



Certificate of Appropriateness

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

Property

1109 N. OLD WORLD THIRD ST. Old World Third Street Historic District

Description of work

The applicant proposes to rehabilitate the façade of this building by changing the former storefront and returning the second story to a semblance of its original appearance. The current storefront dates between 1979 and 1985 so is not original to the building. The corrugated metal panel will be removed. The storefront will be replaced with folding doors that will allow the front of the building to be open in the warm season. The doors have been designed with panels at the bottom to simulate the appearance of a bulkhead. New full light side entry doors will be installed. These entry doors will have sidelights. There will be a transom above the entire storefront area. The second story was altered at some time before 1991. The owner will return the second story to an appearance that would be consistent with the original façade. The third story window sashes are not original and have had this appearance since 1979. The applicant proposes to replace these with wood windows.

Date issued

7/28/2015

PTS ID 102661 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:

The new four-fold door front will have metal cladding.

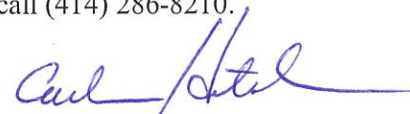
The new transoms will be clad in wood.

The new window openings on the second story will match those of the third story and have wood sash. Brick will match the existing in size and dimension. Stone trim will be replicated from the third story and may possibly make use of cast stone.

Third story sash will be made of wood.
The existing awning frame will be clad in new canvas/canvas-like material (no plastic).
Since the building is currently painted, the work on the second story will also be painted.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@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

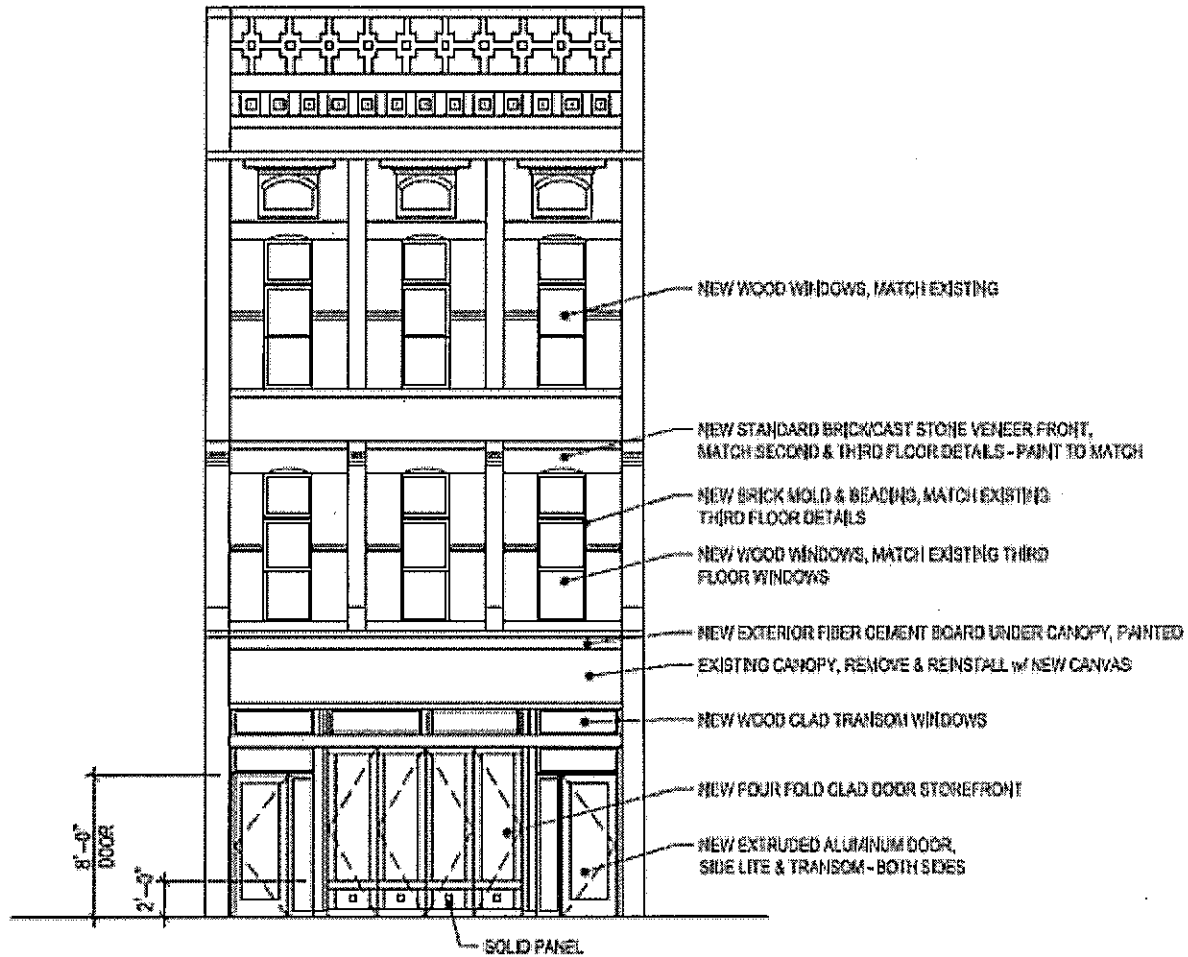
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector John Cunningham (286-2538)



**Current appearance of building.
Second floor glass block will be removed and it will be designed to match the third story.**

The corrugated metal above the storefront will be removed and the awning will be reinstalled.

The storefront will have four-fold doors.



M.G. KICKBUSH
DESIGN & CONSULTING LLC

597 JACKSON HARBOR RD.
WASHINGTON ISLAND, WI 54249
TEL: 414.305.8884

1109 N. Old World Third St.

SCALE: 1/8"=1'-0"
JULY 22, 2013

A3.0

EAST ELEVATION

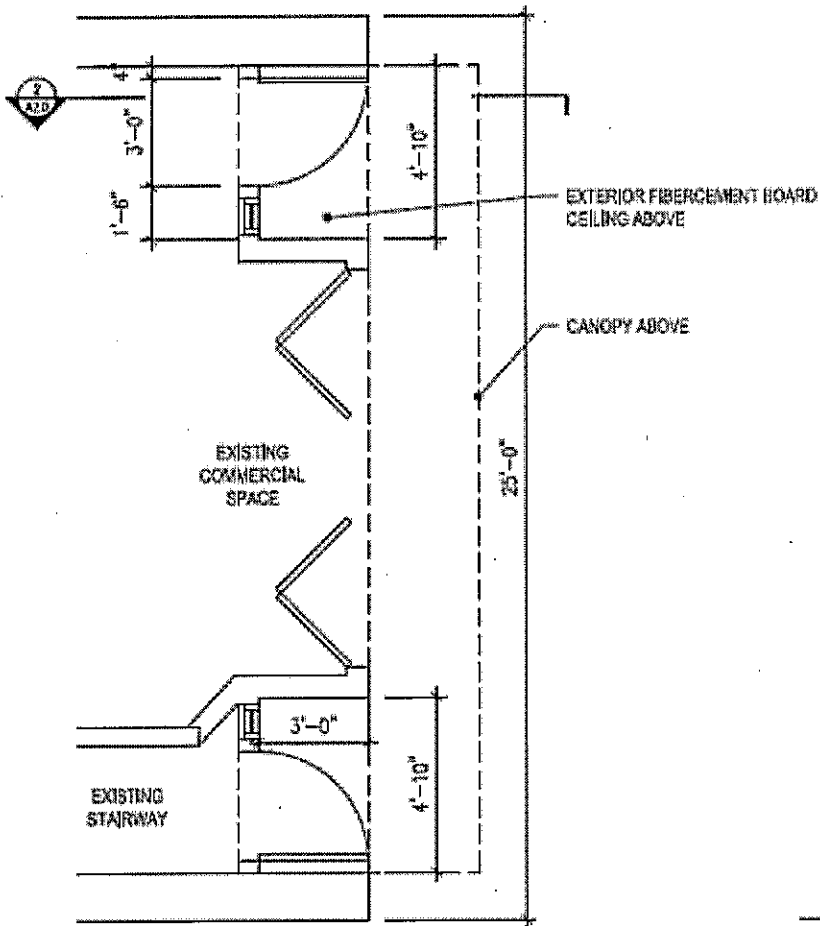
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Proposed front

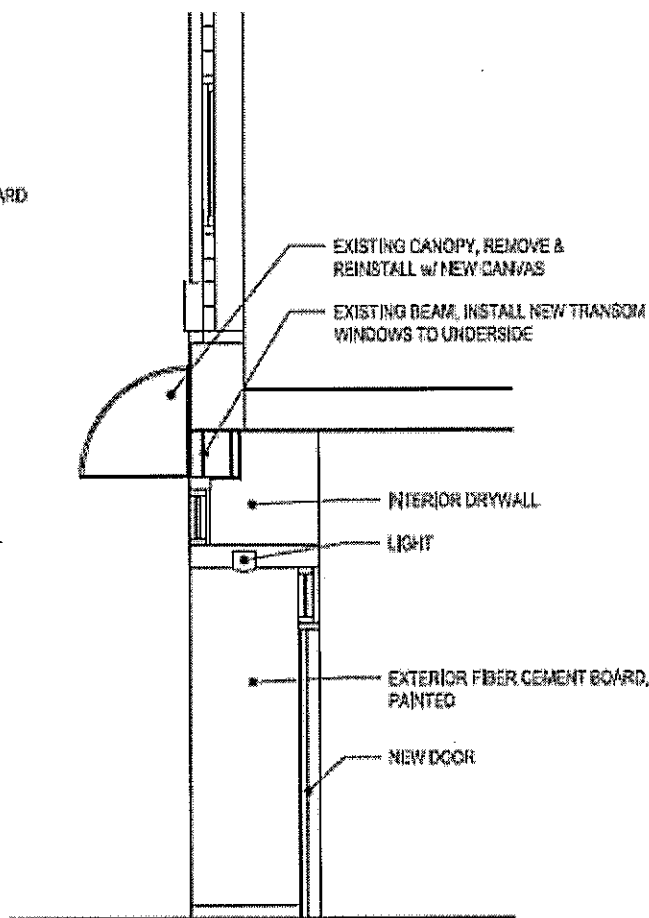


Third story window size, beading detail, and transom will be replicated at second story.

Rusticated stone banding will be duplicated as well.



1. PLAN



2. SECTION

M.G. KICKBUSH
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103 JACKSON HARBOR RD.
WASHINGTON ISLAND, WI 54281
TEL: 414.305.8984

1109 N. Old World Third St.

SCALE: 1/4"=1'-0"
JULY 22, 2015

A2.0

PLAN & SECTION

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