



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

601-615 W. HISTORIC MITCHELL ST. Mitchell Street Historic District

Description of work

This project includes three components: the repair/restoration of first floor pilasters on the north and east elevations; the installation of two windows in existing, blocked openings; and, the construction of a rear, metal staircase.

The first element of this project is the repair/rehabilitation of eight pilasters on the north and east elevations. The pilasters are of wood construction with inset panels and all were originally clad with metal. The majority of the pilasters are replacements and either had no metal sheathing, or it has been removed. One surviving metal-clad pilaster displays a detailed capital with a central element; however the metal cladding is severely deteriorated. This portion of the proposal calls for the repair of deteriorated metal cladding, re-cladding of pilasters, and the replication and installation of the decorative capital of the extant pilaster in all locations.

The second component is the installation of two windows in existing openings of the south elevation. Both penetrations were blocked at an unknown date. The request is to install two aluminum windows to match existing windows in that elevation of the structure.

The final phase is the replacement of a deteriorated brick entry at the southwest corner of the building. Due to an underlying easement, the stairway extends 12.5 feet from the building wall. Construction details include a steel framework covered with composite decking, and rails constructed of steel tube and pipe. The rail is detailed with a floating handrail

approximately 8 inches above the tube and pipe composition.

Date issued

11/10/2015

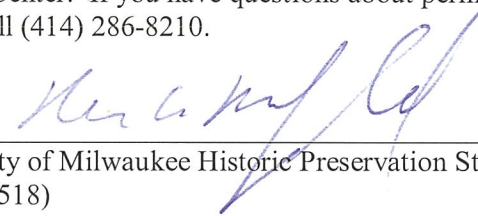
PTS ID 107073 COA

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:

All work to be completed per plans and specifications submitted to HPC staff in original application.

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.



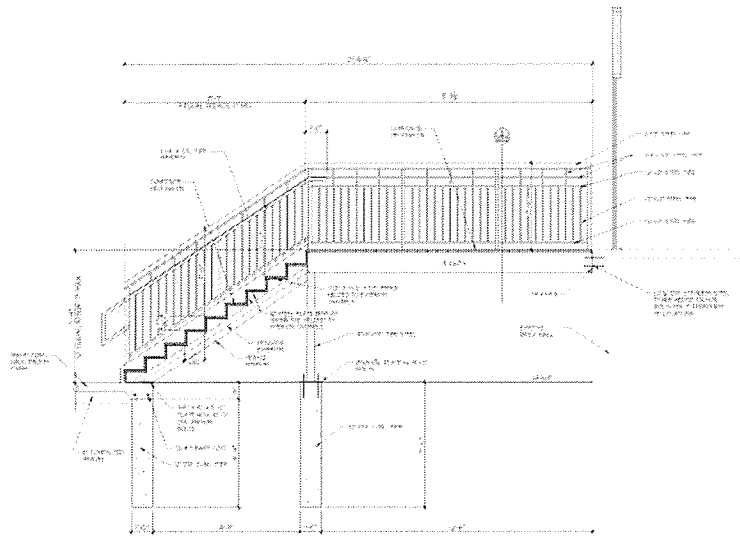
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez, Contractor , Inspector Robert McInnes (286-2518)

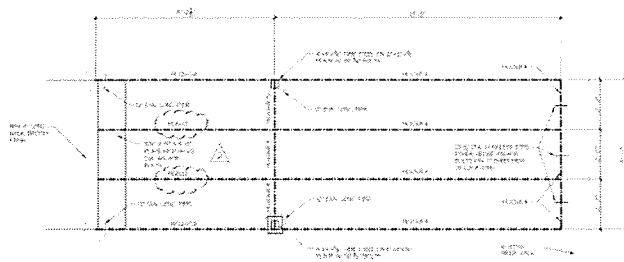




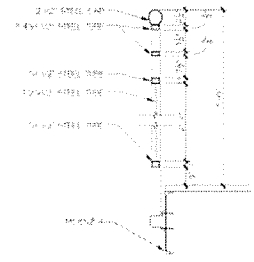
Existing metal-clad, wood pilaster and capital. Capital to be replicated for installation at all locations.



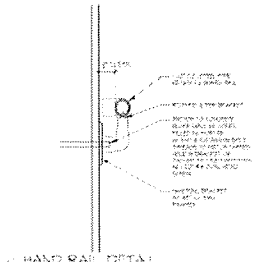
STAIR DETAIL
1/2\"/>



FRAMING PLAN
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GUARD RAIL DETAIL
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HAND RAIL DETAIL
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T&H ASSOCIATES, INC.
ARCHITECTS PLANNERS
ENGINEERS



BEDFORD
CONSULTING ENGINEERS

HISTORIC MITCHELL BUILDING
SOUTH HALF OF BUILDING
AND EXTERIOR

T&H ASSOCIATES, INC.
ARCHITECTS
CONSULTING ENGINEERS

Sheet Title
SECTIONS &
DETAILS

Drawn For: D&B
REV #1: 07/18/2014
REV #2: 07/20/2014

Drawn: 08-18-2014
Job No.: 12-200
Drawn By: R.H.
Sheet No.

A3.2

New stair at southwest corner