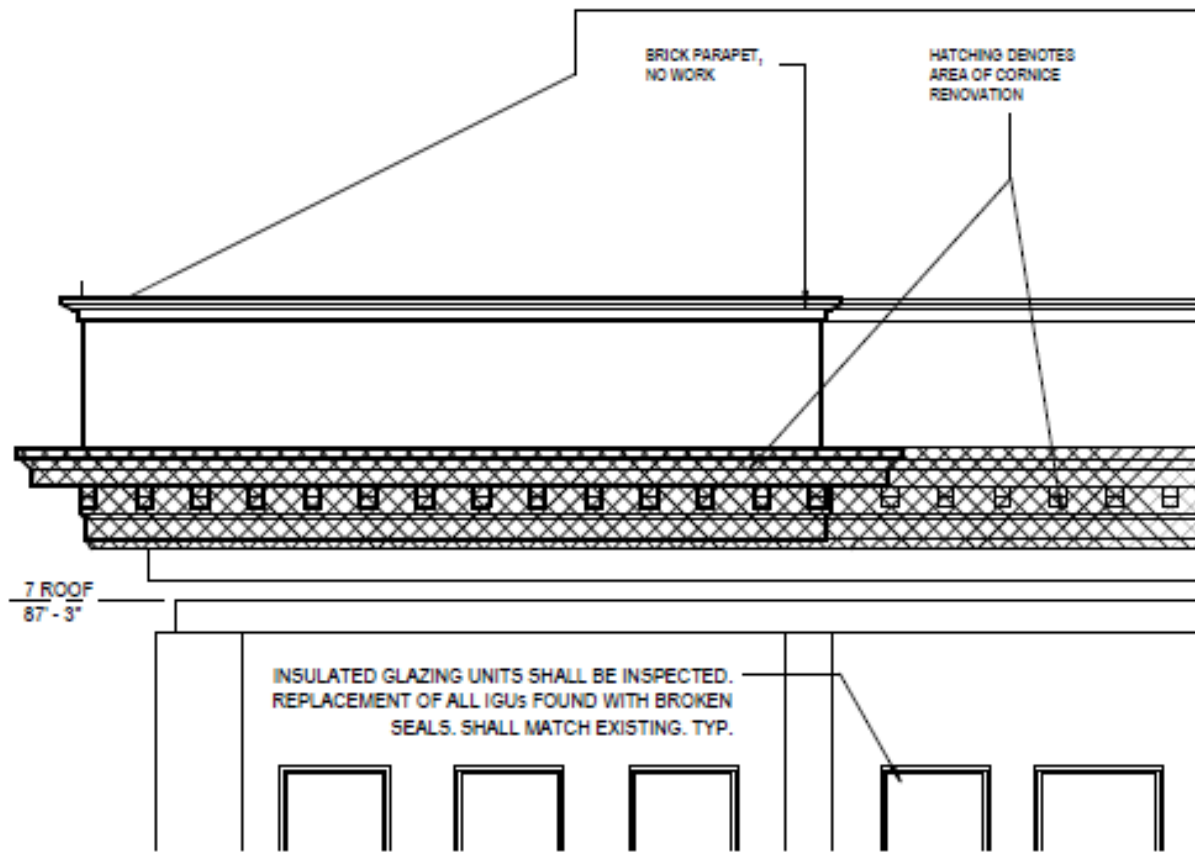
1 SOUTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



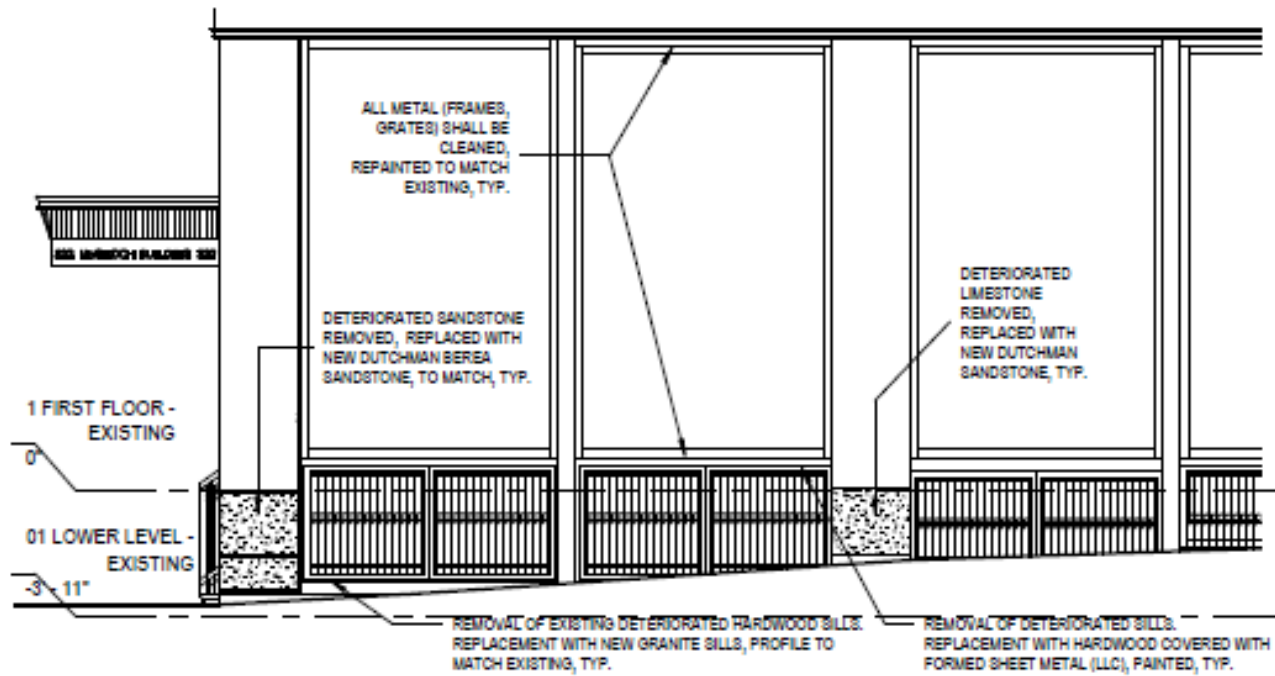
2 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



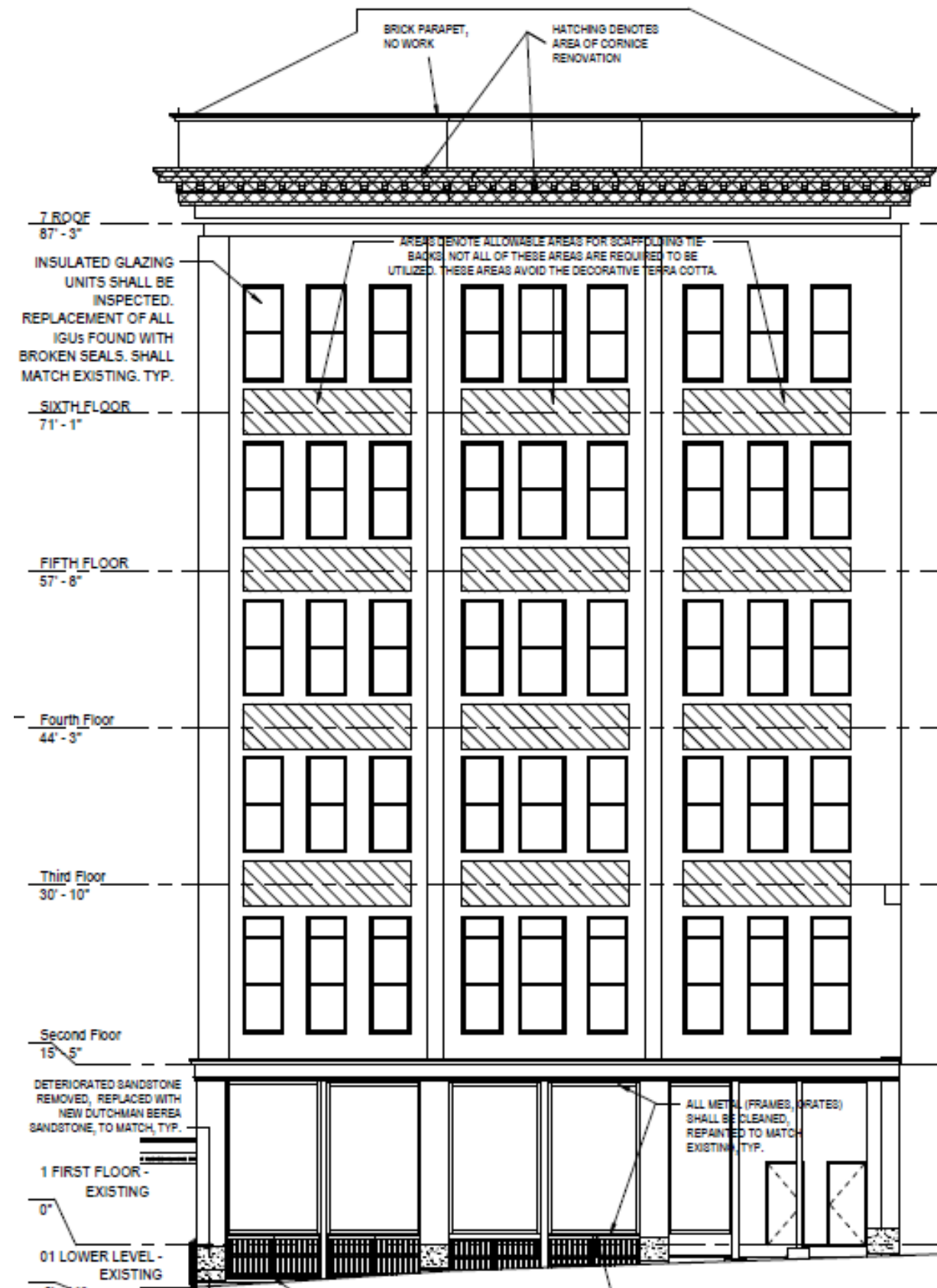
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



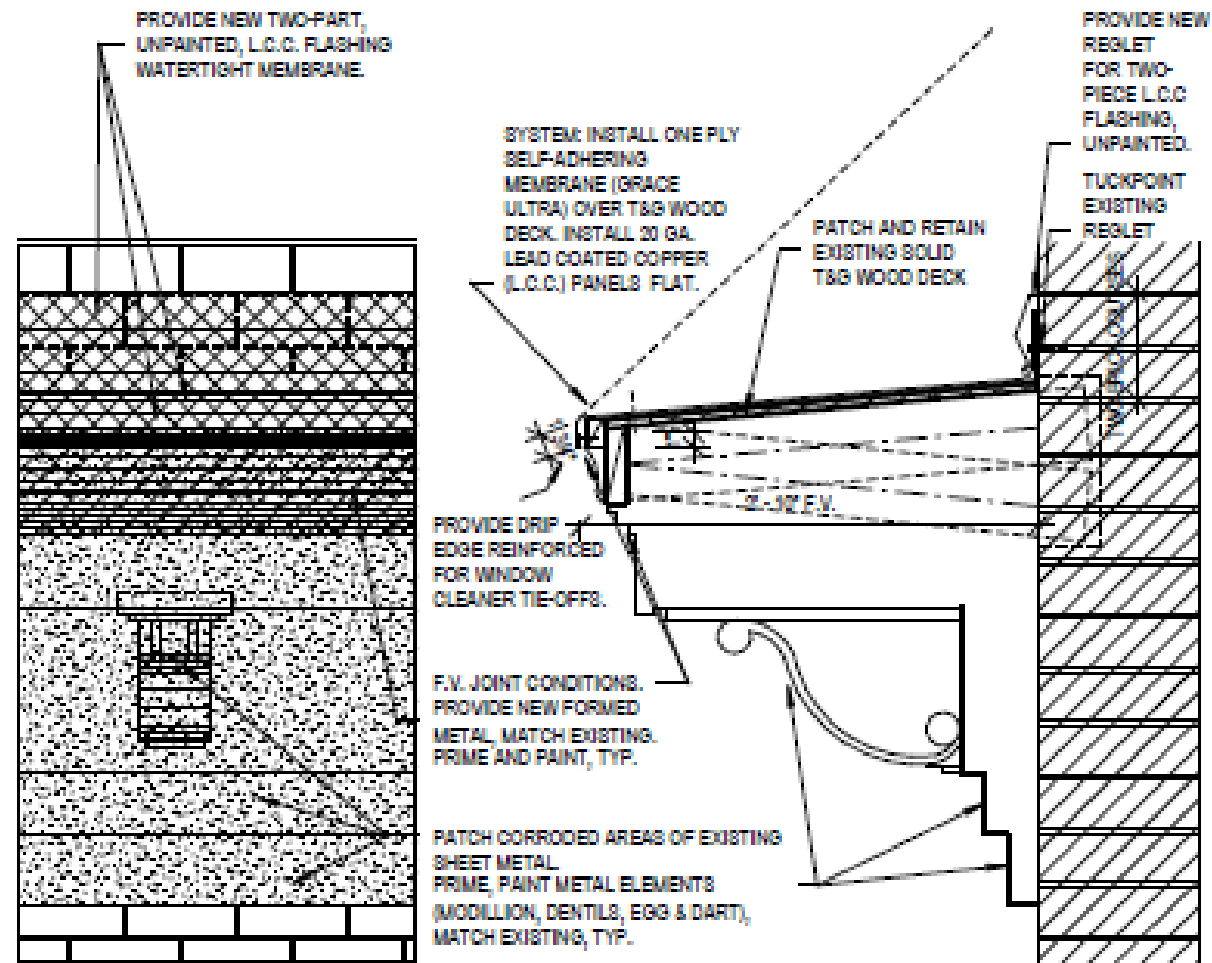
3 EAST EXTERIOR ELEVATION
A203 SCALE: 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
A203 SCALE: 1/4" = 1'-0"

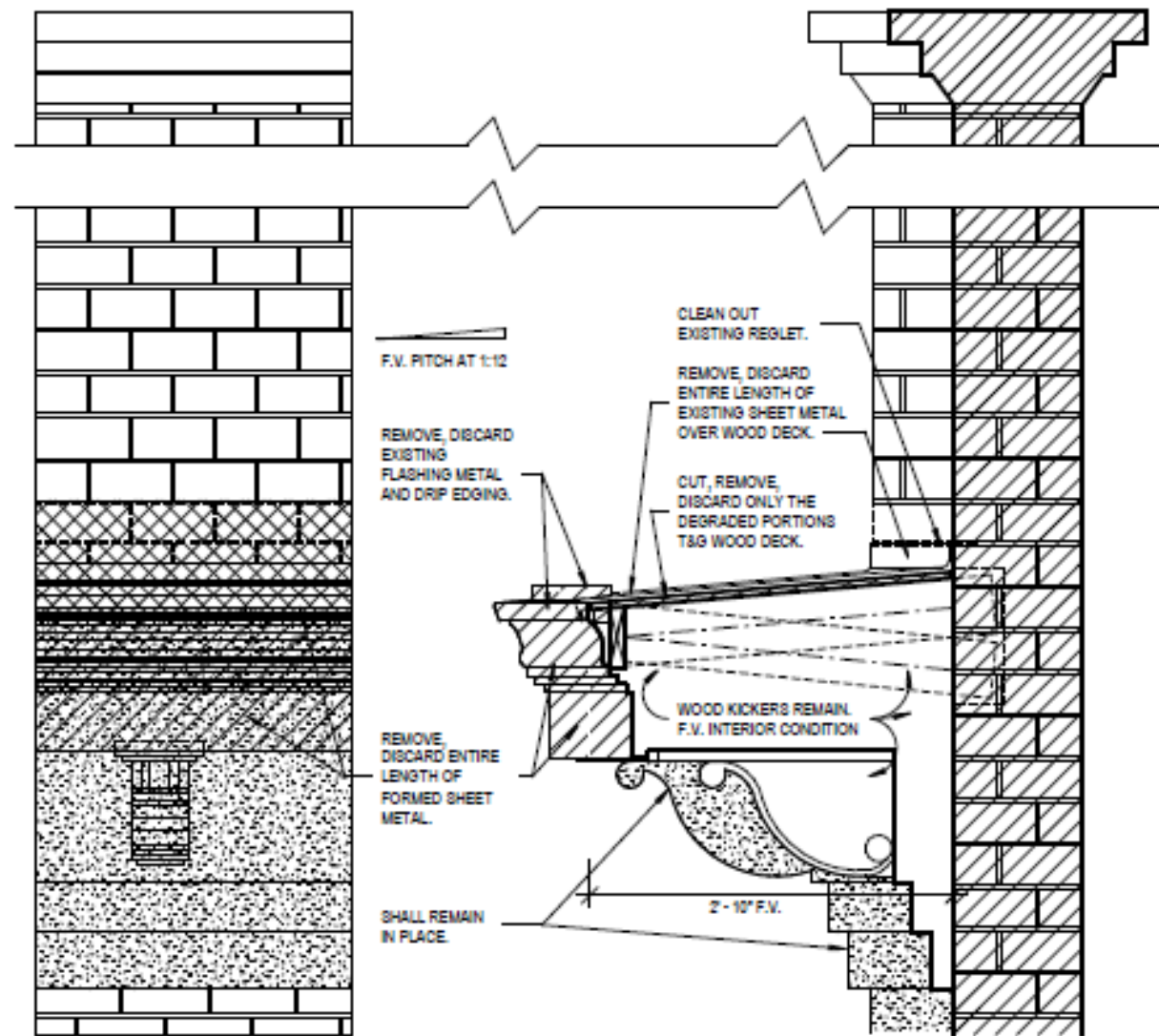


1 EAST EXTERIOR ELEVATION
A203 SCALE: 1/8" = 1'-0"



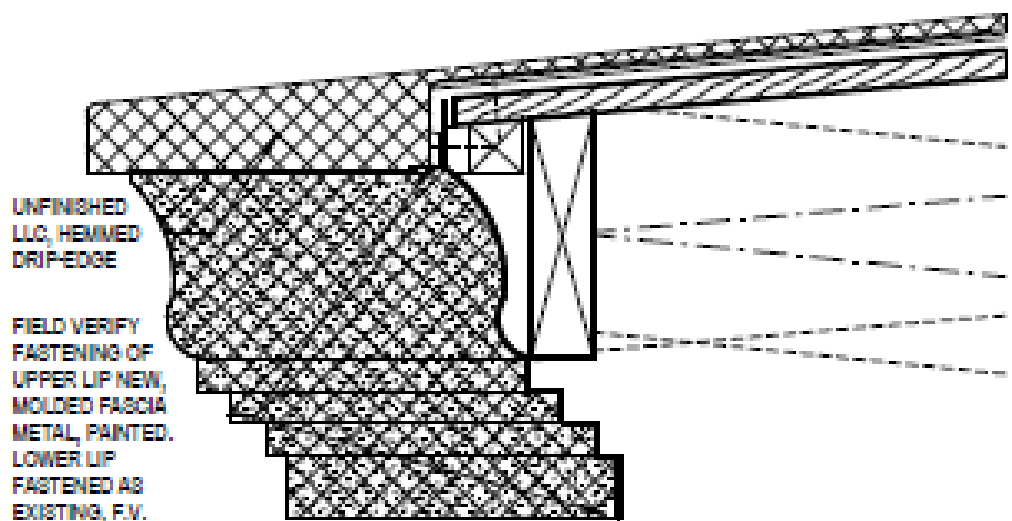
2 RENOVATED CORNICE GUTTER DETAIL

A401 SCALE: 1" = 1'-0"



1 PARTIAL DEMOLITION OF CORNICE - DETAIL

A401 SCALE: 1" = 1'-0"



4 RENOVATED CORNICE EDGE DETAIL

A401 SCALE: 3" = 1'-0"