



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

Lipps Building - Old World 3rd Street Historic District

ADDRESS OF PROPERTY:

1103 N Old World 3rd Street

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Seth Dehne - The Pub Club

Address: 1103 N Old World 3rd Street

City: Milwaukee

State: WI

ZIP: _____

Email: sethdehne@yahoo.com

Telephone number (area code & number) Daytime: 414-2709650 Evening: _____

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s): Bradley Hoffmann - Rinka Chung Architecture Inc - AGENT

Address: 756 N Milwaukee Street, Suite 250

City: Milwaukee

State: WI

ZIP Code: 53202

Email: bhoffmann@rinkachung.com

Telephone number (area code & number) Daytime: 414-431-8101 Evening: _____

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

_____ Photographs of affected areas & all sides of the building (annotated photos recommended)

_____ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

_____ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

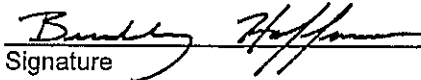
5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

The first floor tenant space is in the process of being converted to a bar/club to a restaurant tenant space. (2) new kitchen exhaust vents along with a HVAC Make Up Air Unit are being proposed to meet the required kitchen use. The items are proposed to be located through the north wall of the Lipps building connection to the property at 1105 N Old World 3rd Street to obscure them and hide them from street visibility. Enclosed is an easement document drafted and signed between Carmelino Capati who owns the property to the north located at 1105 north Old World 3rd Street and the operators of the tenant space confirming this will be allowable.

The new exhaust vents and make up air unit are proposed to be located approximately 12'-0" above the parking lot level on the exterior.

6. SIGNATURE OF APPLICANT:


Signature

Bradley Hoffmann
Please print or type name

January 14, 2015
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc



PHOTO OF EXISTING NORTH AND WEST ELEVATIONS



PHOTO OF PROPOSED EQUIPMENT LOCATIONS



PHOTO OF EXHAUST HOOD -
REPRESENTATIVE OF FINISH

EXHAUST FAN INFORMATION - Job#2202068

GENERAL FAN INFORMATION - KODAK												
FAN UNIT NO.	FAO	FAN UNIT MODEL #	CFM	ESP.	HP	W.P.	#	VOLTS	FLA	WEIGHT (LBS)	EDGES	
1		MCN1FA	1473	1.350	1288	1.000	86740	1	230	6.8	137	14.9
2		MCN1FA	1673	1.300	1288	1.000	86740	1	230	6.8	137	14.9

MUA FAN INFORMATION - Job#202666														
FAN UNIT NO.	TAD	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	3PH	HP.	SWP.	#	VOLT	FLA	WEIGHT LBS.	SIZE IN.
1		A2-0506-G13	GYS-P3	A2-0500	3000	8.400	734	1.500	18250	1	230	18.2	765	16.2

GAS FIRED MAKE-UP AIR UNIT(S)							
FAN ELECT. NO.	TAG	ACTUAL AIR DENSITY	INPUT BTU/h	OUTPUT BTU/h	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
1		YES	200013	285120	70 deg F	7 in. w.c. - 14 in. w.c.	Natural

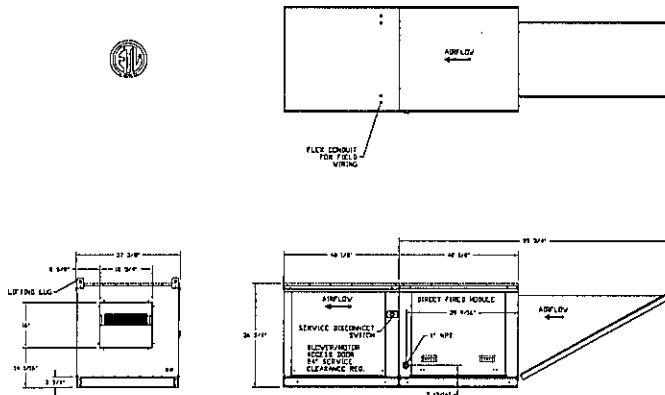
FAN OPTIONS		
Unit	Tag	OPTION Qty = 3 each
1		1 - Steel Pressure Gauge, 0-25"
		1 - Low Pwr Starts
		1 - Manifold Pressure Gauge, -5 to 12" w.c.
		1 - Rotated Backdraft Bender for A2-B Housing
2		1 - Grassy Box
3		1 - Grassy Box

FAN ACCESSORIES								
FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GRASS CLIP	GRAVITY DAMPER	WALL MOUNT	SSB DISCHARGE	GRAVITY DAMPER	WINDORIZED DAMPER	WALL MOUNT
1					YES		YES	
2		YES						
3		YES						

CURR ASSEMBLIES				
NO.	ON FAN	WEIGHT	ITEM	SIZE
2	2	33 LBS	Curc	23,000V x 23,000L x 18,000H Insulated Hinged
3	3	33 LBS	Curc	23,000V x 23,000L x 18,000H Insulated Hinged

[illegible]

WINTER TEMPERATURE = -40°F. DOWN BILT = 40°F.
 STOW CALCULATED CFT ACTUAL, 888 MODIFIED
 OUTPUT FLY AT ALTITUDE OF 82 FT. = 200022
 INPUT 8100 AT ALTITUDE OF 84 FT. = 200012



MAKE UP AIR UNIT

[illegible]

Pub Club 14ft 2pc ND2 A2
1103 N Old World Third St,
MILWAUKEE, WI, 53203

DATE: 12/31/2014

019031
328366

DRYAN

SCALE:

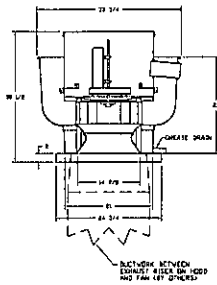
$$3/4" = 1'-0"$$

MASTER DRAWING

1

SHEET NO.

ENCL. 43. MAINTENANCE PARTIAL FAN



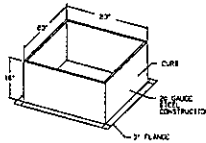
FEATURES:

- RESTAURANT HOOD
- ALUMINUM HOOD
- WINDING FROM HOOD TO EXHAUST SWITCH
- WEATHERPROOF EXHAUST
- HIGH REEF OPERATION (NOT SHOWN)
- GRADE CLASSIFICATION TESTING

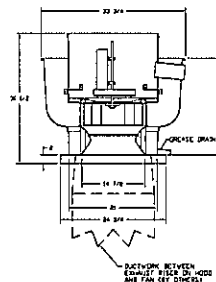
ABNORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY UNTIL ALL FAN PARTS HAVE REACHED THEIR NORMAL TEMPERATURES AND VIBRATION EFFECTS TO THE FAN WHICH WOULD CAUSE UNDESIRABLE OPERATION.

ABNORMAL FLAME-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 100% DUTY FOR 4 HOURS UP TO 10 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT WOULD CAUSE AN UNDESIRABLE OPERATION.

USING
GRADE 40



ENCL. 43. MAINTENANCE PARTIAL FAN



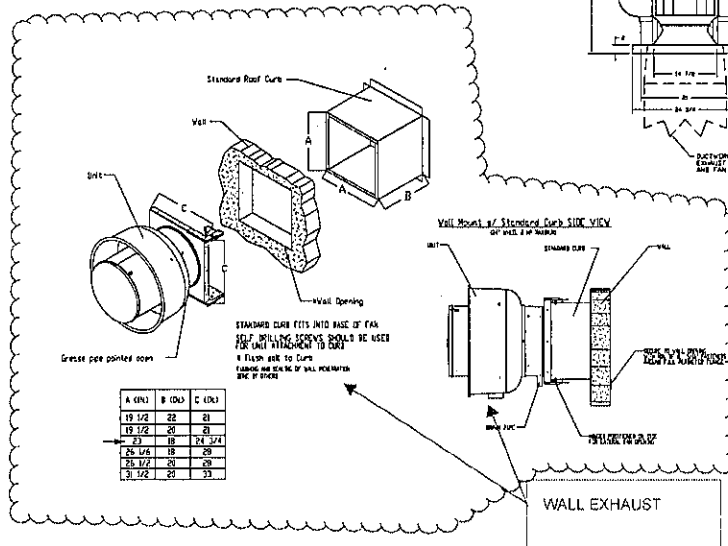
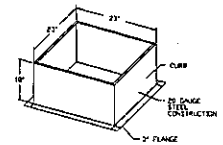
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USING
GRADE 40




A (IN)	B (IN)	C (IN)
19 1/2	22	21
19 1/2	20	21
19 1/2	18	21 3/4
19 1/2	18	20
19 1/2	20	20
19 1/2	20	23

Date: November 3rd 2014

Page 1 of 2

Re: Easement for Hood Ventilation over private property

Location: 1103 North Old World 3rd St and 1107 N Old World 3rd St.



initial



initial

Easement Agreement

This agreement is between MKE TPC LLC operating as The Pub Club at 1103 N Old World 3rd Street Milwaukee WI 53203 and (insert entity or names) owner of building located at 1107 N Old World 3rd St Milwaukee WI 53203.

The length of this agreement will be in line with the length of operation by MKE TPC LLC or by its owners Jake Dehne, Michael Zimmerman or Seth Dehne at this location. The current lease is 5 years and may continue past that. As long as MKE TPC LLC or a business owned by one of these partners is continuing to operate in that location this agreement will be in place.

This agreement gives permission to MKE TPC LLC to vent their kitchen hood out the North side of the building at 1103 N Old World 3rd Street over the above mentioned owners parking lot property. It also give permission to MKE TPC LLC to hang all equipment needed to correctly operate a hood over their property at the required height per city of Milwaukee code. All permits to do so will be obtained and provided.

The owners of 1107 N Old World 3rd St, if they were to sell the building or make alterations to the property that would affect the hood and equipment, would give ample notice and just cause so that MKE TPC LLC could make adjustments or find an alternate location for the equipment without negatively affecting the operations of MKE TPC LLC. There would be a required six-month written notice.

If the property at 1107 N Old World 3rd Street were to be sold this agreement would carry to the new owners and MKE TPC LLC would continue to be allowed to operate as is with their kitchen. Change that may occur to the kitchen hood and equipment due to the sale of the building would need to be negotiated with MKE TPC by the new owners but remain in place until a new agreement is reached that would not negatively affect the business operations at 1103 N Old World 3rd St.

If the owners of MKE TPC LLC agree to transfer ownership to another LLC that they will continue to own and operate within the building, this agreement will also transfer as is for the duration of that business and the lease of the business. If the owners of MKE TPC LLC vacate the premise, this agreement will be void. The idea is that if we choose to change the concept and maintain the lease and FFE of the business with a remodel we do not have to revisit the agreement. If we sell to an outside group they will be able to continue the agreement with the same onetime payment to do so. Without payment by the outside group the agreement will be void within 60 days. The new group will need to provide proof of occupancy of the space within 60 days also.

This agreement will commence once a \$500 one-time payment is made from MKE TPC LLC to (legal entity or owners of the building). This one-time payment will allow for Jake Dehne, Seth Dehne, and Mike Zimmerman to continue operation and use of the hood and equipment easement here in stated for MKE TPC LLC and any of their future LLC businesses owned by them at 1103 N Old World 3rd St.

This agreement made on 31 of January 2014

By



Agent/ Owner of MKE TPC LLC

Jacob Dehne

Printed Name

owner

Title



Agent/Owner of (legal entity)

CARMELINO R. CAPATI

Printed

CONNIE

Title

connie
capati