



# Historic Preservation Commission Meeting May 11, 2015

- 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

UPDATE ON THE MOTHBALL  
CERTIFICATE FOR 317 WEST  
NATIONAL AVENUE  
IN THE WALKER'S POINT  
NATIONAL REGISTER HISTORIC  
DISTRICT



317 W  
National  
photographed  
05-10-2015





Certificate of  
Appropriateness for  
reroofing, the installation  
of skylights and various  
repairs to 926 North 34<sup>th</sup>  
Street

1983  
Survey  
photo of  
the  
house





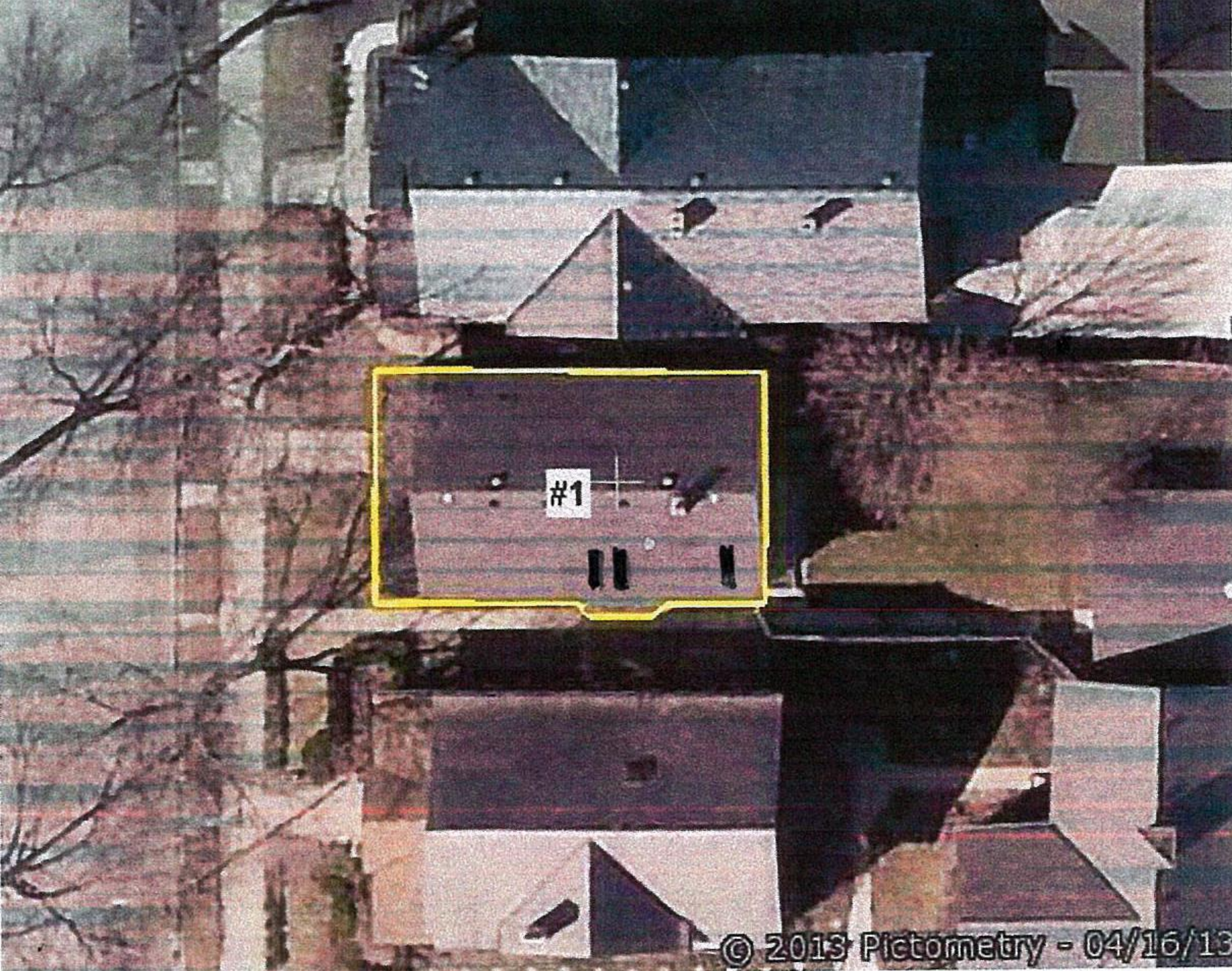


Photo taken April 14, 2015

Number of Skylights in the  
Concordia Historic District when  
viewed by Google 2

Number of skylights that have  
received a COA 2









926 N 34th St

920

ALLEY

N. 34th

3320

3308

3308

KILBOURN

KILBOURN

N 34th





Where skylights would be visible



## Installs in 1/3 the time!

Our one-piece curb frame/ flashing design cuts 90 minute installation to 30 minutes!

## Leak-Proof Barrier

Impenetrable Ultraseal water barrier for Leak-Proof performance with a 10 year warranty against leaks; 20 year against seal fail in the glass.

## No weep holes

Condensation control without weep holes for maximum energy efficiency.

## E-CLASS SKYLIGHTS

### E-Class Skylights: READY TO GO... RIGHT OUT OF THE BOX!

Our energy-efficient E-Class self-flashing SkyWindow® skylights are designed to deliver more light per rough opening and install in less time than any of the leading brands. Choose either Venting or Fixed styles, in standard and custom sizes. View E-Class [features and benefits](#) for residential builders and contractors.

Wasco Products, Inc. • [cs@wascoproducts.com](mailto:cs@wascoproducts.com) • 800-388-0293 • Fax: 207-216-4562  
 Eastern Manufacturing Facility: 85 Spencer Drive, Unit A • PO Box 559 • Wells, ME 04090  
 Western Manufacturing Facility: 6645 Echo Avenue • Reno, NV 89506

Wasco Skylights © 2015 | [Sitemap](#)



The Solar Powered E-Class Model EVMS Is Eligible for 30% Federal Tax Credit -



**Engineered for Easy Installation** - Our one-piece curb-frame skylights require no step flashing or mastic.

**More Daylight for Less Cost** - Our E-Class self-flashing skylights provide more daylight per rough opening compared to competitors' skylights.

**10-Year Warranty** - Wasco SkyWindow® skylights' superior performance are backed by a non-prorated, 10-year limited warranty against seal failure in the glass.

**E-class®**  
**There's no comparison**



See what makes E-class® superior to all the competition...



## Up to 46% more daylight!\*

E-Class self-flashing skylights sit on the deck, giving you a larger glass area per rough opening compared to competitors. (venting models)

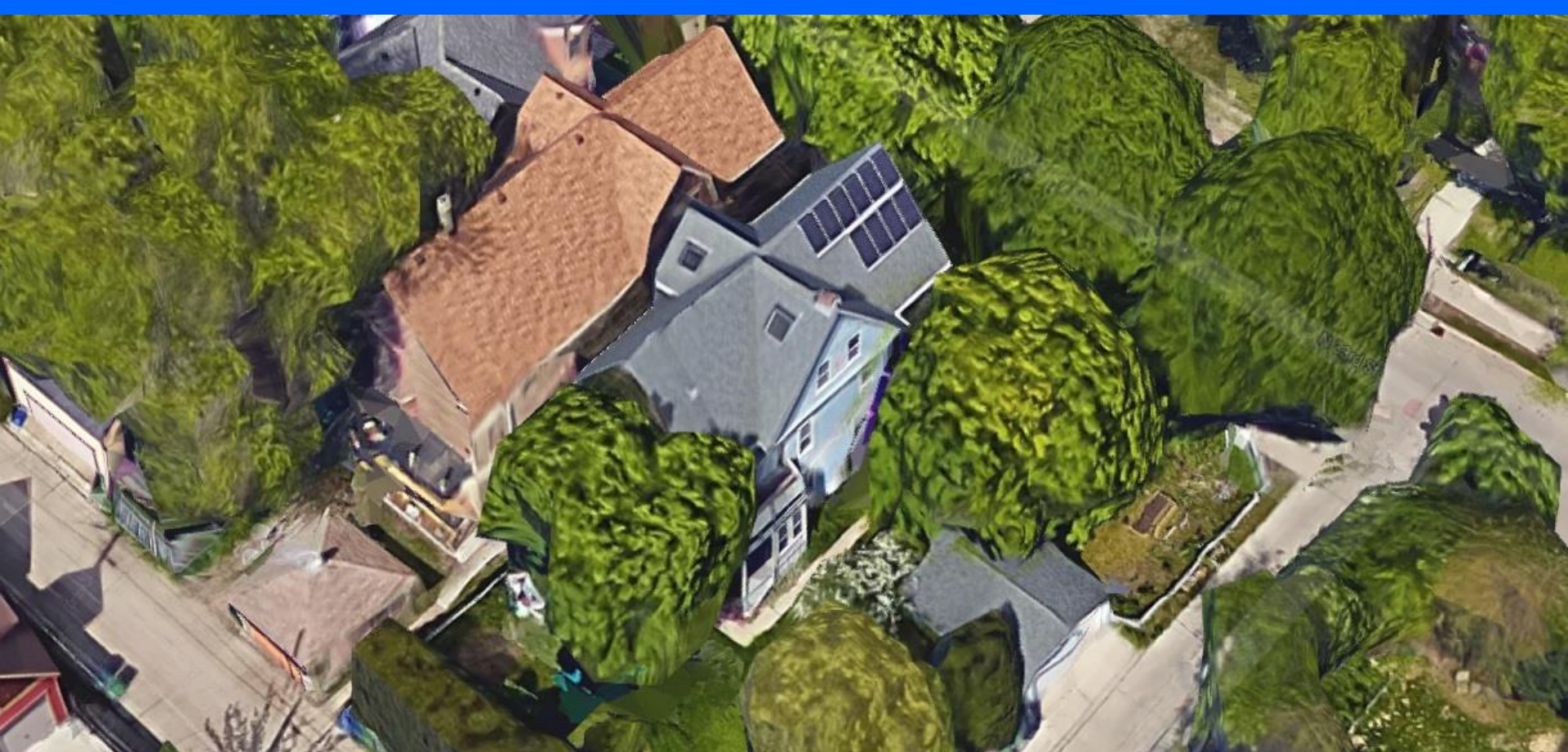
## Patented 1-piece extrusion

4 different vinyls extruded into a single profile ensuring leak-proof performance and easy installation.

## Meets Energy Star requirements for entire USA

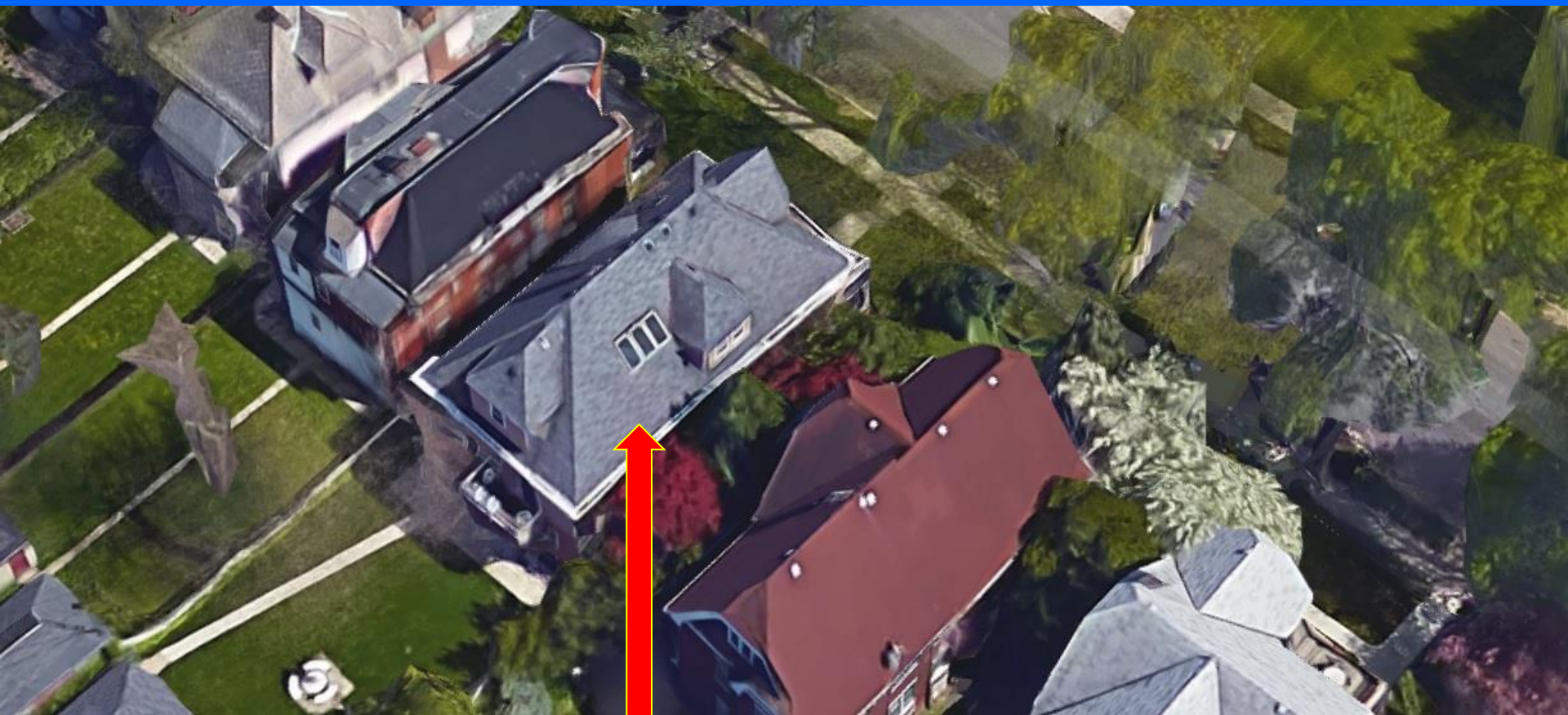
See our [eMAX3](#) Triple Silver Coated Series for even greater thermal efficiency.





929 N. 33<sup>rd</sup> Street  
Skylights 01-09-1990  
Owner now added solar panels





3100 West State Street Skylights behind  
dormer. Had received a COA 09-22-1992





3308 W. Kilbourn



CERTIFICATE OF APPROPRIATENESS  
FOR THE CONSTRUCTION OF A  
REAR, RAISED TERRACE WITH A  
PARTLY COVERED OPEN AIR  
TERRACE ROOM AT 2559 N. WAHL  
AVENUE IN THE NORTH POINT  
NORTH HISTORIC DISTRICT





**East Elevation**





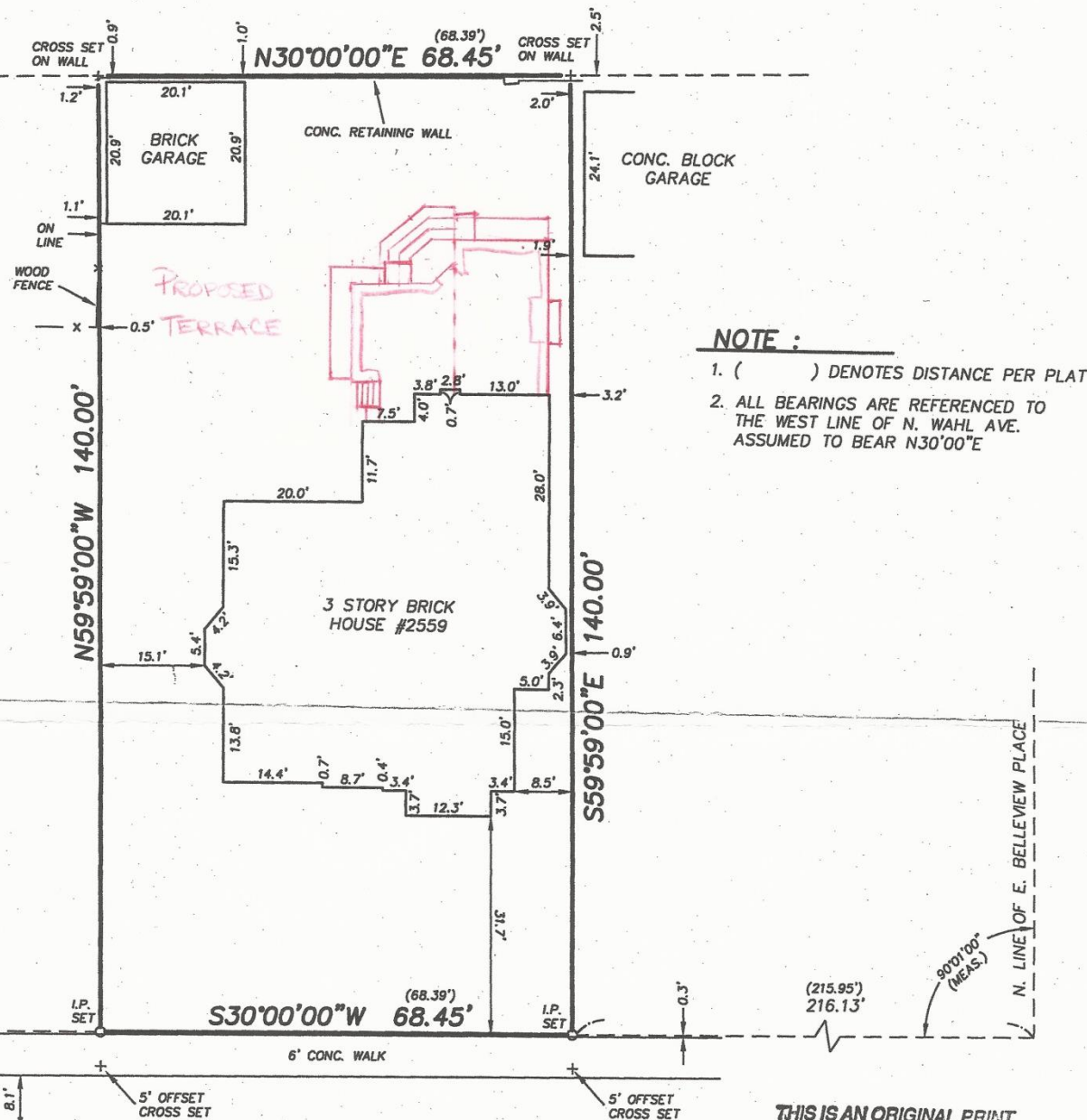
**North Elevation**





**South Elevation A**

Lot 24 and the Southeasterly 20 feet of Lot 53 in Block 2 and the Southwesterly 10 feet of Lot 23 and the Southeasterly 20 feet of the Southwesterly 10 feet of Lot 52 in Block 2 in Gilman's Subdivision of Lot 1 in Block 1, Lots 1 to 16 inclusive in Block 2, Lots 1 to 8 inclusive and Lots 10 to 20 inclusive in Block 3, Lots 1 to 11 and 14 to 16 inclusive in Block 4, Lots 1 to 10 inclusive in Block 5 and Lots 1 to 3 inclusive in Block 6 in Lockwood's Addition in the West 1/2 of the Southeast 1/4 of Section 15, Town 7 North, Range 22 East, in the City of Milwaukee County of Milwaukee, State of Wisconsin.

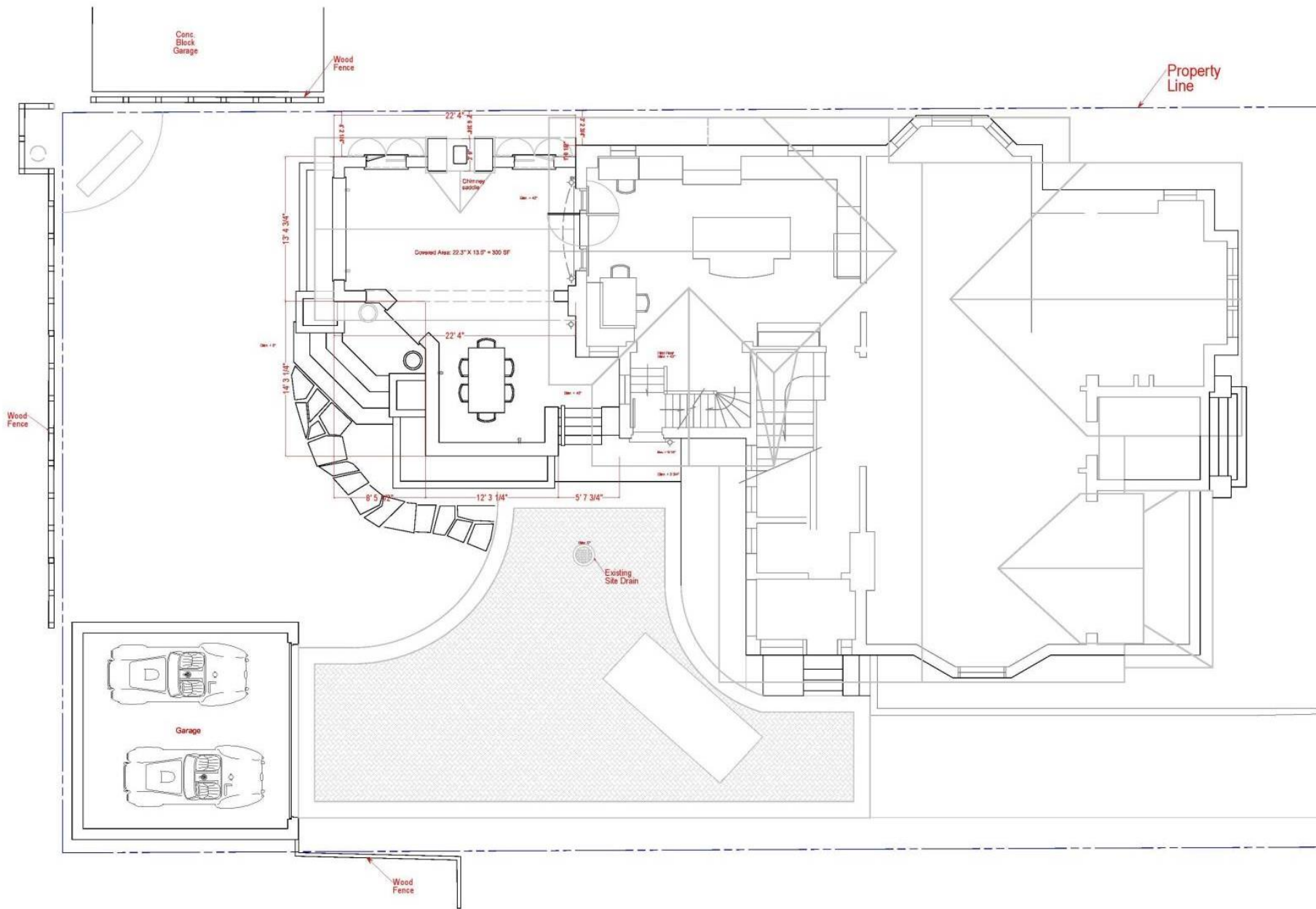


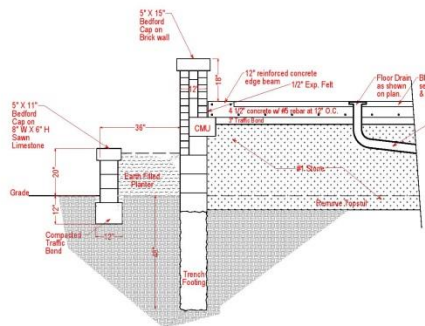




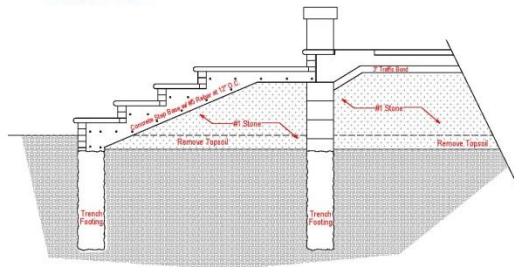
**West Elevation**



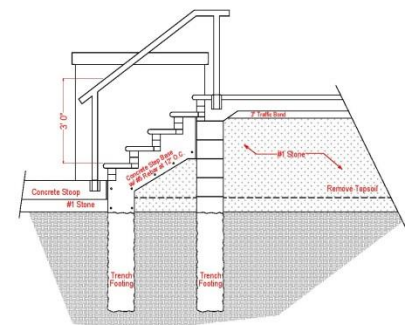




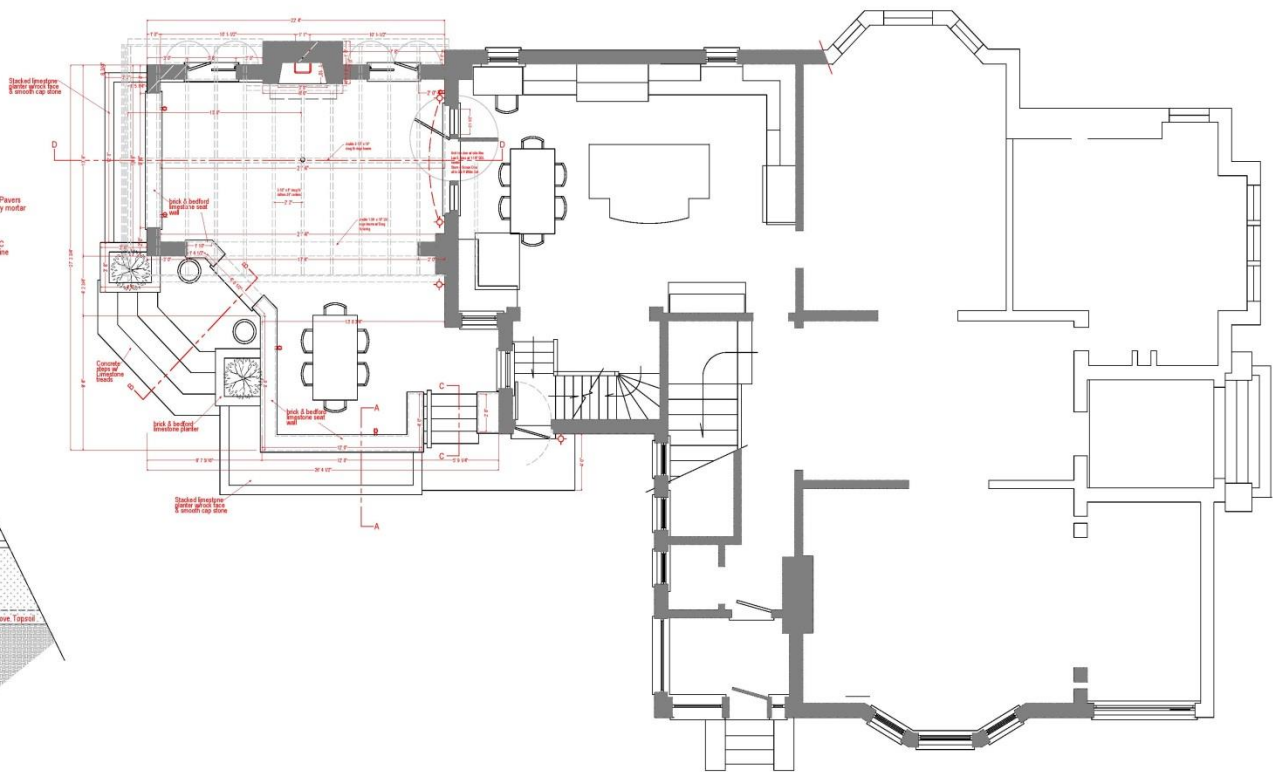
Section A-A



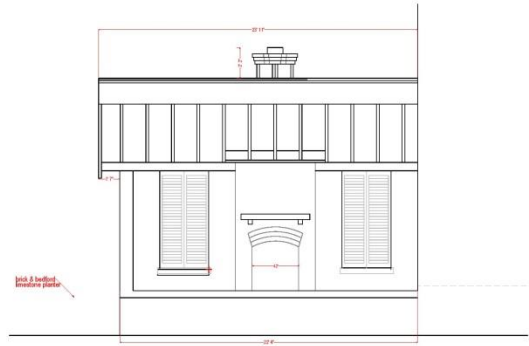
Section B-B



Section C-C

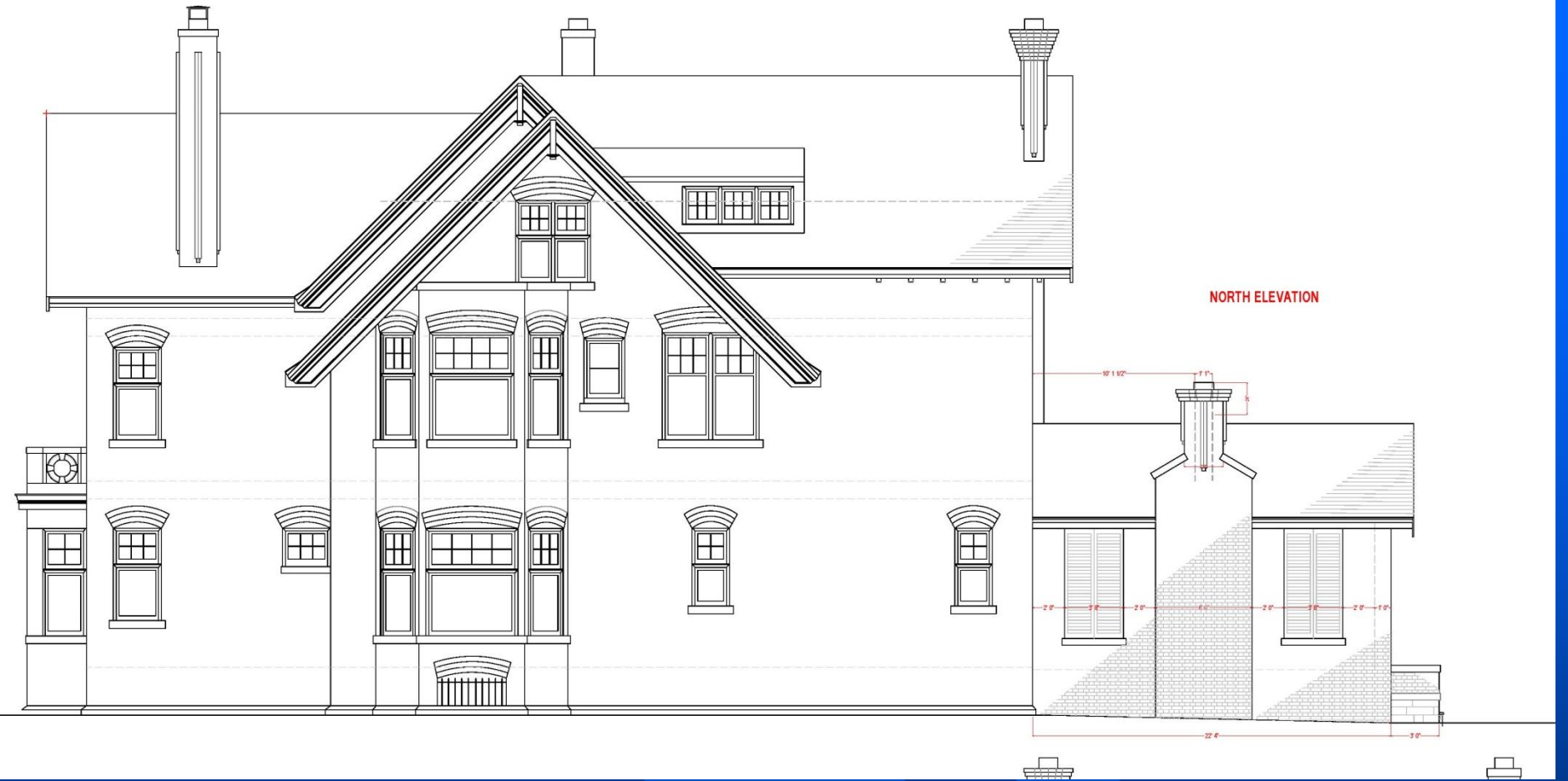


INTERIOR SECTION D-D LOOKING NORTH





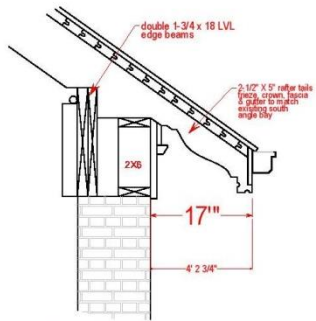




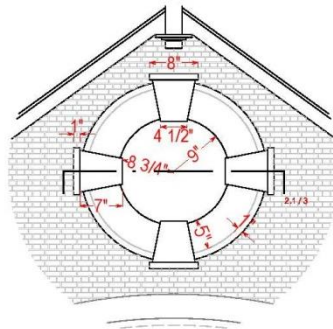


SOUTH ELEVATION

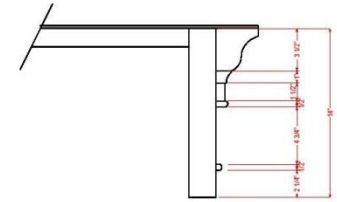
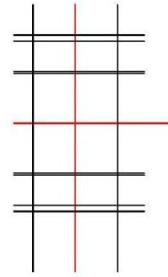




Detail 1 / 3



Detail 2 / 3



Detail 3 / 3









**Brick Sample**





CERTIFICATE OF  
APPROPRIATENESS  
FOR A NEW STOREFRONT AT 1109-  
1111 NORTH OLD WORLD THIRD  
STREET IN THE OLD WORLD  
THIRD STREET HISTORIC  
DISTRICT





1109-1111 N.  
Old World  
Third Street  
in 1979



1985  
Photo





Built after  
1876 and  
before  
1894



View from South West



View from North West





Third story  
window



Second story windows note the glass block will remain





Corrugated metal panel will be removed









North entry has  
double doors



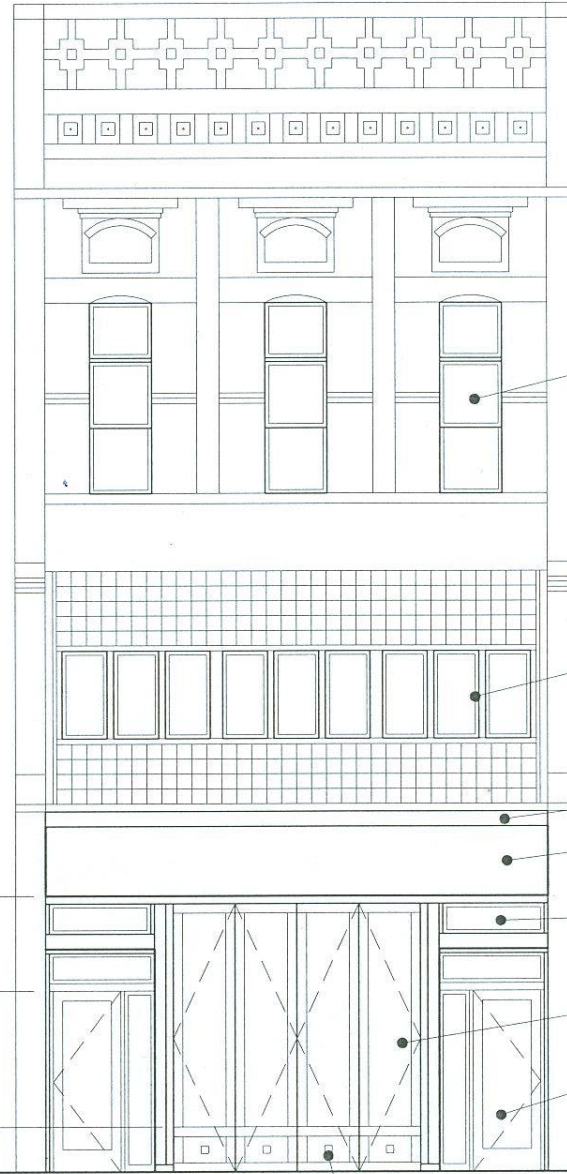
South entry  
has single door



12'-2"  
UNDERSIDE OF BEAM

8'-0"  
DOOR

2'-0"



REPLACE w/ CLAD WINDOWS,  
MATCH EXISTING SHAPE, SIZE & COLOR

REPLACE w/ CLAD WINDOWS,  
MATCH EXISTING SHAPE, SIZE & COLOR

NEW EXTERIOR DRYWALL UNDER CANOPY, PAINTED

EXISTING CANOPY, REMOVE & REINSTALL w/ NEW CANVAS

NEW WOOD CLAD WINDOW

NEW FOUR FOLD DOOR STOREFRONT

NEW EXTRUDED ALUMINUM DOOR,  
SIDE LITE & TRANSOM - BOTH SIDES

SOLID PANEL

**M.G. KICKBUSH**  
DESIGN & CONSULTING LLC

503 JACKSON HARBOR RD.  
WASHINGTON ISLAND, WI 54246  
TEL : 414.305.8984

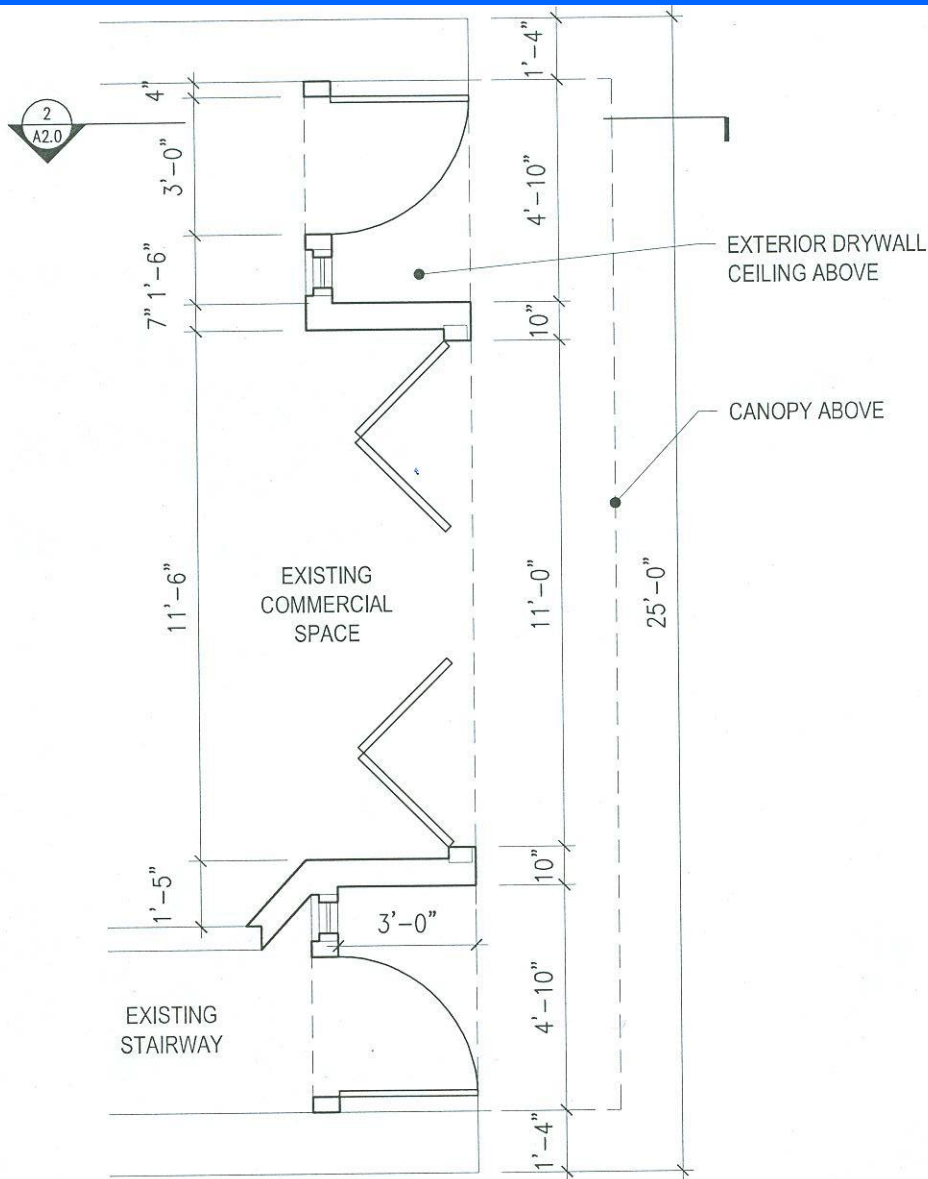
1109 N. Old World Third St.

SCALE: 1/8"=1'-0"  
MAY 6, 2015

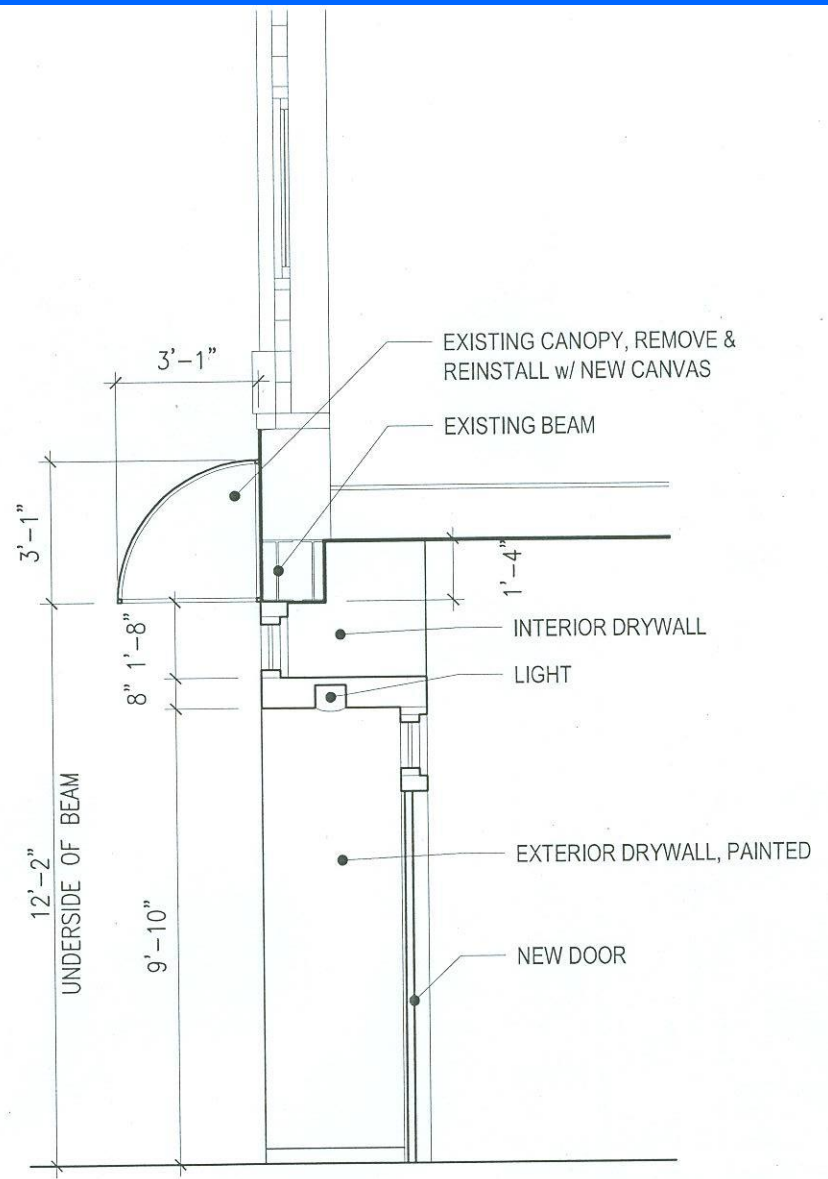
**A3.0**

EAST ELEVATION

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1. PLAN



2. SECTION



**M.G. KICKBUSH**  
DESIGN & CONSULTING LLC

503 JACKSON HARBOR RD.  
WASHINGTON ISLAND, WI 54246  
TEL : 414.305.8984

1109 N. Old World Third St.

SCALE: 1/4"=1'-0"  
MAY 6, 2015

**A2.0**

PLAN & SECTION





Paul designed this doorfront on Milwaukee Street



Paul designed this doorfront on South 2<sup>nd</sup> Street



WINE  
BAR

**Pizza Man** est.  
1970

Pizza Man installed sliding windows









## FOUR -FOLD DOORS



  
**DOOR**  
**ENGINEERING**  
**AND MANUFACTURING**

*Opening to Your Standards.*

## WHY IS A FOUR-FOLD DOOR RIGHT FOR YOU?

### SUPERIOR PERFORMANCE

The advanced design and construction of the Four-Fold door enables it to function under high cycle and other severe conditions, which create chronic service and maintenance problems for the conventional alternatives.

### SPEED

Four-Fold doors clear the opening at an average speed of 24 inches per second. Conventional overhead and colling doors operate between 8 to 12 inches per second.

14' x 14' Four-Fold Door = Less than 7 seconds to open  
14' x 14' Overhead Door = 14 to 21 seconds to open

The high-speed operation of the Four-Fold door minimizes heating and cooling losses and reduces waiting time, increasing productivity and energy efficiency.

### HORIZONTAL MOVEMENT

The Four-Fold door moves horizontally rather than vertically. As a result, the door is visible throughout the opening motion allowing the driver to know the precise second the doorway is clear to exit. This allows an apparatus to move quickly and safely.

### MAINTENANCE

Standard preventative maintenance (PM) on Four-Fold doors includes applying grease to hinges and operators. With general yearly PM, Four-Fold door operators and components are designed to perform over 1 million cycles. Conventional sectional and colling doors require constant spring and cable maintenance and replacement to keep them in safe working condition.

### MANUAL OPERATION

Manual operation is available with the Four-Fold door system. With the simple pull of a cord, manual operation is quick and easy. It requires no springs under tensions or time consuming chain hoists or heavy lifting.



## DON'T SACRIFICE FORM FOR FUNCTION.

Get both with Four-Fold door systems.

### HIGH SPEED OPERATOR

Fully visible high speed operator with high cycle durability. Easy to operate manual release mechanism and low maintenance requirements.

### FULL PERIMETER SEALS

Keep the weather out and the climate control in.

### CUSTOMIZED PANEL

Choose from vision lites, grilles, decorative paneling, pass door and wood/composite cladding.

### TESTIMONIAL:

The Marshfield Fire and Rescue Department built a new 32,000 square foot central fire station ... This fire station included the installation of 14 Four-Fold Doors made by Door Engineering and Manufacturing. To say we are **HAPPY** with this product is a significant understatement. ... In addition, according to our members responsible for the minimum maintenance required on these doors, the service manuals and support from this company are **OUTSTANDING**. All this while providing ... fire station doors that are both **AESTHETICALLY PLEASING** and very practical. Our doors continue to be one of the features receiving the most positive comments from community members touring our new facility!

-Fire Chief James B. Schmidt

### SALLYPORT SECURITY DOOR SYSTEM

Designed to resist forced entry, sallyport systems feature detention grade locking mechanisms, tamperproof fasteners, ballistic resistant armor sheeting options and high-speed operation to assure your facility is secure. Heavy duty tube steel constructed panels are available solid sheeted, glazed with security glass or inset with security of louvers.

### Hurricane Rated

Keep your facility safe with the only hurricane rated Four-Fold door system available. Our FF700 model is FBC approved for 65 +/-, including approval for HVHZ FBC #FL8446

### Four-Fold GT™

All the benefits of the regular Four-Fold door system are now available in a gate design, the Four-Fold GT.



This gate system is designed with or without a track and is an ideal system for perimeter security access.

### Four-Fold XT™

Limited interior space is no longer an issue for our Four-Fold door system with this option! The Four-Fold XT has an inside-out design that allows the door



panels to fold to the exterior while still housing the operator inside.



**DOOR**  
ENGINEERING  
AND MANUFACTURING

\* Designed and tested for over 1 million cycles.

Opening to Your Standards.





For product sheets, specifications, drawings and design assistance contact a Door Engineering technical product specialist today or visit Door Engineering at:

**[WWW.DOOREENGINEERING.COM](http://WWW.DOOREENGINEERING.COM)**

Other Door Systems:

**Top Hung Sliding • Tip Up • Bottom Rolling • Vertical Lift • Specialty/Custom**

With Door Engineering's years of experience, it's easy to find the door system solution that's right for you!





CERTIFICATE OF  
APPROPRIATENESS FOR  
DRIVEWAY WIDENING AND THE  
INSTALLATION OF A CONCRETE  
BLOCK RETAINING WALL AT 2209  
NORTH TERRACE AVENUE IN  
THE NORTH POINT SOUTH  
HISTORIC DISTRICT













PROPOSED CONSTRUCTION DRAWINGS FOR:

## Drive way plans

**MILLMUNK CO.**

Kunl A. Chai malne Gunderson

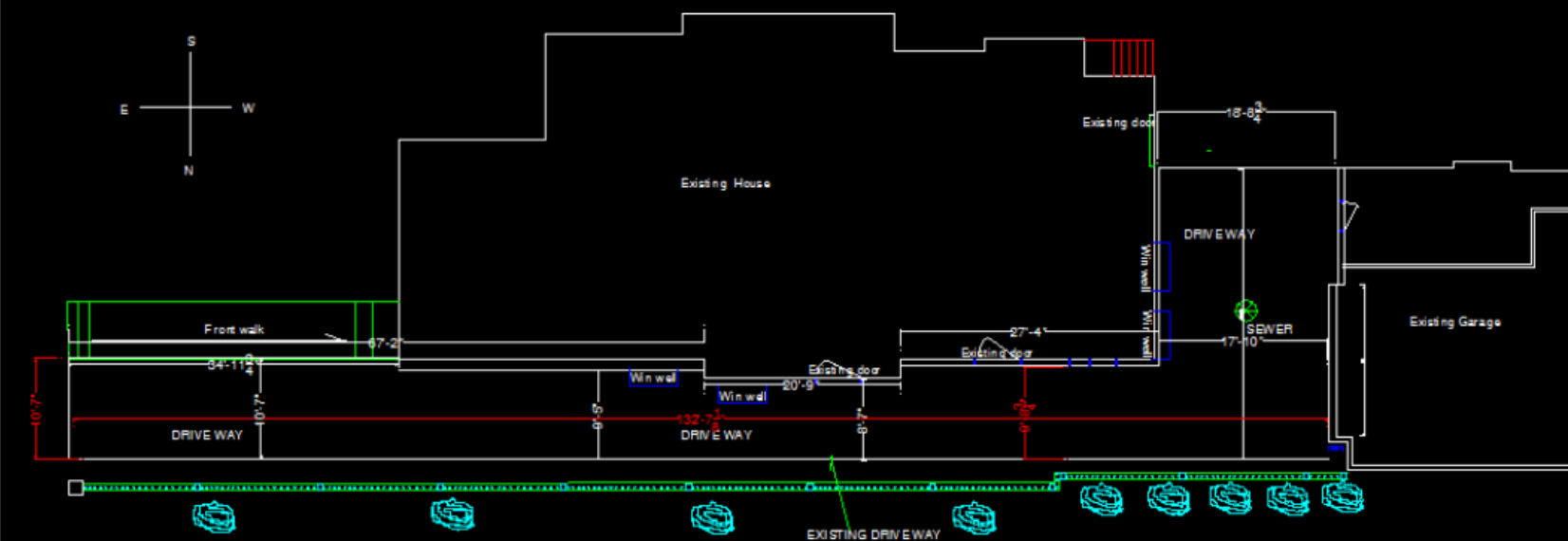
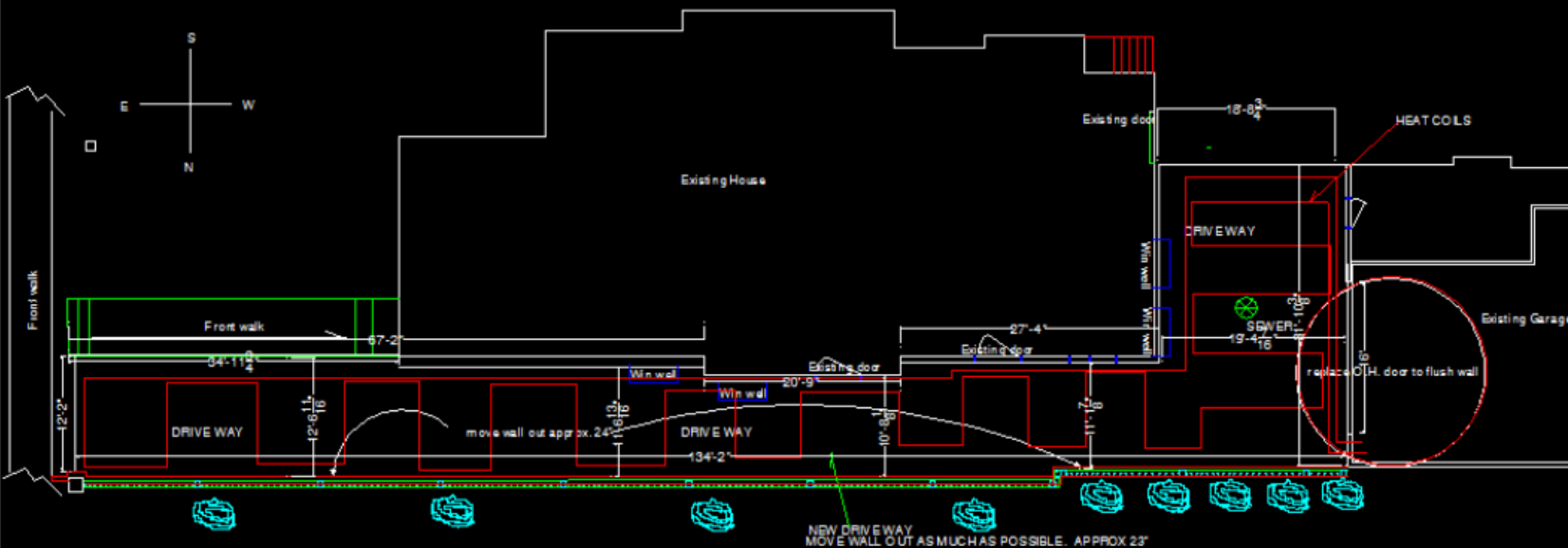
SCALE:  
SEE PRINT

DATE:  
3-24-06

DRAWN BY:  
S. Farina

SHEET NUMBER:

## A1.01













Back retaining  
wall accessed  
from Lake  
Drive and not  
visible





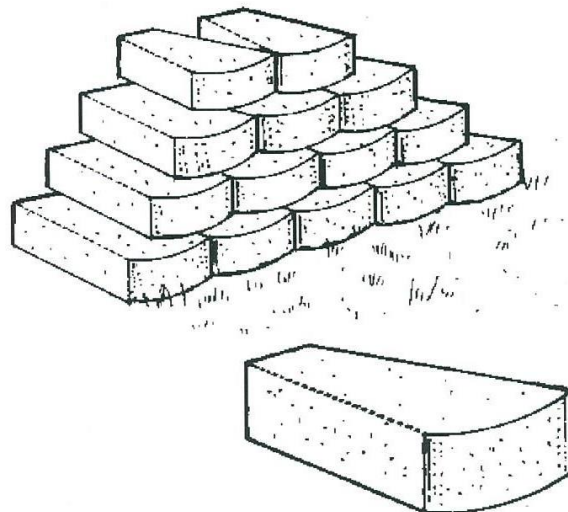
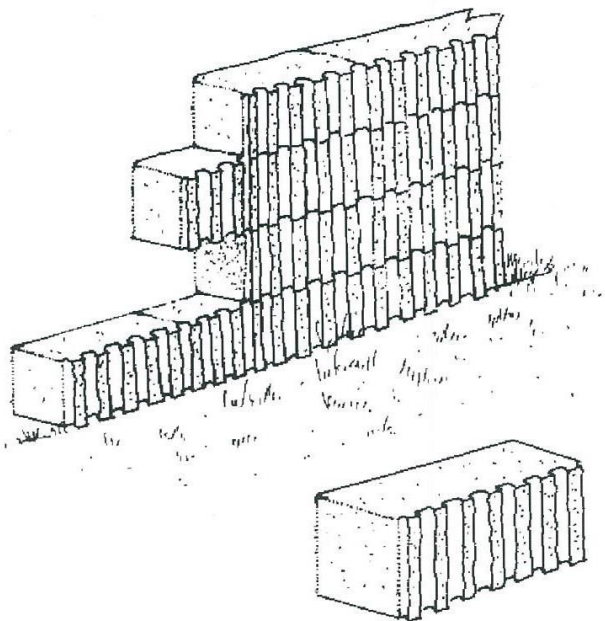


Example from south of Brady Street





## Interlocking Concrete Block Retaining Walls



*Interlocking concrete blocks are a modern landscape innovation that is not compatible with the architecture of houses built before 1940. Their use is generally not permitted in historic districts now, but as new products are developed it is possible that a type of interlocking block system could appear that might be permitted.*



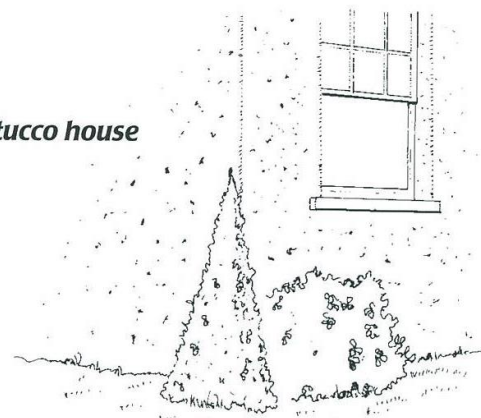


## Compatible Masonry Retaining Walls

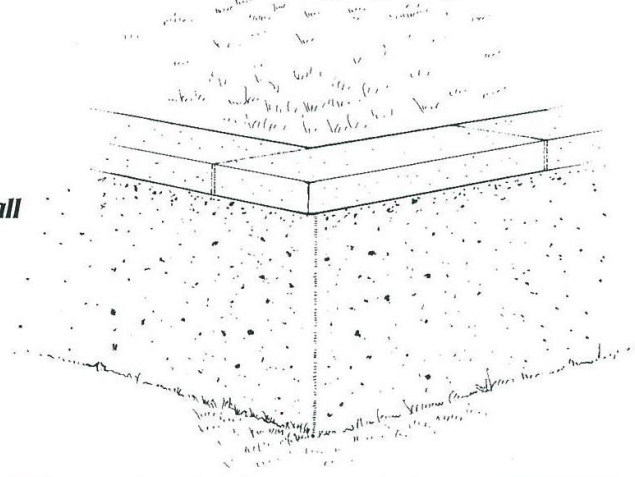
**B**uilding a retaining wall where none ever existed is generally discouraged. However, in some instances, it may be permissible. If you build a new retaining wall in a historic district, it must be masonry and the design and materials must be compatible with the style and materials of the house.

For example, a stucco-clad retaining wall is the logical choice to go with a stuccoed house while a compatible retaining wall for a frame house would generally match the masonry foundation of the building. The do's and don'ts of designing traditional retaining walls for older properties are highlighted on the next three pages.

*Stucco house*



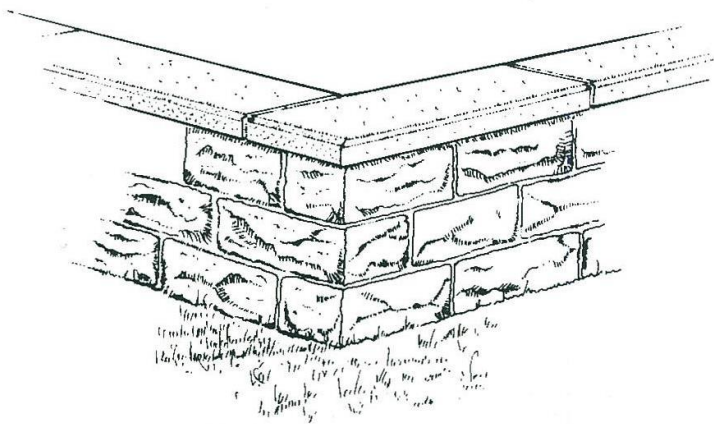
*Stucco-clad masonry retaining wall*



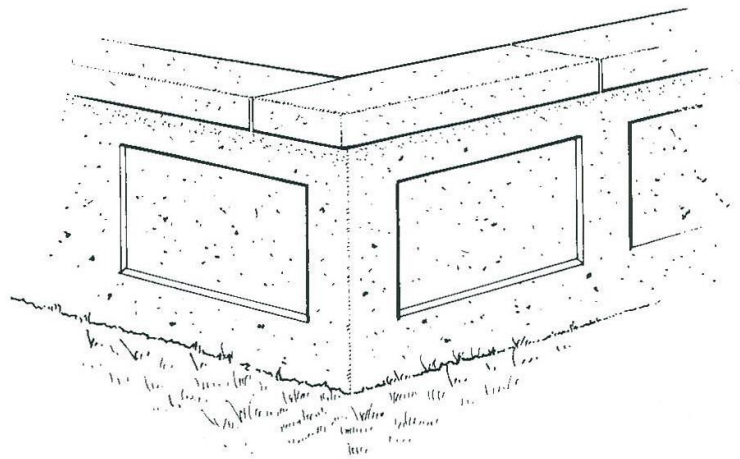


## Masonry Retaining Walls

The following designs illustrate several types of retaining walls that are compatible with the architecture of houses built before 1940. Remember, however, that the decision to build a retaining wall should be made carefully because of the cost involved and the potential negative impact on the character of a neighborhood.



Rusticated Limestone  
1860-1900

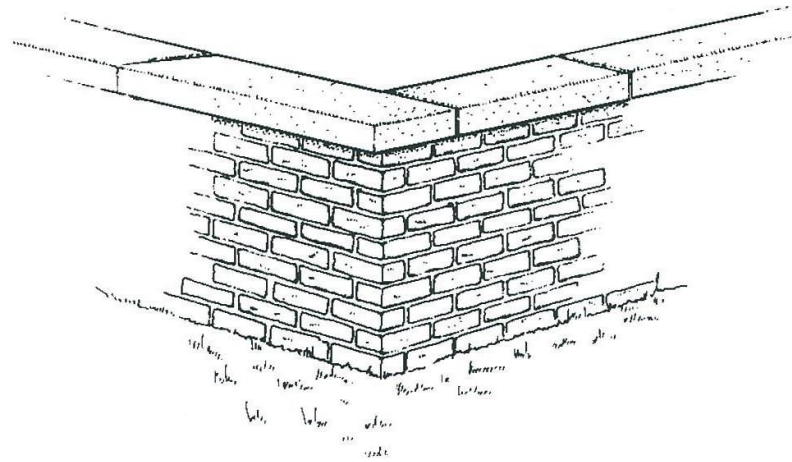


Poured Concrete or Concrete with a Stucco Finish  
1900-1940

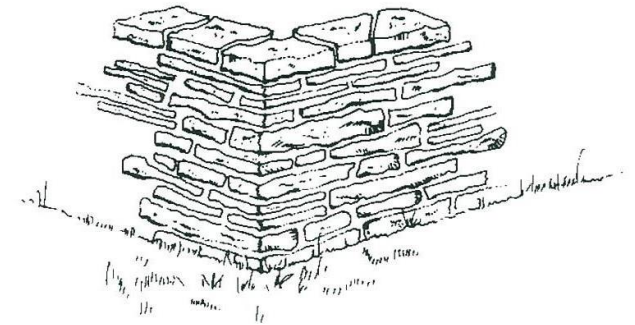




## Masonry Retaining Walls



Brick wall with stone coping  
1890-1940



Random Rubble  
Early 20th century Period Revival Styles





UPDATE ON THE PLANNING  
FOR THE  
MEMORIAL PROGRAM  
FOR  
PAUL JAKUBOVICH