



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 Description of work

### 918 N Vel R Philips Avenue

Remove metal screen on rooftop from four of six elevations; Restore and paint the already painted exterior building masonry on five of the six elevations; repair and tuckpoint unpainted masonry; tooth in matching masonry where the existing repairs do not match original brick; replace the existing windows with metal window system and muntins that match original (not existing) window design; replace the existing storefront system following staff approval of exact revised design.

## Date issued

3/11/2022

PTS ID N/A

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:

Storefront system must be approved by staff in writing prior to beginning work.

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.

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures.

Work with HPC staff to make aluminum storefront system design more compatible in terms of window panes and transom definition.

Metal panel cladding is not to be installed on the building's exterior.

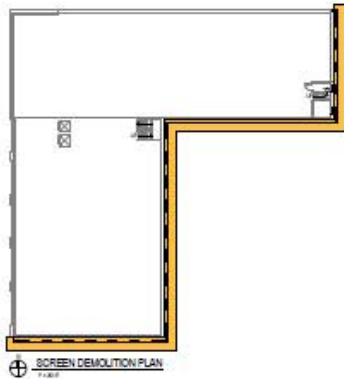
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto: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/permits](http://www.milwaukee.gov/permits), or call (414) 286-8210.



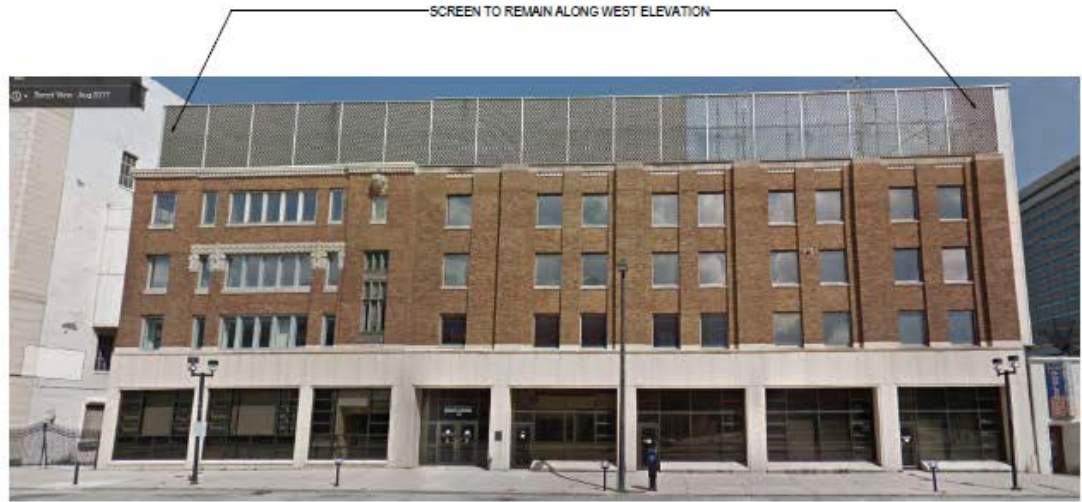
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. R. Bauman



REMOVE AND REPLACE ALL WINDOWS  
SHADED REGION INDICATES AREA  
FOR SCREEN REMOVAL

REMOVE METAL SCREEN ALONG  
SOUTH AND EAST ELEVATIONS,  
SEE PLAN ABOVE



**CURRENT WEST ELEVATION**



**CURRENT SOUTH AERIAL**



**CURRENT NORTH WEST STREET VIEW**

Muntins on north elevation should match existing; other replacement window muntin designed are not historical and should not be matched.

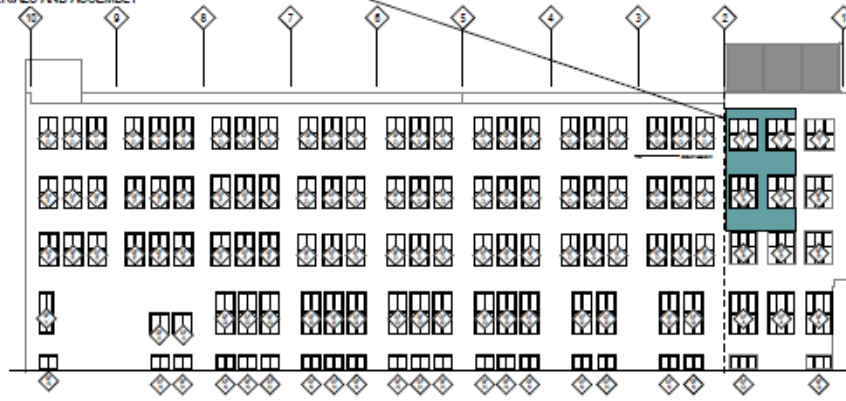


**BRICK REPLACEMENT**

REMOVE FILLED IN NON-MATCHING MASONRY  
AND INFILL OPENING CONSTRUCTION TO  
MATCH ADJACENT MATERIALS AND ASSEMBLY

**KEY**

- FULL BRICK CONSTRUCTION TO MATCH ADJACENT MATERIALS AND ASSEMBLY
- FULL BRICK REPAIR PANELS, NOT TO SCALE
- MASONRY OVER EXISTING MASONRY
- FULL BRICK REPAIR PANELS, NOT TO SCALE
- FINISH PANELS

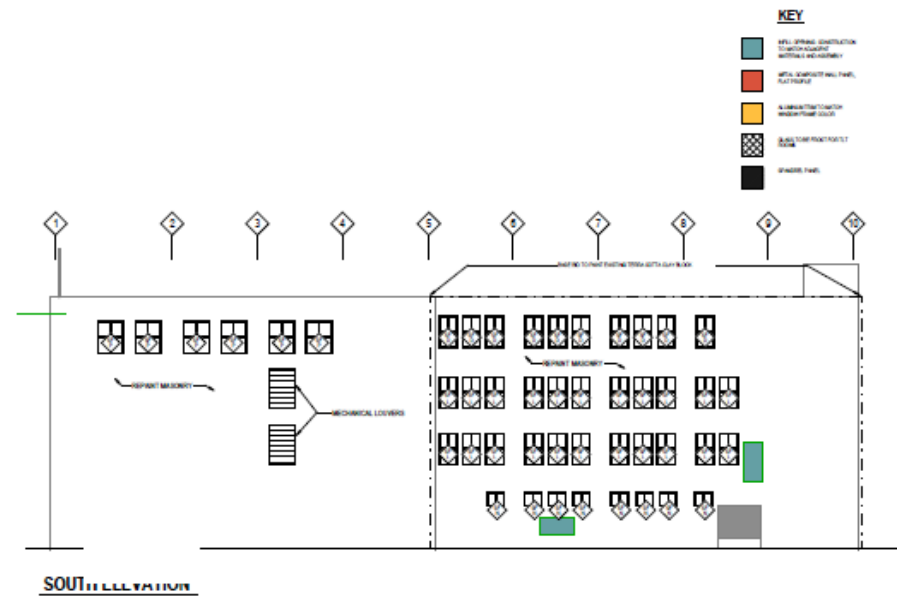


**NORTH ELEVATION**



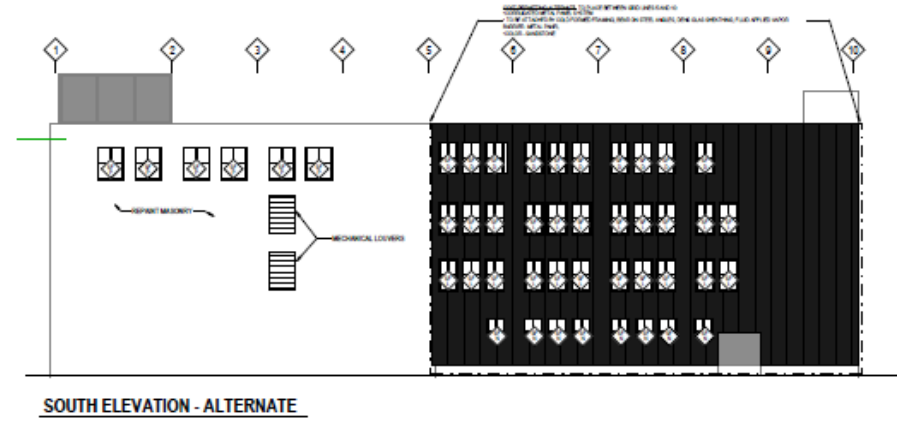
**EAST ELEVATION**

REPAINT EXISTING BRICK ALONG NORTH, EAST, AND SOUTH ELEVATIONS  
COLOR SELECTED:  
SHERWIN WILLIAMS SW 7038, TONY TAUPE



**KEY**

- METAL CLADDING VERTICAL WALL PANEL
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Metal cladding was NOT approved and is not to be installed anywhere on the building's exterior.

# H650



**QUAKER**  
COMMERCIAL WINDOWS AND DOORS

## HISTORICAL HUNG WINDOW | FIXED OFFSET HUNG WINDOW

### FEATURES:

- 4 1/8" frame depth
- Historically-correct beveled exterior
- Extruded aluminum sash and frame are thermally-broken with pour-and-debridge technology
- Single Hung and simulated Single Hung models
- Auto lock sill
- Heavy-duty Class 5 balancers
- No fin main frame for retro-fit purposes
- Half screen with aluminum mesh
- 1" insulating glass
- Standard AAMA 2604 Powder Paint Finish (see FGIA Specification)
- More than 30 "Quick-Pick" colors, with unlimited custom colors available
- AW70 Performance Rating\*

### OPTIONS:

- Continuous frame construction
- Numerous structural mullis for multi-unit configurations
- Extruded nailing flange
- Multiple panning, receptor and installation accessories
- Limit Stop/WOCD hardware accessories
- Several energy-efficient glass packages from which to choose providing projected U-Values as low as 0.30\*
- Sound-attenuation glass for STC/OITC
- Tempered safety glass
- Between-the-Glass muntins or Simulated Divided Lite (SDLs)
- Half screen
- Matching Picture Window model
- Fixed model that simulates the appearance of a hung window
- High-Performance AAMA 2605 Powder Paint Finish (see FGIA Specification)
- Anodized finishes



▲ Southern Railways Building  
Atlanta, GA

Asteri Apartments  
Utica, NY ▶

