

Historic Preservation Commission Meeting December 9, 2014



- Good Afternoon!
Please sign in at the door
- If you wish to speak on an issue or have your opinion noted by the commission, please fill out a form at the door and hand it to us

Mothball Certificate
102 E. Wright Street
North 1st Street National Register
Historic District

■ Applicant:
Olusegun Sejiwade















Exterior rehabilitation
Brewers Hill Historic District
2034 N. 1st Street

■ Applicants:
Josh Nikols
and Sara Smith





HISTORIC
BREWERS
HILL

END
SCHOOL
ZONE

2
0
3
0







ROOF PEAK
EL. 128'-10"

RAFTER SPRING LINE
EL. 115'-4"

2ND FLOOR
EL. 109'-4"

GROUND FLOOR
FINISH GRADE
EL. 96'-4"

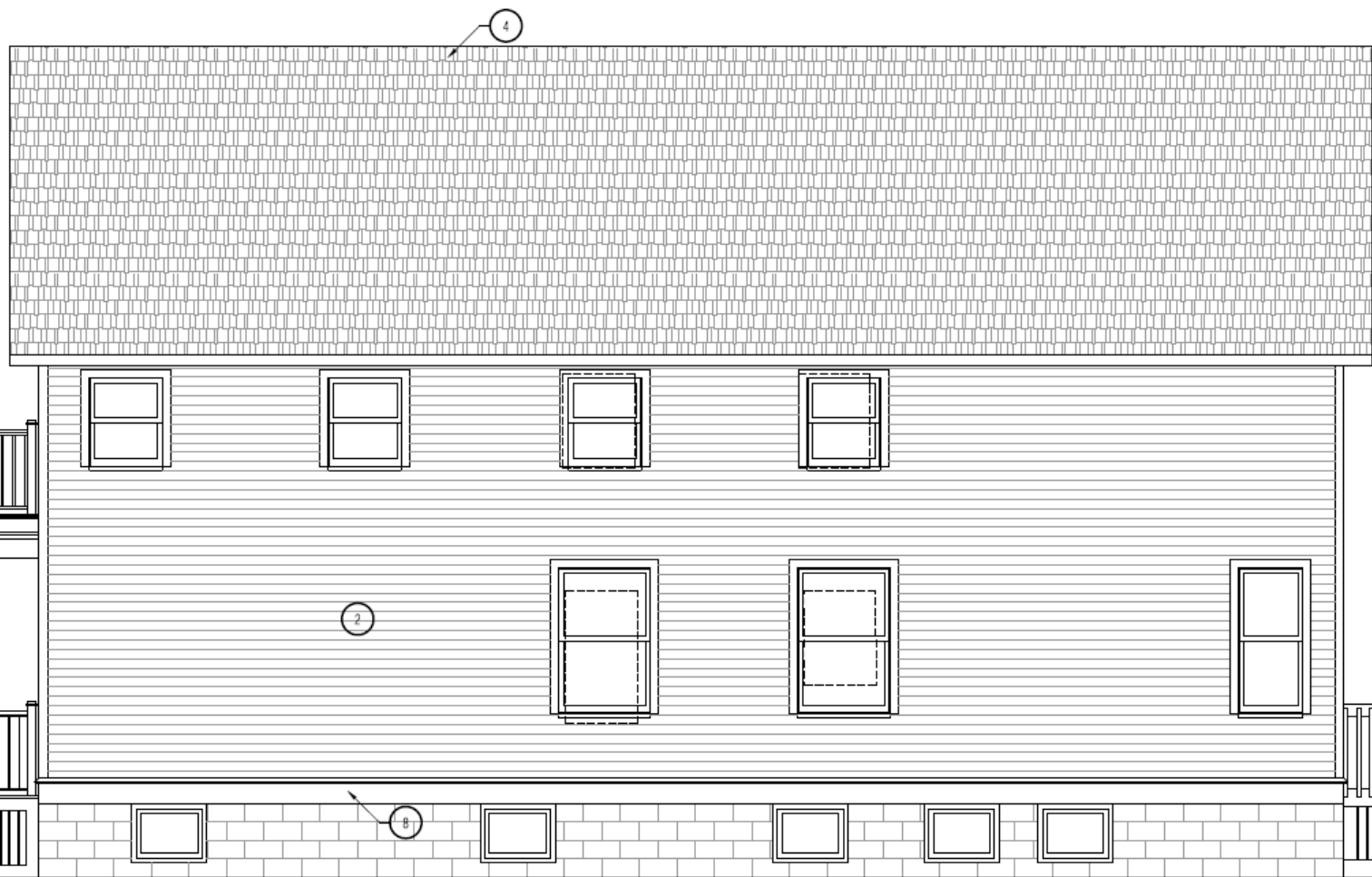
ROOF PEAK
EL. 129'-10"±

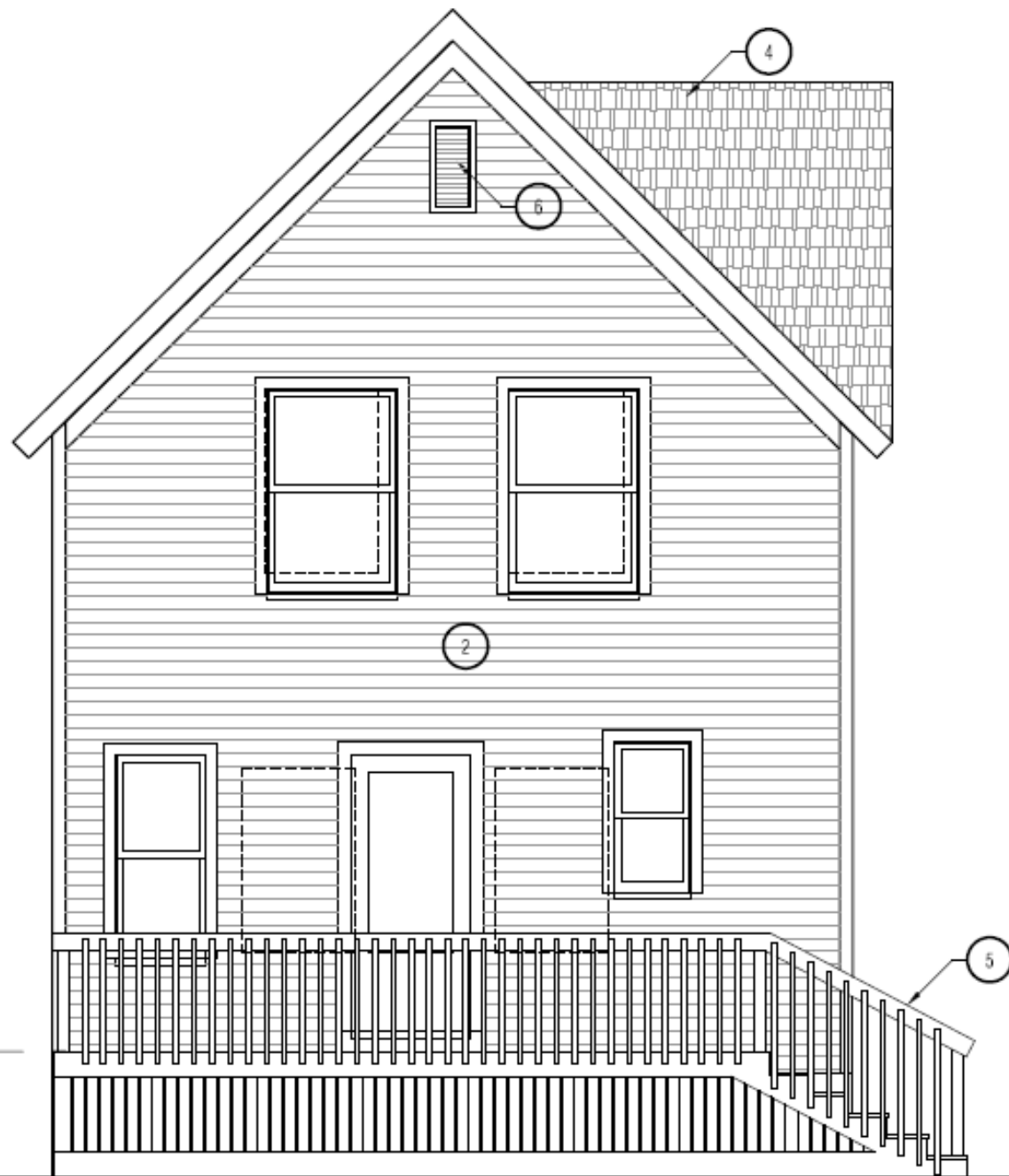
RAFTER SPRING LINE
EL. 115'-6"

2ND FLOOR
EL. 109'-7"

GROUND FLOOR
EL. 100'-4"

FINISHED GRADE
EL. 96'-4"±





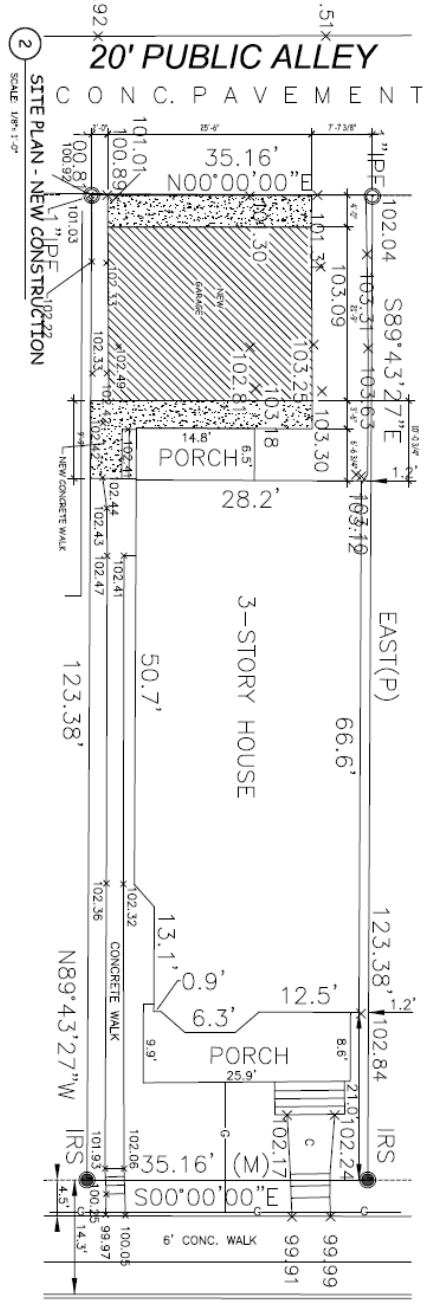
New 2-car Garage
Concordia Historic District
931 N. 33rd Street

■ Applicants:
Marc and Jessica
Benzakein

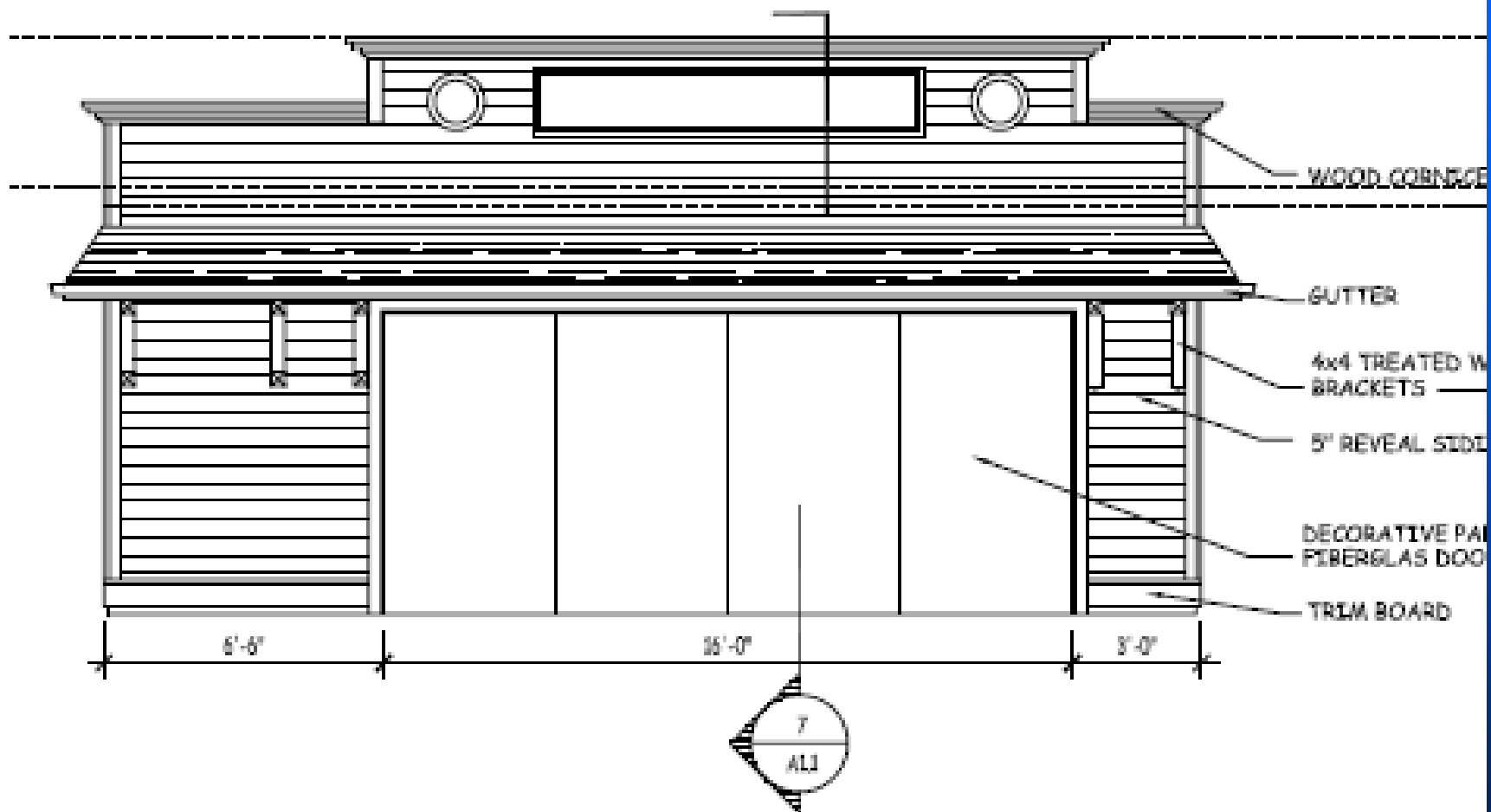




EXISTING SITE: 4,336 SF
NEW GARAGE: 535 SF
GARAGE IS 12% OF SITE



N. 33RD ST.



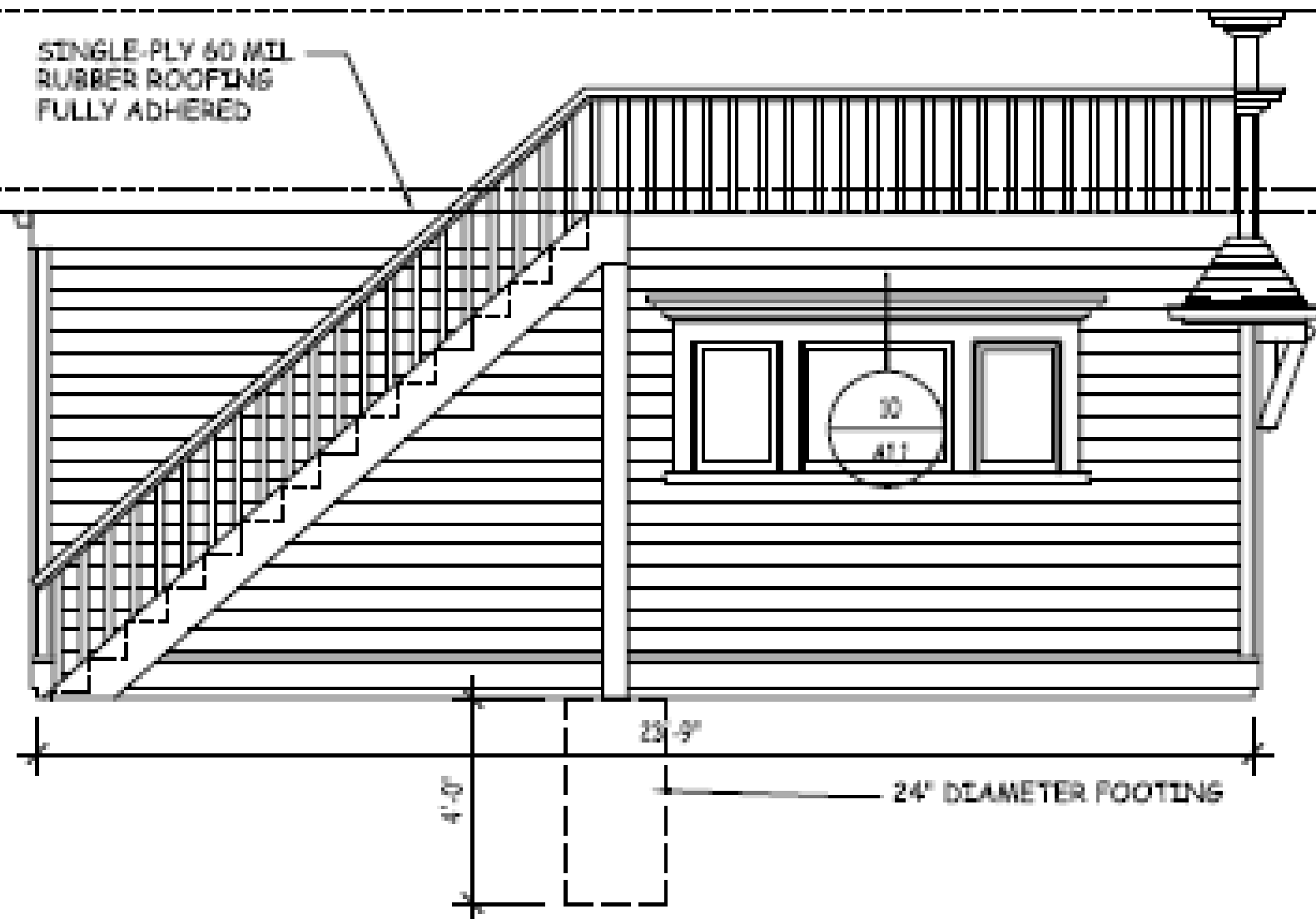
1

WEST ELEVATION

SCALE: 1/4" = 1'-0"



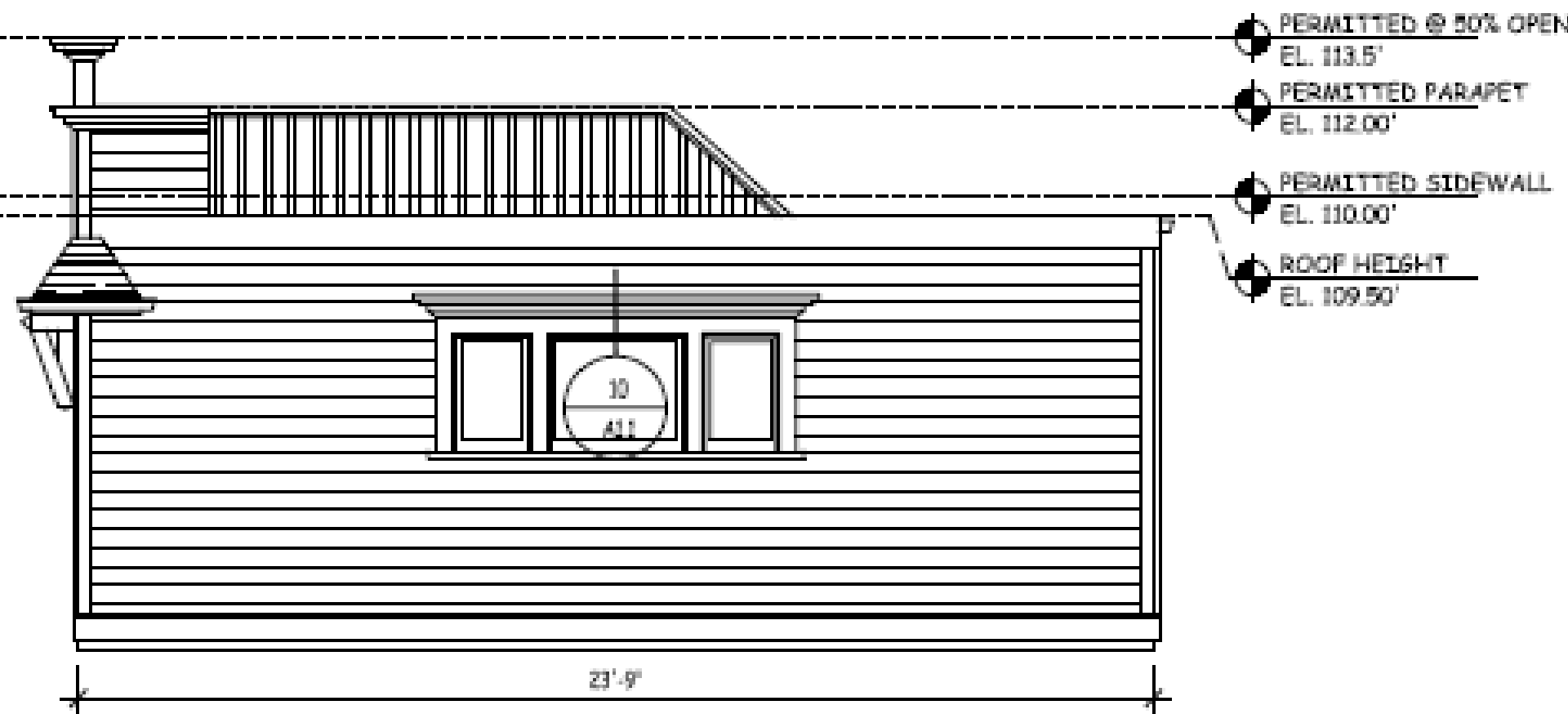
SINGLE-PLY 60 MIL
RUBBER ROOFING
FULLY ADHERED



3

NORTH ELEVATION

SCALE: 1/4" = 1'-0"



4

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

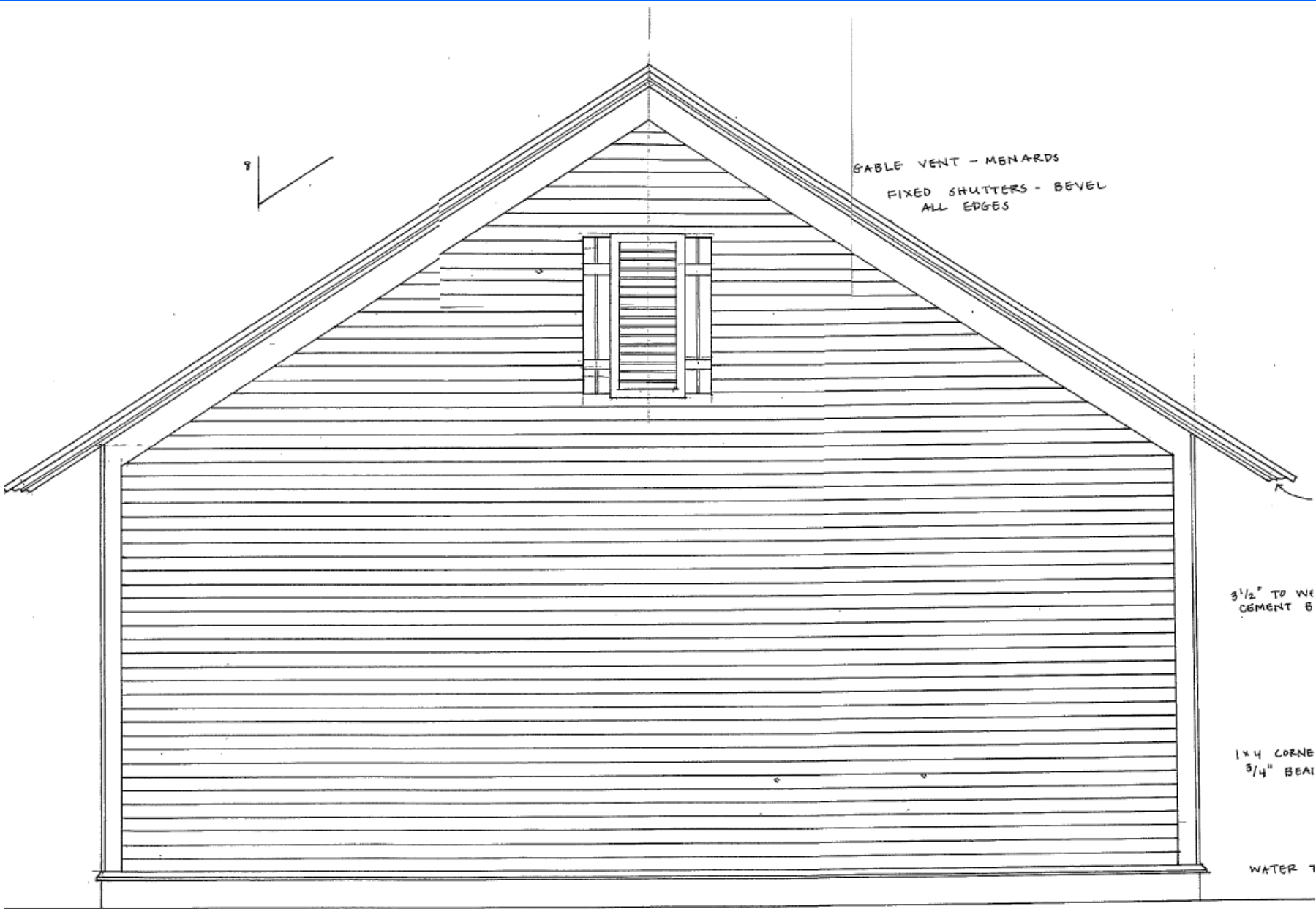
New 2-car Garage
Garden Homes Historic District
4456 N. 25th Street

■ Applicant:
Rinda McClendon









GABLE VENT - MENARDS
FIXED SHUTTERS - BEVEL
ALL EDGES

3 1/2" TO WE
CEMENT 8

1 x 4 CORNE
3/4" BEAL

WATER 7

ASPHALT
SHINGLES TO
MATCH HOUSE

3/2" TO WEATHER
CEMENT BOARD
SIDING

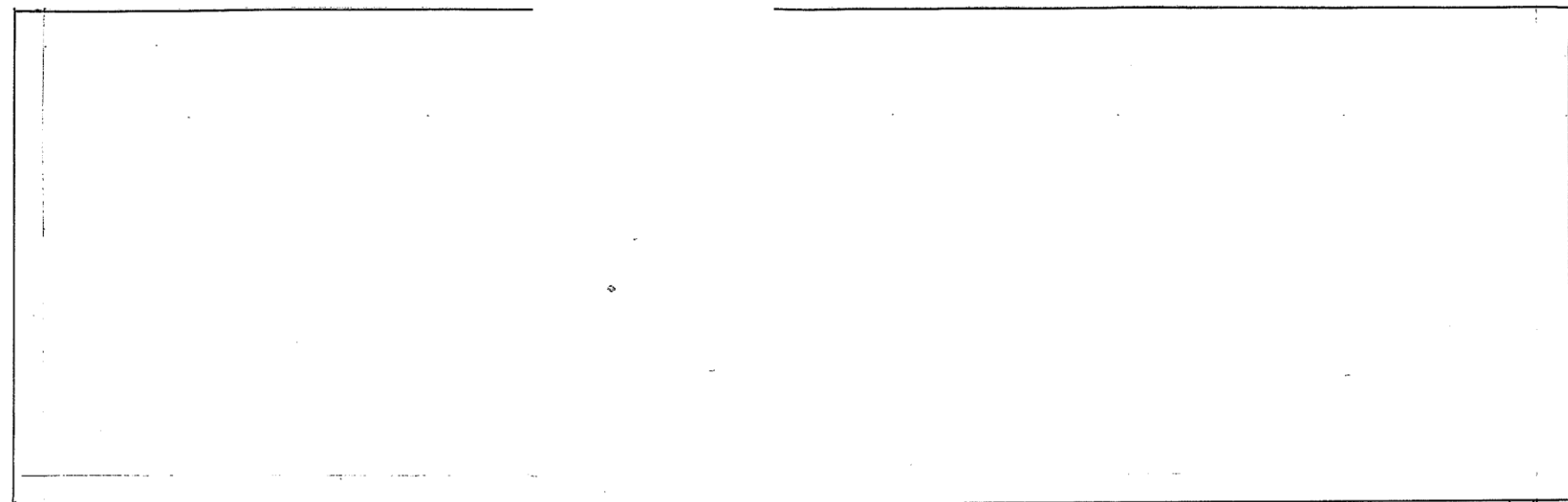
1x4 CORNER BOARD
3/4" BEAD

WATER TABLE

6 PANEL DOOR

3'-0" 3'-0"

0"



12

8

GABLE VENT - MENARDS
FIXED SHUTTERS

15'-7"

8'-0"

7'-0"

CRO
1
CN-
CN-

3 1/2" TO WEATHER
CEMENT BOARD SIT

1x4 CORNER BOARD
3/4" BEAD

WATER TABLE

2'-6"

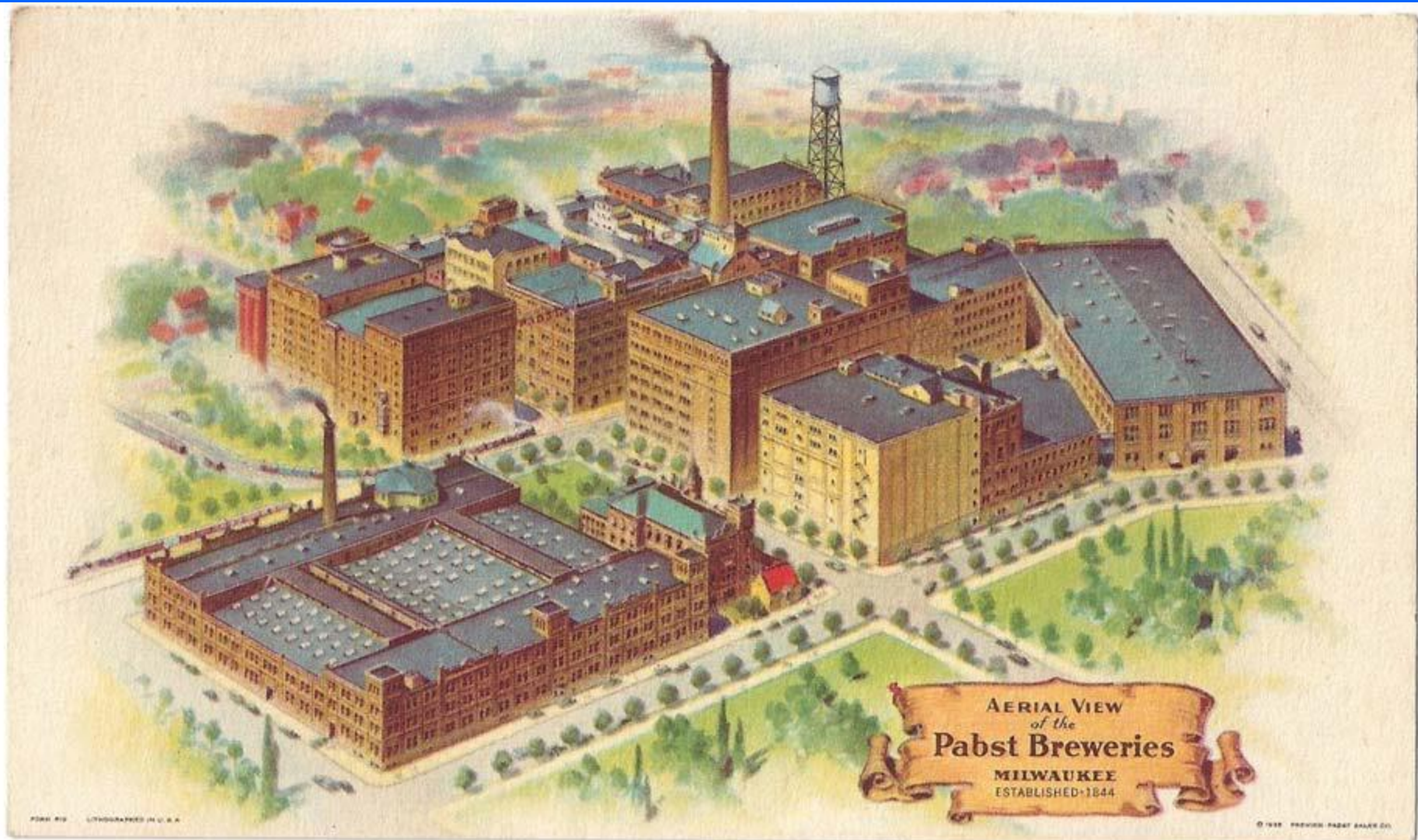
16'-0"

20'-0"

OVERHEAD DOOR
TO LOOK LIKE SWINGING DOORS

Exterior rehabilitation
Pabst Brewery Historic District
1128 N. 10th Street

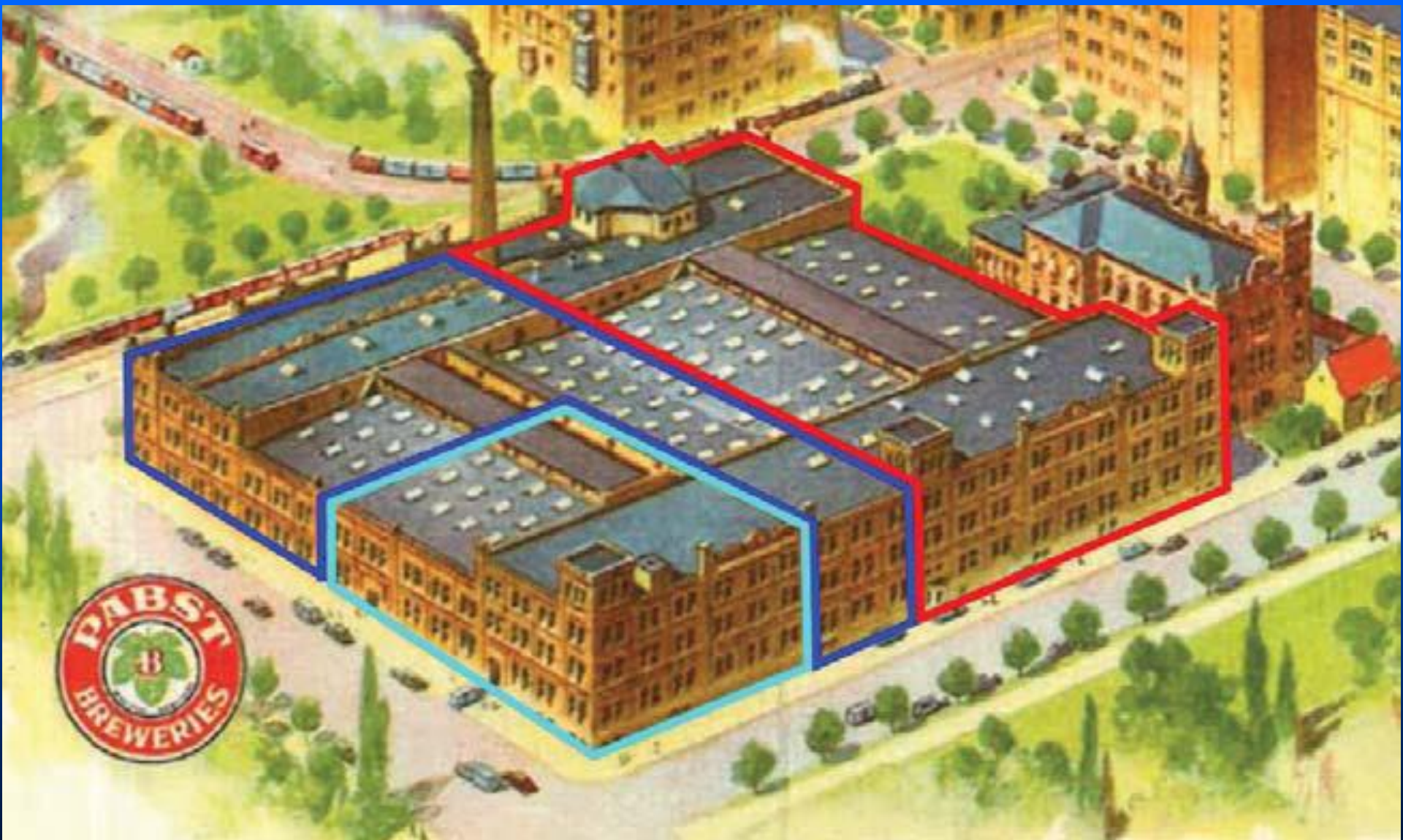
■ Applicant
Blue Ribbon Suites,
LLC

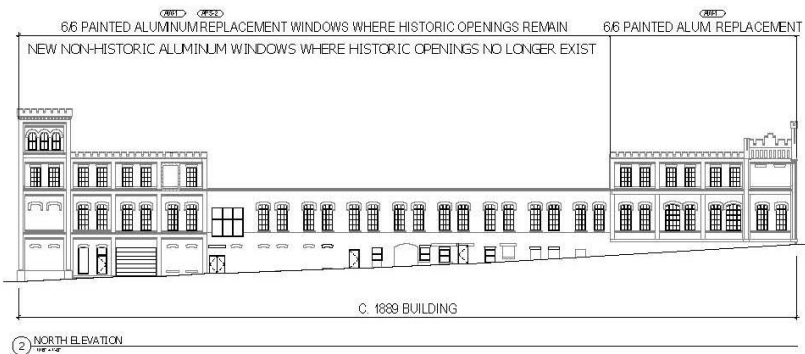
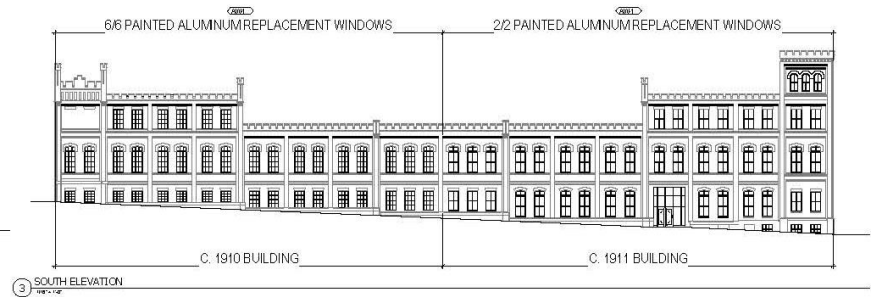
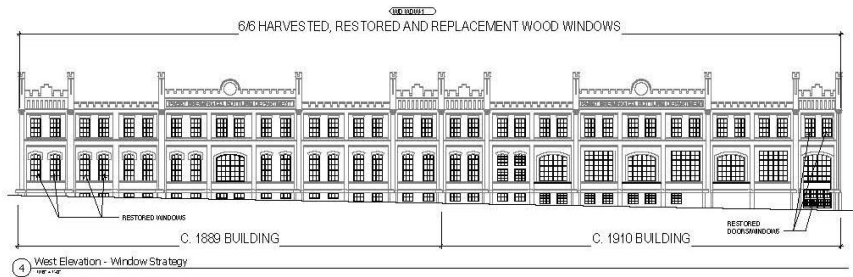


AERIAL VIEW
of the
Pabst Breweries
MILWAUKEE
ESTABLISHED 1844

FORM 819 LITHOGRAPHED IN U.S.A.

© 1935 BREWERY PABST SALES CO.





Window replacement plan



2 EAST EXTERIOR ELEVATION - MASONRY RESTORATION



3 CURRENT CONDITION PHOTOGRAPH - FOR REFERENCE ONLY

MASONRY TREATMENT REQUIREMENT (MTR) KEY	
MTR-1	SELECTIVE DECONSTRUCTION AND MATERIAL HARVESTING
MTR-2	SUBSTITUTE STONE REPAIR - NOT USED
MTR-3	RECONSTRUCTING STONE IN SITU
MTR-4	CUSTOMARY STONE REPAIR
MTR-5	REMOVE, CLEAN, AND RETURN STONE
MTR-6	REMOVE AND REPLACE STONE
MTR-7	REMOVE AND REPLACE STONE WITH CMU BACK UP (SEE DETAIL)
MTR-8	CRACK INJECTION REPAIR
MTR-9	HISTORIC BRICK RECONSTRUCTION
MTR-10	MORTAR REMOVAL
MTR-11	LINE MORTAR REPOINTING
MTR-12 LINE MORTAR REPOINTING: JAMBS, HEADS, HEDGES RETURNED ALL TO RECEIVE INDICATED PERCENTAGE OF TUCKPOINTING INDICATED ON ALGAE/CRACK WALL, PARAPET FRONTS, SIDES AND REAR FACES ARE TO BE TUCKPOINTED.	
NOTE: SEE ALSO FOR MTR NOTES	

DECONSTRUCTION & DEMOLITION KEYNOTES	
KEYNOTE	DESCRIPTION
1	REMOVE SPEAKERS
2A	REMOVE LIGHT FIXTURE AND ASSOCIATED INFRASTRUCTURE
2B	REMOVE & SALVAGE LIGHT FIXTURE, REMOVE ASSOCIATED INFRASTRUCTURE
3	REMOVE MASONRY/IRON RAIL NATURAL
4	REMOVE AND SALVAGE CANOPY
5	REMOVE LOADING DOCK & MISC. BUILDING ACCESSORIES, WORK TO BE DONE BY OTHERS
6A	REMOVE DOOR & FRAME, WORK TO BE DONE BY OTHERS
6B	REMOVE & SALVAGE DOOR & FRAME, WORK TO BE DONE BY OTHERS
7	REMOVE & SALVAGE LADDER
8	REMOVE & SALVAGE BALCONY
9A	REMOVE SIGNAGE
9B	REMOVE & SALVAGE SIGNAGE
10	REMOVE & SALVAGE SECURITY SCREEN AND HARDWARE
11	REBUILD ARCHES/HEADS
12	REMOVE LETTERING AS NECESSARY FOR MASONRY RESTORATION, SALVAGE AND RESTORE FOR REINSTALLATION
13	REMOVE IRON/STEEL SCREEN
14	REMOVE NEWLY EXPOSED SMOOT STONE FACES AT EXISTING JOINTS
15	REMOVE LOUVER, WORK TO BE DONE BY OTHERS
16	REMOVE & SALVAGE WINDOW, WORK TO BE DONE BY OTHERS
17	REMOVE ELECTRICAL CONDUIT
18	BRICK TO REMAIN, SEE ALL MTR
19	REMOVE STEEL RAIL WITH STONE
20	REMOVE STEEL STRUCTURAL/CLAMP/HEADER AND RESTORE BRICKWORK
21	SALVAGE WINDOW, SILL AND STOOL FOR RECONSTRUCTION



③ CURRENT CONDITION PHOTOGRAPH - FOR REFERENCE ONLY

Blue Ribbon Suites LLC

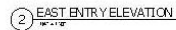
HGA

KIM
KIM DEVELOPMENT CORP.

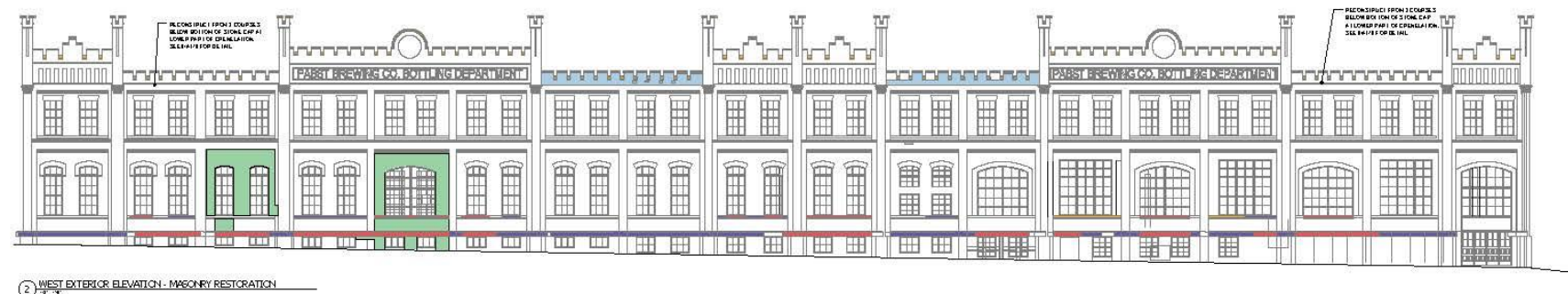
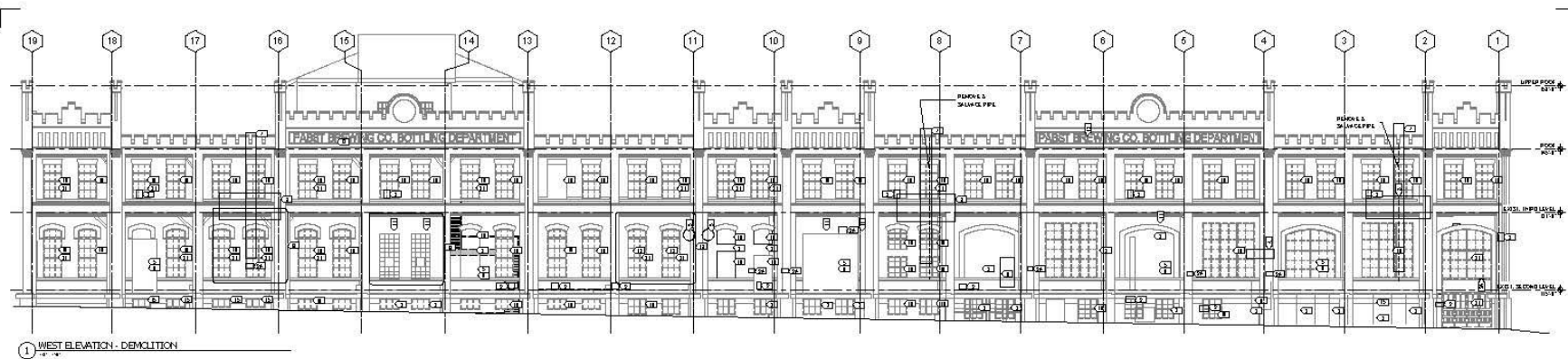
WISCONSIN

NO.	DESCRIPTION
1	APPENDIX A

Highland Elevation



A4





③ CURRENT CONDITION PHOTOGRAPH - FOR REFERENCE ONLY

Blue Ribbon Suites LLC
Building 29

HGA
Architects | Engineers | Planners

KM
KM DEVELOPMENT CORP

W3202626

NO	DESCRIPTION
1	APPENDIX A
2	
3	



N. 10th Street Elevation

New Single Family House
2131 N. Terrace Avenue
North Point South Historic
District

Applicant:

Robert Schmidt





NORTHWORKS
ARCHITECTS + PLANNERS



Front Elevation





Rear Elevation



South Elevation



North Elevation



PRE-FINISHED STANDING SEAM METAL OR SIM.



TEXTURED STUCCO

