



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

1534 N. Farwell Paul Weise Building

General rehabilitation of the building with 1) new entrance awning on Farwell and removal of all fabric awnings, 2) replacement of storefront plate glass windows, 3) restoration of storefront transom windows 4) brick cleaning and repointing where appropriate 5) brick repainting/touch up where already painted, 6) insert four windows on rear elevation, 7) a rear addition for accessibility and additional egress paths, 8) modest rooftop penthouse with pergola.

Approved as drawn with the exception of conditions below and metal canopy at main entrance on Farwell. *The Farwell metal canopy has been approved in a separate document in a NEW design.*

Date issued

11/10/2022

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:

- 1) No anodized finish on storefront windows, retain or replicate any surviving wood or metal trim
- 2) Repainting of painted masonry is allowed with appropriate, breathable paints. Any latex paint product must be proven to have adequate permeability.
- 3) Non-clad wood windows for new windows on east elevation
- 4) HVAC and laundry are not addressed in drawings reviewed by HPC. No HVAC or laundry vents are to be permitted on the street facades.

5) **Masonry**

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.

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.

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/lms, or call (414) 286-8210.

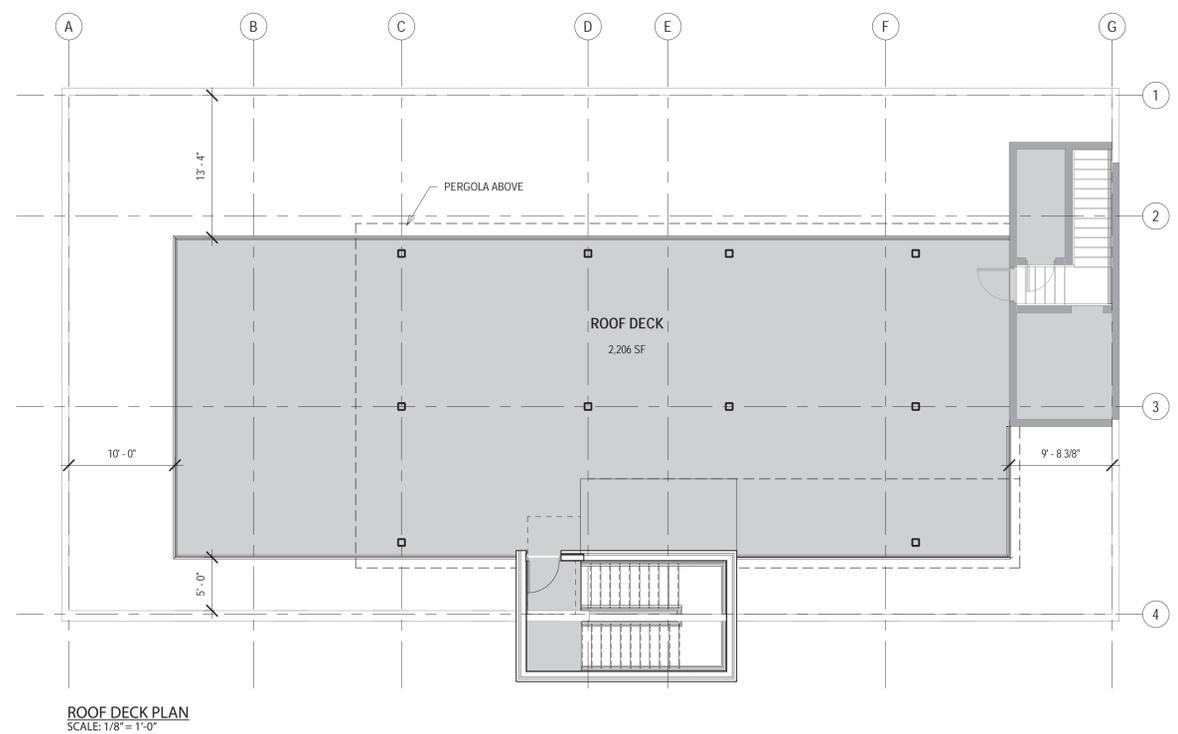
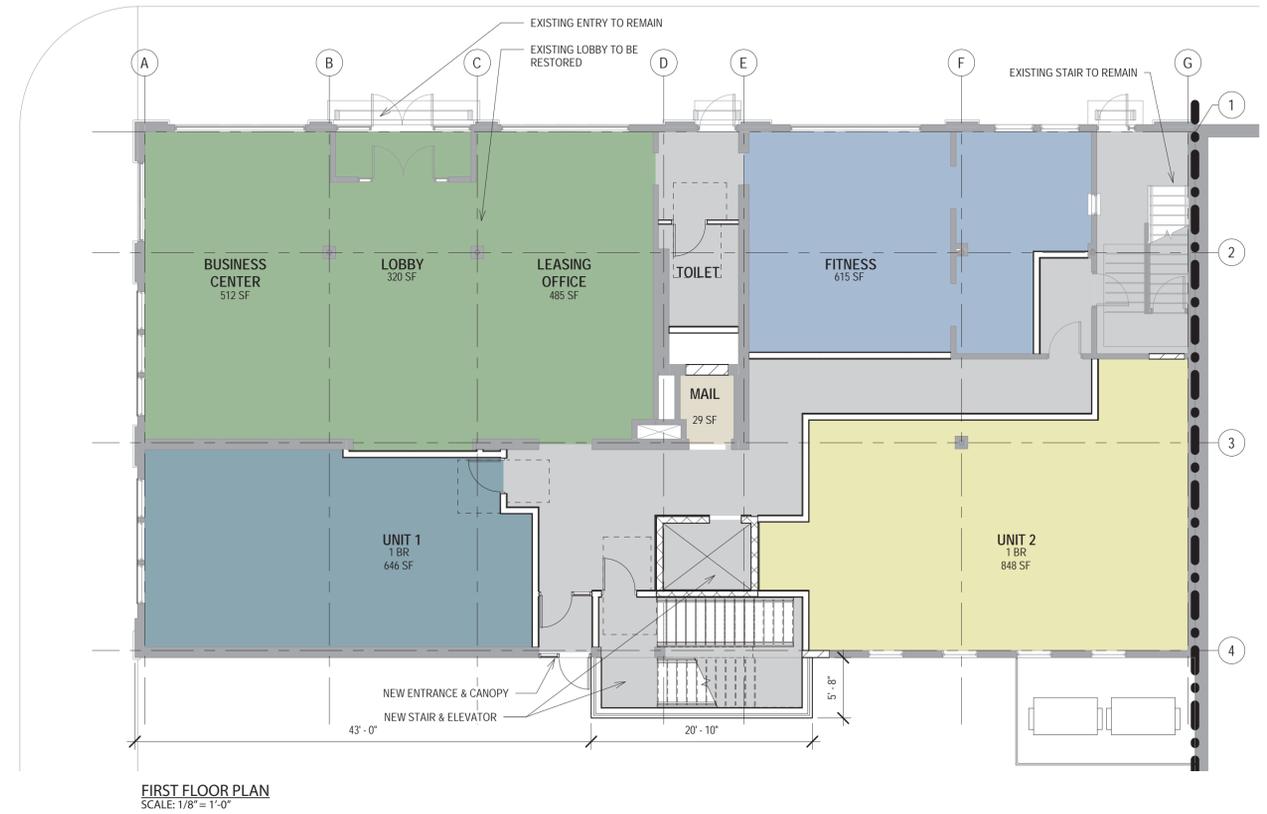


City of Milwaukee Historic Preservation

8 PAGES FOLLOW



DEVELOPMENT INFORMATION	
FIRST FLOOR RESIDENTIAL AREA	1,494 SF
SECOND FLOOR RESIDENTIAL AREA	3,649 SF
THIRD FLOOR RESIDENTIAL AREA	3,649 SF
TOTAL RESIDENTIAL	8,792 SF
TOTAL PARKING	10 SPACES





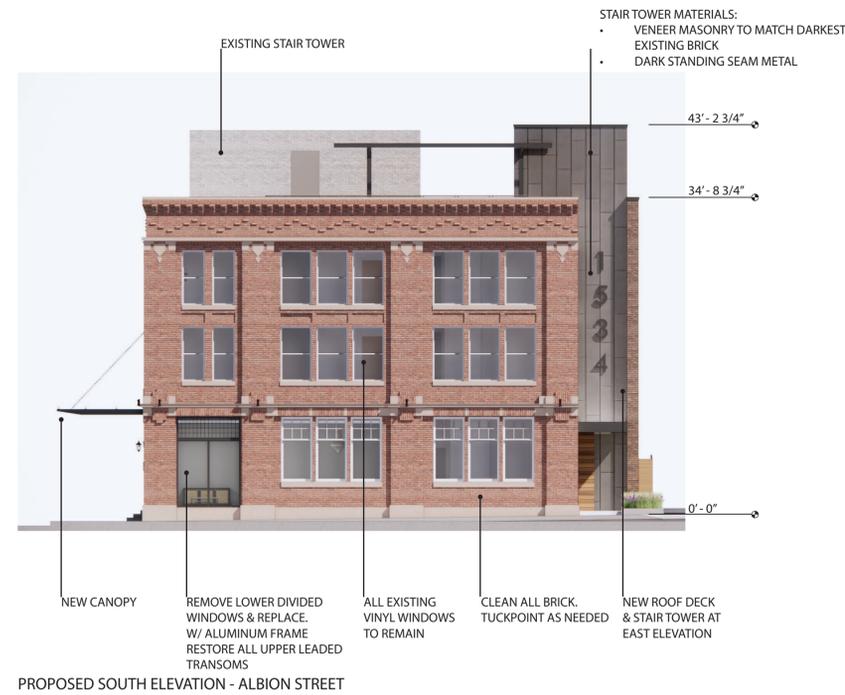
EXISTING WEST ELEVATION - FARWELL AVENUE



EXISTING SOUTH ELEVATION - ALBION STREET



EXISTING EAST ELEVATION



EXISTING CANOPY



EXISTING CANOPY DETAIL



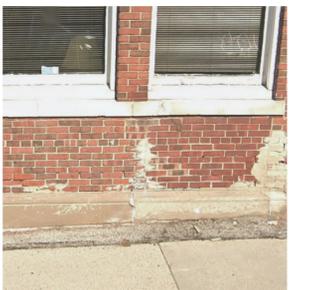
EXISTING FABRIC AWNING



EXISTING MASONRY & WINDOWS



EXISTING DOORS & WINDOWS



EXISTING MASONRY

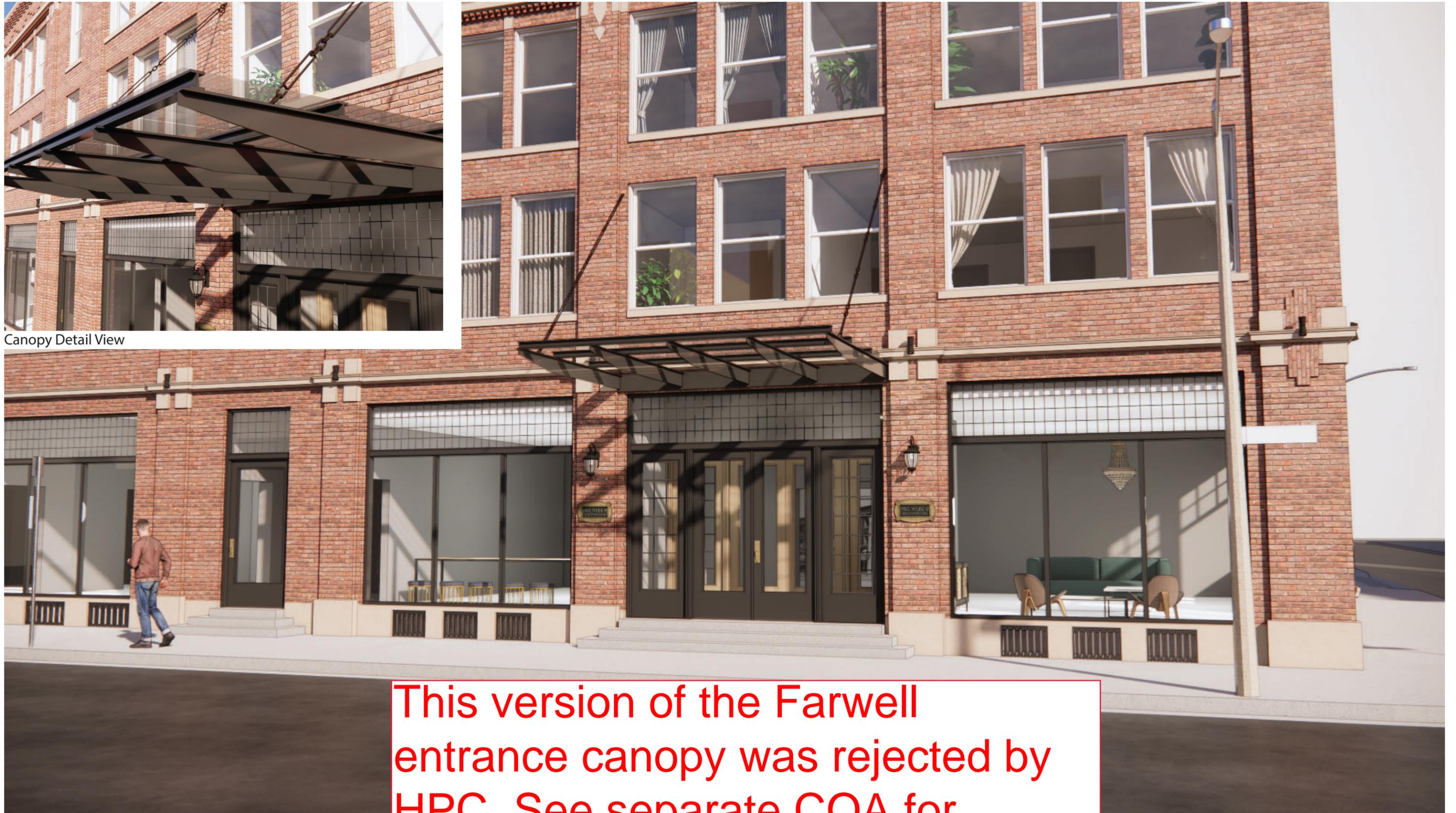








Canopy Detail View



This version of the Farwell entrance canopy was rejected by HPC. See separate COA for Farwell canopy.



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