



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

135 W. WELLS ST. Germania Building, an individually designated historic site

Description of work

The Germania Building (1896) will be converted from retail/offices to retail/apartments. The apartments will occupy the second through the eighth floors. Exterior work is to include the following:

Iron fencing--The exiting iron fencing at the sidewalk level will be repaired and its missing balusters replaced. Decorative pickets at the top of the railings (most missing from vandalism) will be removed.

Exterior masonry--Masonry will be examined thoroughly and if any repointing is required, mortar will match. Existing mortar will be analyzed and matched. Brick will be cleaned. The area of parging on the south and southeast walls will be repainted. A new louvered exhaust vent will be added at the first floor.

Roof features--The old roof will be stripped. A new EPDM roof will be installed. Rooftop stair and elevator enclosures are likely to remain and be painted. A metal vent stack to be truncated and capped. New mechanicals are to be placed on roof where not visible from the immediate sidewalks. A new copper finial will be fabricated and installed on the dome missing its finial. The light court roof will be rebuilt and mechanical equipment added to it over the years will be removed.

Windows-- Existing one-over-one wood sash and two-over-two double-hung steel sash (on

rear elevation) will be retained and refurbished with spot repairs, re-glazing and fixing of counter weights. The exteriors will be painted. Four new one-over-one sash will be added to the south elevation. Seven new one-over-one sash will be added to the southeast elevation at the second floor. To distinguish these from the historic windows, the steel lintels and fenestration will be projected forward in the window opening. On the south elevation two bricked in openings will be reopened. Interior storms and exterior screens will be installed. Any wire glass will be replaced with clear glazing in windows.

Entrances/doors--Modern entrances were installed at the primary (W. Wells Street) entrance and along N. Plankinton Avenue on the east elevation and will remain. The entrance on the N. 2nd Street elevation, added c.1937, will be removed and returned to its original window condition. The other modern entrance along N. 2nd Street will receive a new door.

Date issued

2/18/2016

PTS ID 108293 COA for exterior work

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:

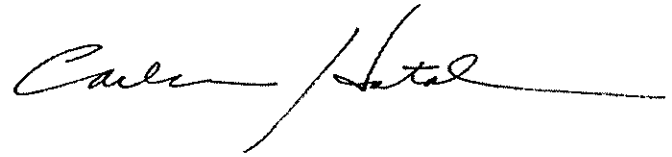
Mortar analysis will be done and any loose and deteriorated mortar will be removed by a mason experienced with historic buildings. No grinding of the joints should take place. The thin, butter joints need to be preserved and repaired only where needed. They are an important feature of the building's exterior. Test patches for the repointing will be prepared, with submittals to the Wisconsin Historic Preservation office and the National Park Service for approval. Milwaukee HPC staff will inspect the test samples and also sign off before work can proceed.

Brick will be cleaned using non-abrasive methods (gentle water wash /chemical solvent). Cleaning specifications and test patches will be provided to SHPO, NPS and Milwaukee HPC staff for approval.

Any repairs to stone or terra cotta will be reviewed before work can proceed.

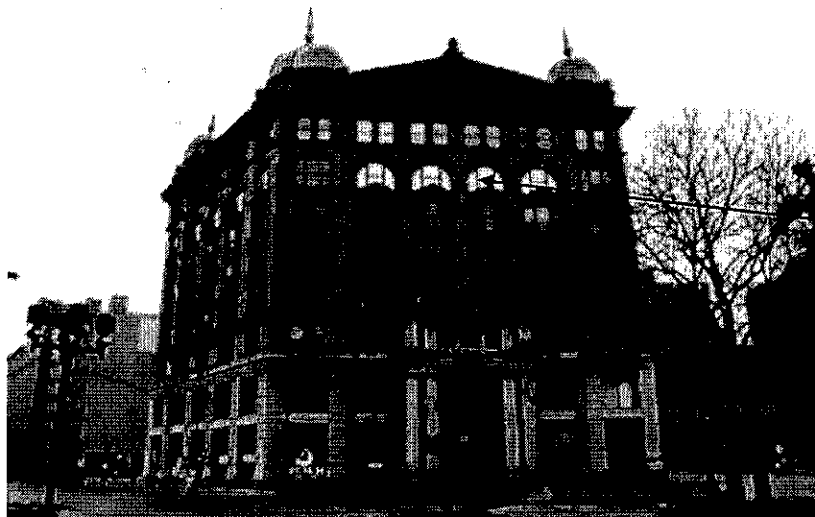
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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: carlen.hatala@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.

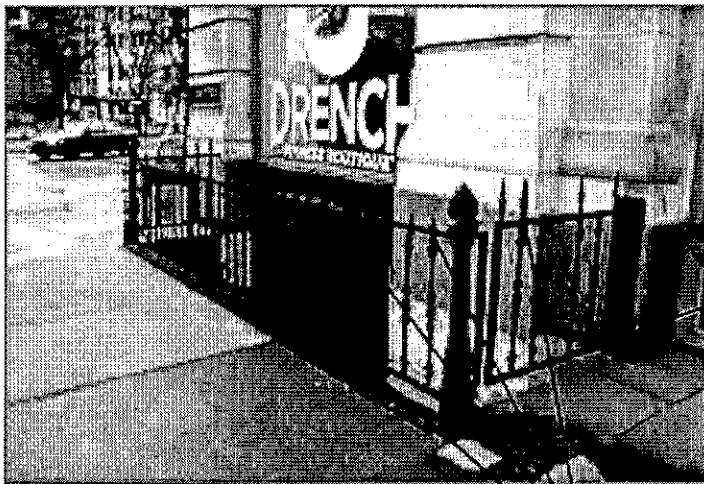
A handwritten signature in cursive script, appearing to read "Carol Hatal", written in black ink.

City of Milwaukee Historic Preservation Staff

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

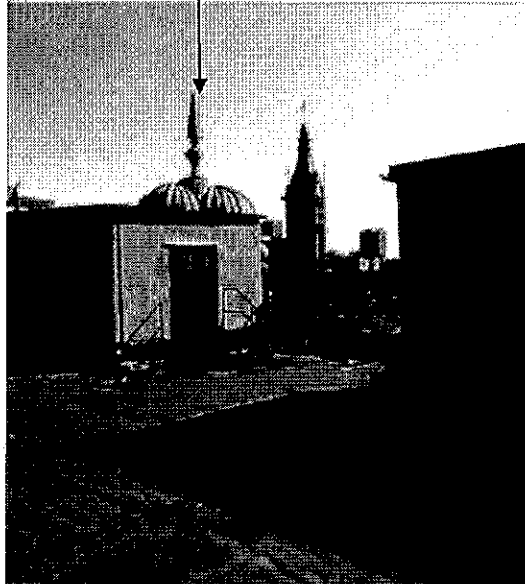
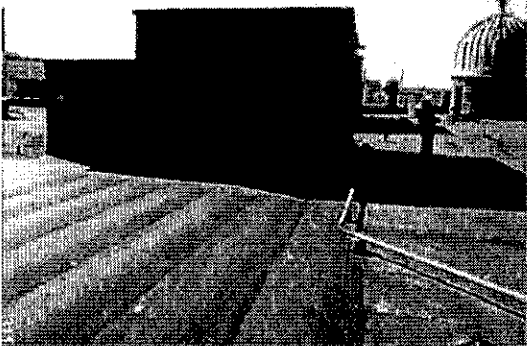


Tinting on windows will be removed if possible ,or, new clear glass will be installed.



Fencing will be repaired, new balusters will be made to match and picket tops will be removed.

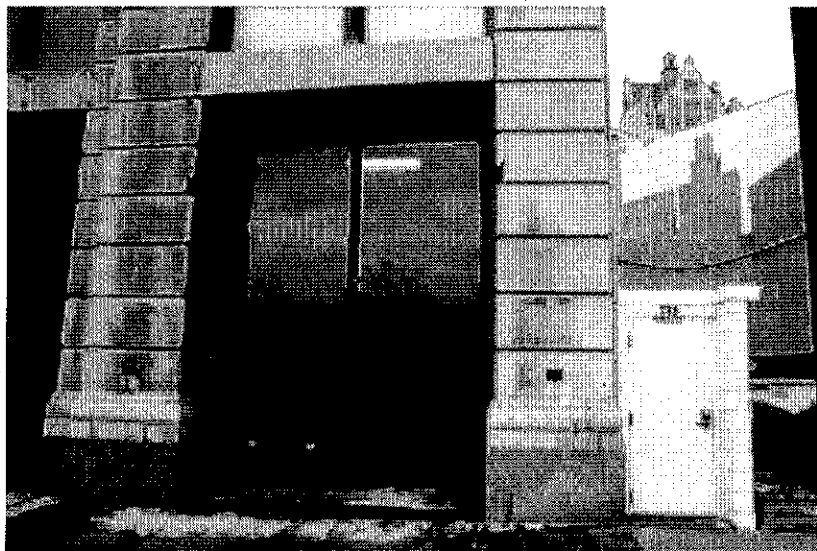
Existing roofing material to be removed and new EPDM installed. The vent pictured will be cut down and capped. Old mechanicals installed at the light well and other locations on the roof will be removed. New mechanicals to be installed where not visible from immediate sidewalks. A new copper finial will be made to replace the one missing on one of the rooftop domes.





EXISTING DOOR AND STAIRS TO BE
REMOVED, OPENING TO BE RESULT TO
MATCH ADJACENT WINDOWS AND FRAMES

This entrance is not original to the building.

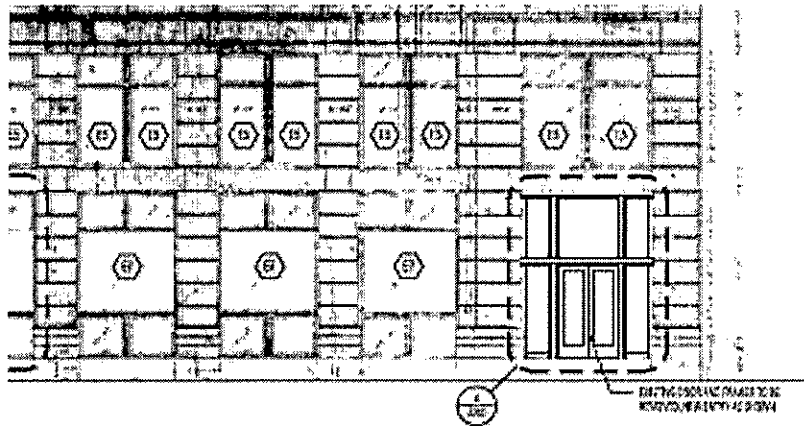


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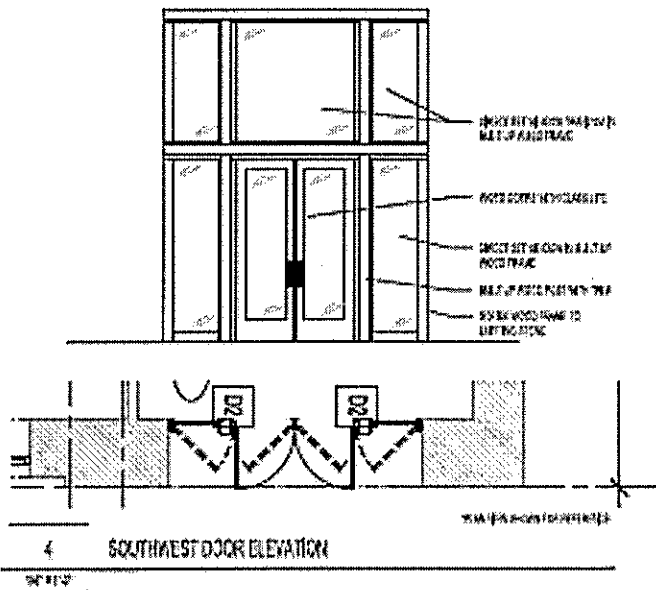
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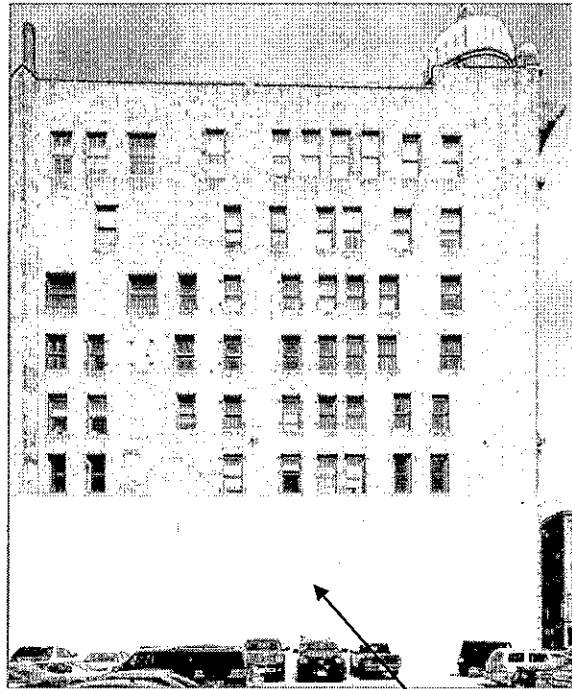
This is an original entrance opening but the doors and transom have been replaced.



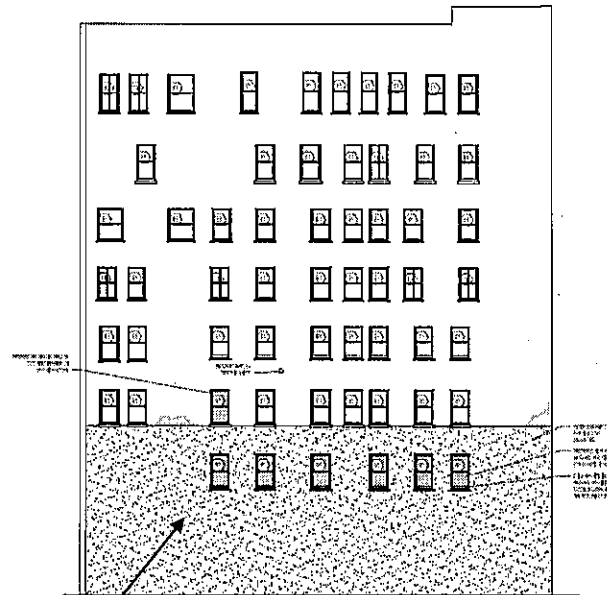
New entry doors will be installed in original opening on North 2nd Street elevation

LOOSE



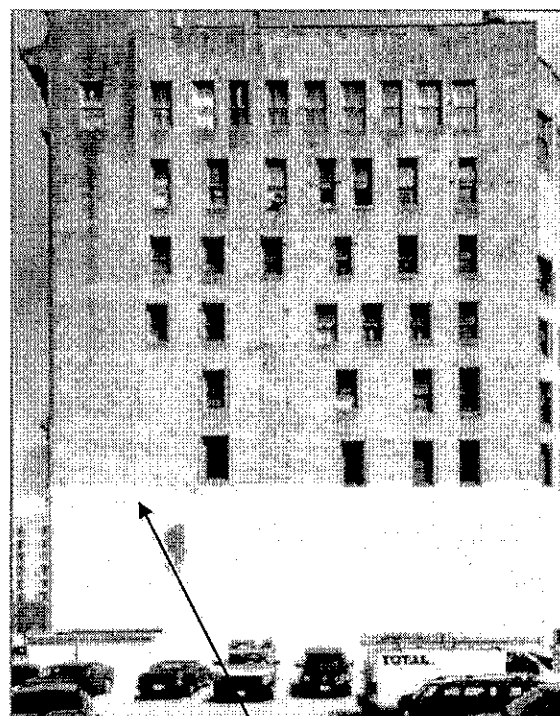


1 EXISTING FACADE ELEVATION
DATE

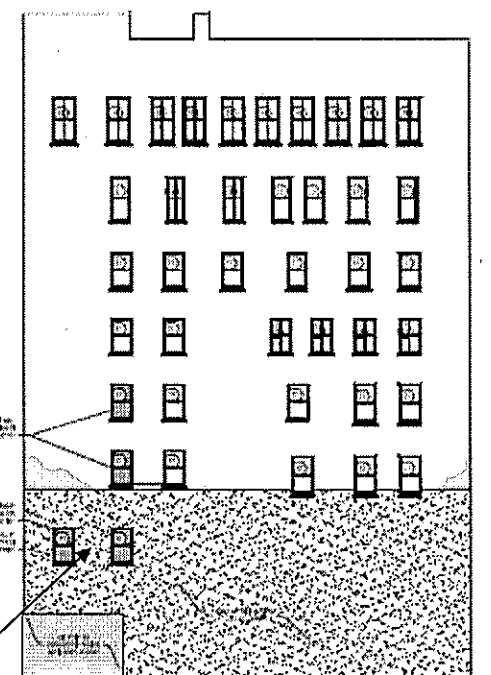


2 PROPOSED FACADE ELEVATION
DATE

New window to be added to match existing.

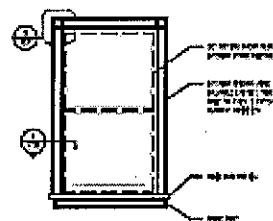


1. EXISTING FACADE

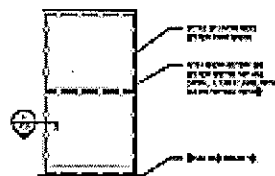


2. PROPOSED FACADE

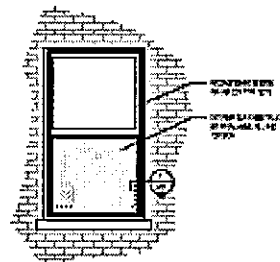
New windows will be installed to match existing.



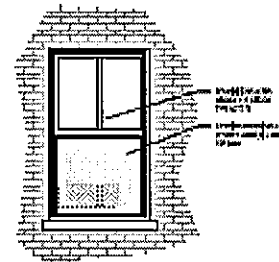
1 NEW WINDOW WITH VINYL



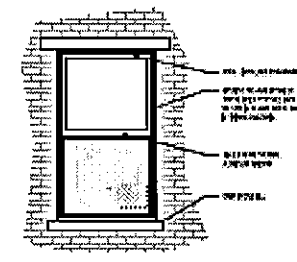
2 NEW WINDOW WITH VINYL FRAME



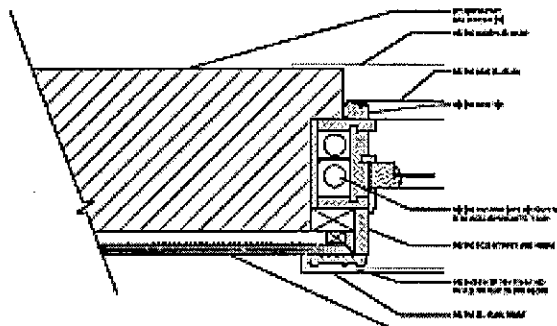
3 NEW WINDOW WITH WOOD FRAME



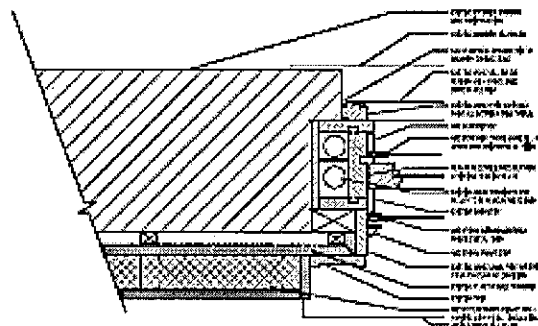
4 NEW WINDOW WITH WOOD FRAME



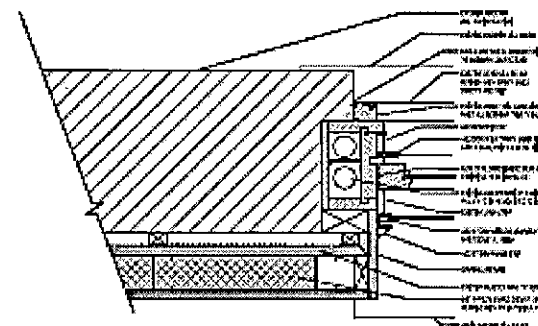
5 NEW WINDOW WITH WOOD FRAME



6 EXISTING WINDOW JAMB DETAIL, TYPICAL



7 MODIFIED WINDOW JAMB DETAIL



8 MODIFIED WINDOW JAMB WITH DRYWALL RETURN

Window details