



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

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 **2473 S. KINNICKINNIC AV.** **Avalon Theater, an individually-designated building**

Description of work Clean the face brick on the theater portion of the building facing S. Kinnickinnic Avenue using Diedrich Technologies envirostore. Weld in new pieces of steel window framing on front, second story windows as needed to replace areas that are rusted out. Re-glaze all existing windows. Install new Hope's steel windows in place of the large single-glazed, wood sash windows over the central entry doors. These wood sash are not original to the building. Muntin size and style of replacement windows to match the existing (5) Palladium windows. The windows will be painted black and have a 5 x 6 lite cut per an original Avalon Theatre sketch. Install new sets of front entry doors to comply with building codes. Tuck point building only where needed. Install new brick to match the existing on either side of the sign band.

Install two (2) large roof top a/c units at grade on the rear elevation of the building approximately 4' below alley level. A 1000 AMP transformer will also be set in this area - all of which will be out of view from any street location. Install two (2) residential style A/C units on the third floor roof of the apartments, but both will be shielded from view by the parapet walls. Various roof vents are required for fresh air and exhaust and have been located to be concealed by parapet walls in all cases. There are no vents or equipment visible from Kinnickinnic Avenue and no vents cut into the masonry facade.

The large copper clad storefront window will have the center mullion removed (mullion not original) and the larger size opening re-glazed to match the original the existing upper leaded glass transoms will be retained. The existing framing will be cleaned up and painted black to match the entry doors. A new sign/marquee will also be installed but that work will be done a separate permit/COA.

Date issued

6/17/2014

PTS ID 86338 COA, exterior 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:

CONDITIONS: All work will be done according to the attached photos, drawings and specifications. Muntins in the new steel windows must be permanently fixed in place. New entry doors will have a painted finish (anodized not allowed). Mortar for tuckpointing must match the original in terms of color, texture, hardness, joint width and joint finish. HPC staff has already reviewed a sample patch of mortar on the front of the building and this work has been approved for general installation. This mortar will be Type O. Tuckpointing must match this sample panel consistently. All new mechanicals and venting on roof and at grade will not be visible from the street. A sample panel of cleaning using the Envirastore product has been reviewed and approved by HPC staff. It is vital that the brick is not over-cleaned and or made brighter than it would have been in its original condition.

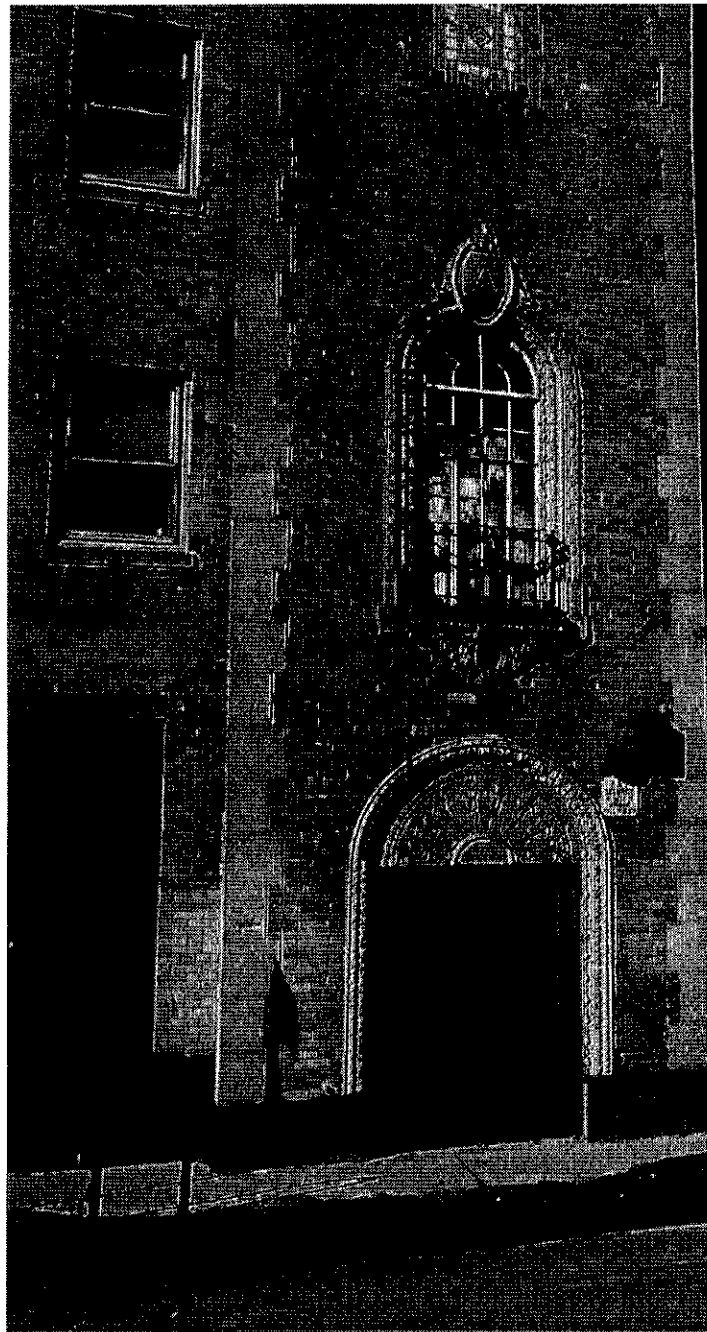
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation staff 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.milwaukee.gov/build, or call (414) 286-8210.

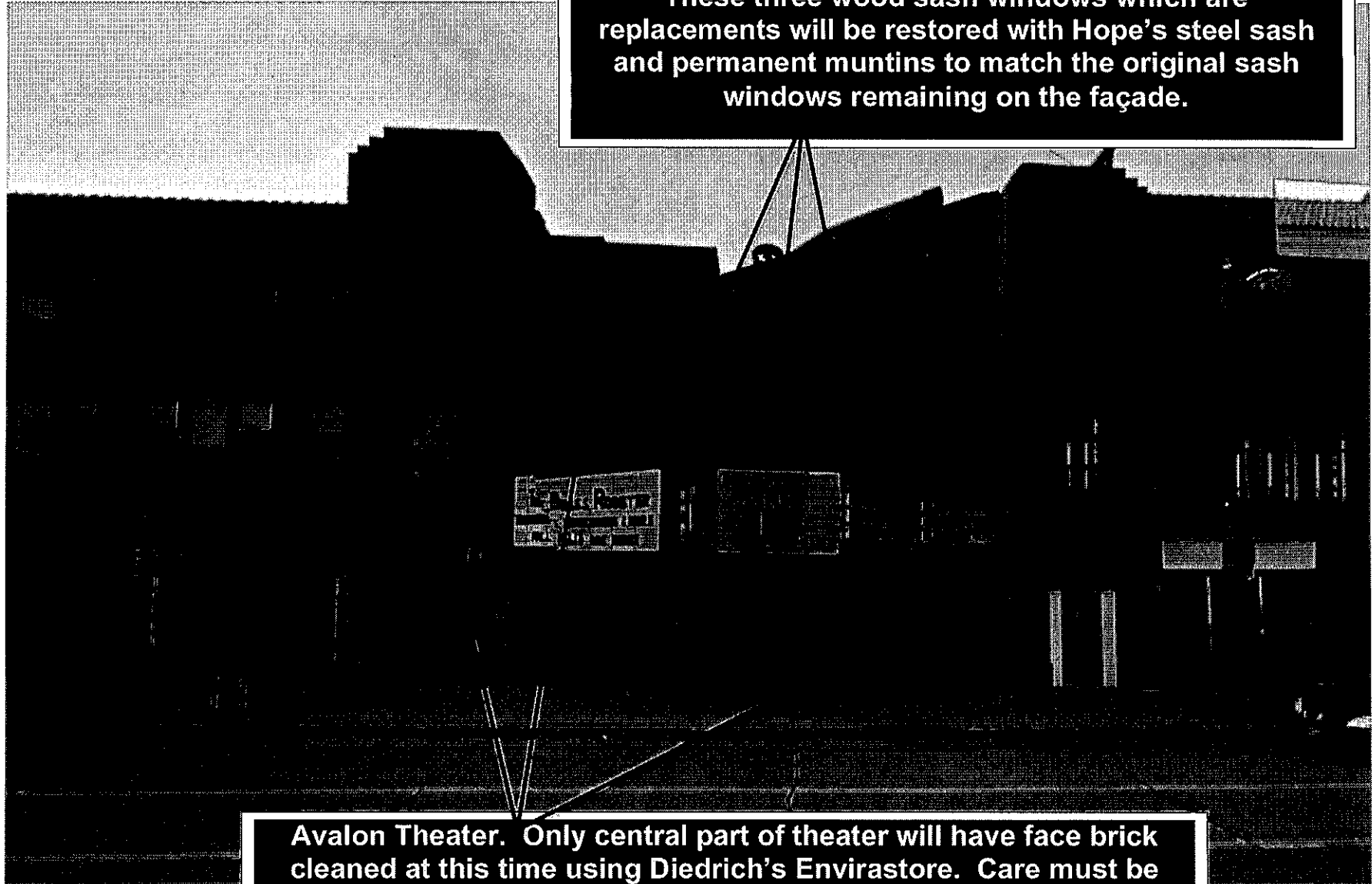


City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Tony Zielinski, Contractor Andrew Farrell, Inspector Chris Buzzell (286-2519), Plan examiner Jeff Zagar; Inspector Heidi Weed



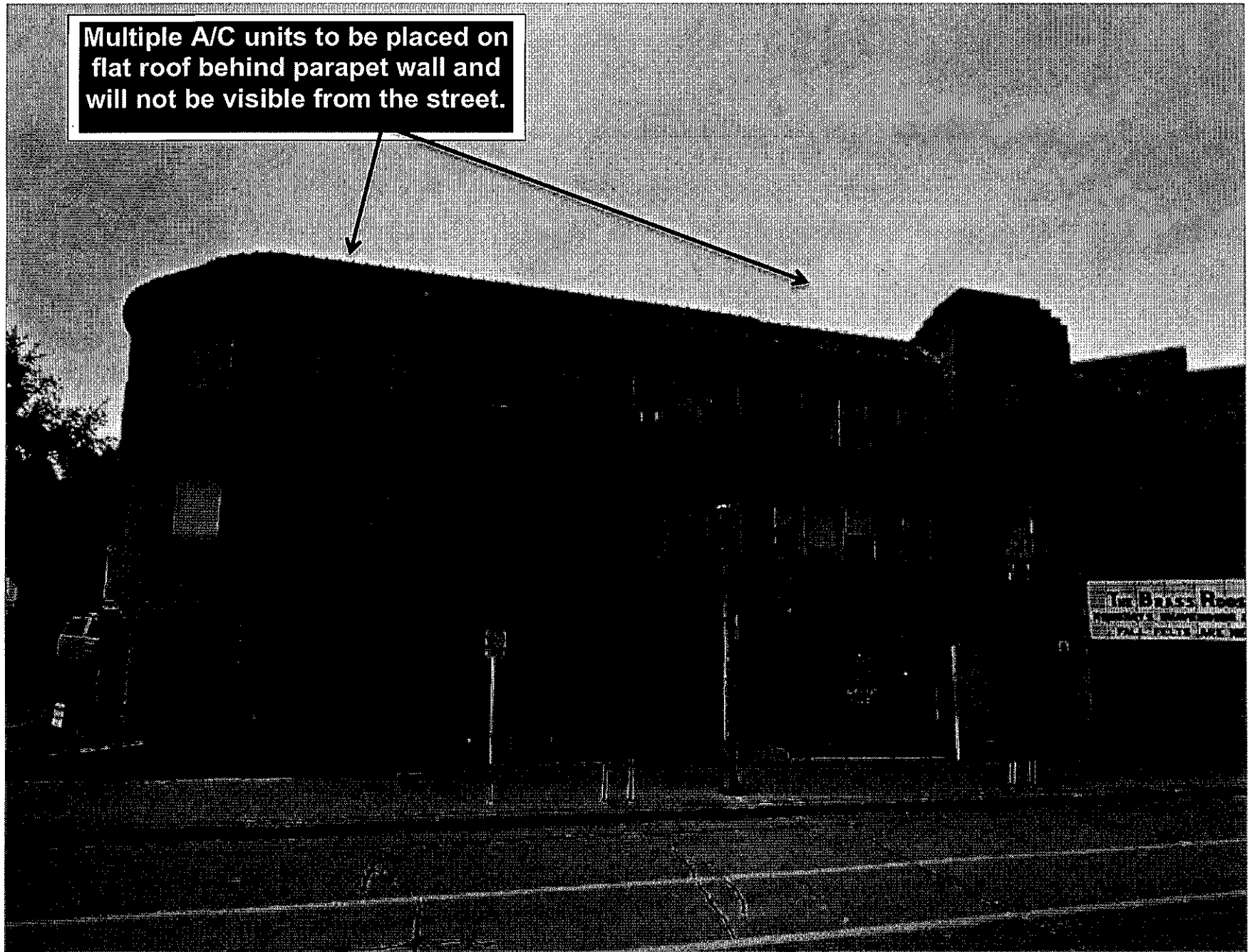
Only the central part of the theater will be restored at this point. Original steel sash (five in total), will be restored. Old doors will be removed and replaced with new matching doors using the historic pulls. A new sign will be installed, but that will be done on under a separate COA

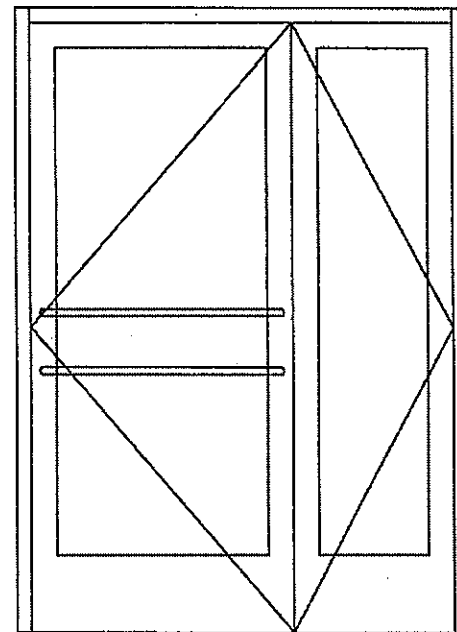
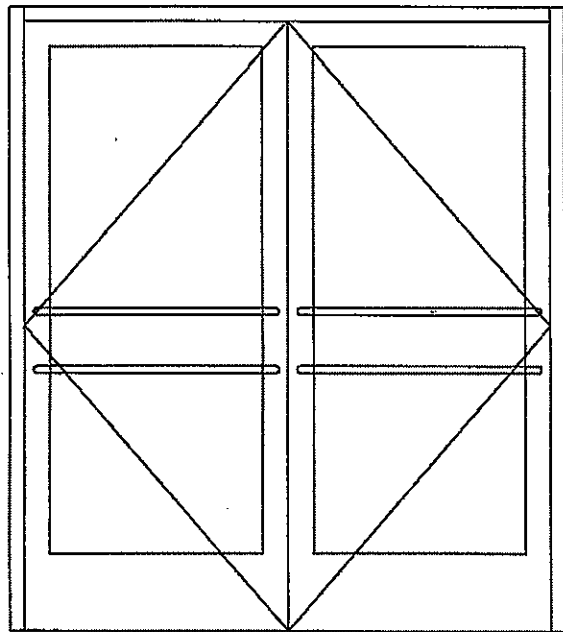


These three wood sash windows which are replacements will be restored with Hope's steel sash and permanent muntins to match the original sash windows remaining on the façade.

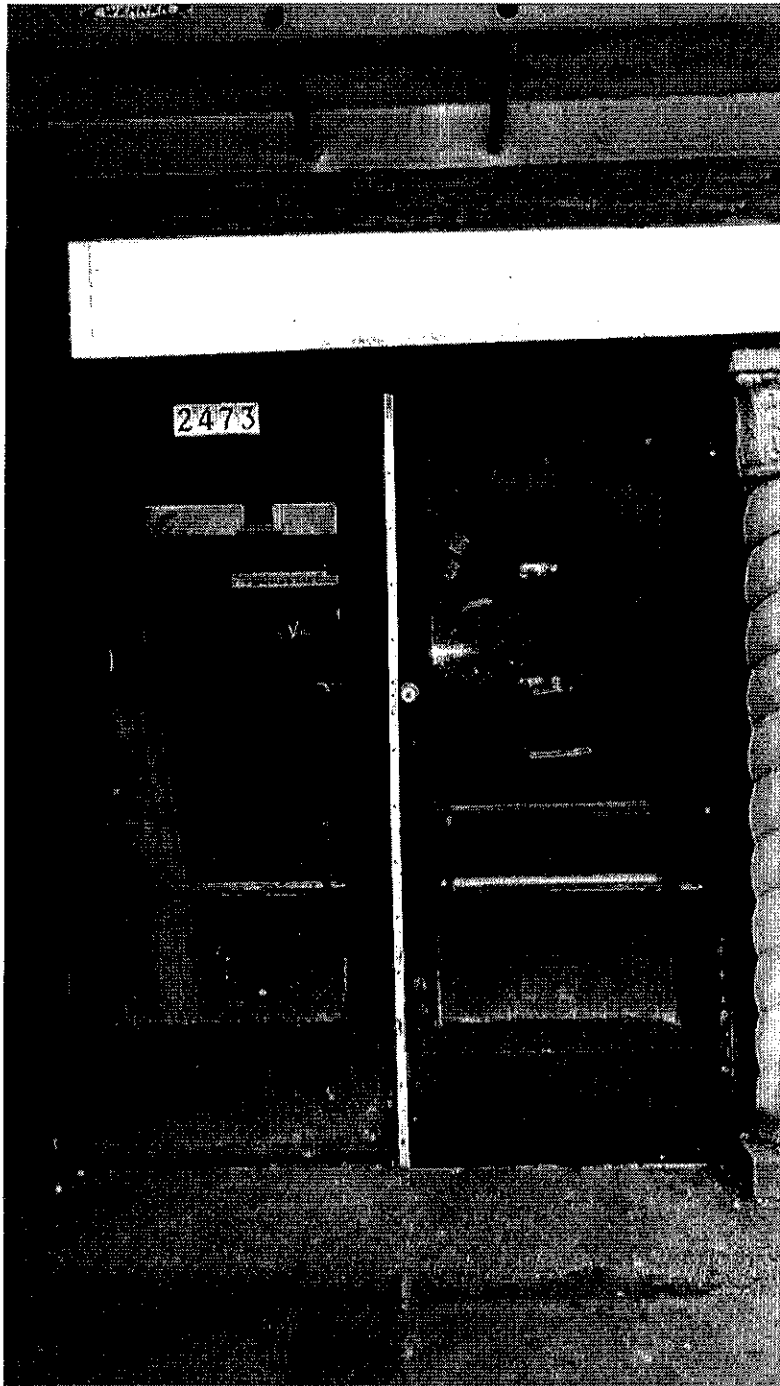
Avalon Theater. Only central part of theater will have face brick cleaned at this time using Diedrich's Envirastore. Care must be taken when using the water wand wash that the spray is gentle enough so it does not create fissures in the brick. A 40 degree spray head is recommended unless otherwise directed by the manufacturer.

Multiple A/C units to be placed on flat roof behind parapet wall and will not be visible from the street.

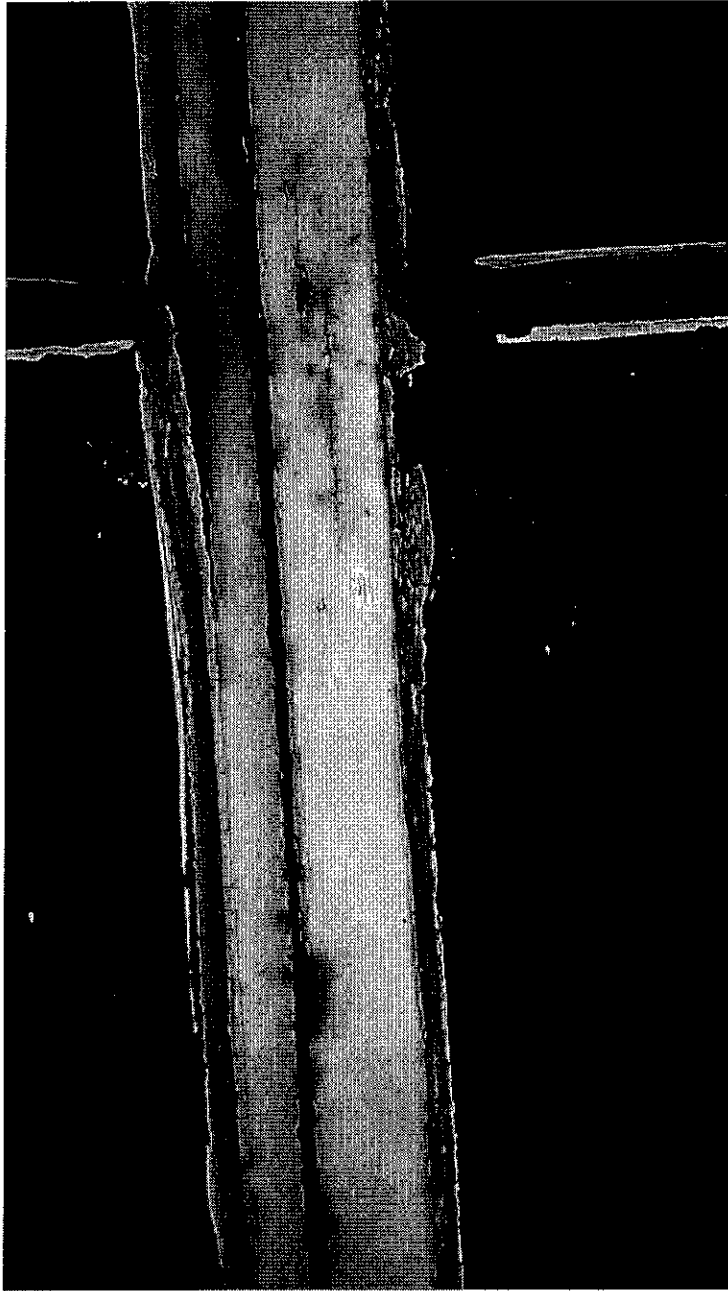




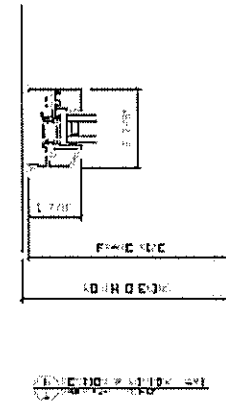
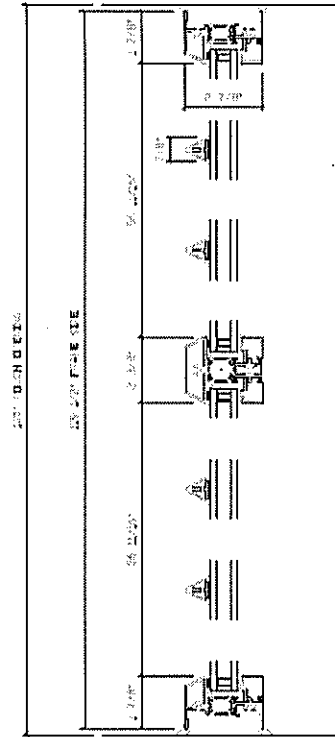
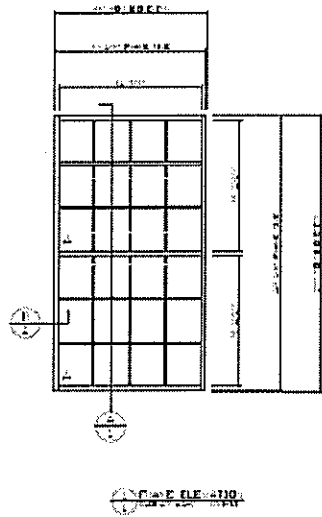
Drawings of new doors with original hardware re-installed. The door on the right with a side-lite will be installed in only three door openings. Due to building code requirements, double doors with equal leaves were not permitted in those openings because the individual doors would not have been wide enough.



Original door pulls will be salvaged and re-installed in the new entry doors which will be made to fit the existing openings. Three sets of the doors, because of their narrow overall width will have to be made with a fixed sash alongside the standard entry door.



Where existing steel sash are severely damaged, the old piece will be remove and a new match steel piece will be welded in place. All sash to be re-glazed and painted black.



SECTION

Elevation and section of new steel sash to replace the three missing ones over the main entry.