

MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION
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

906 W. HISTORIC MITCHELL ST. Mitchell Street Historic District

Description of work

The applicant is requesting approval for the conversion of the Hills Building into a branch public library with residential apartments on floors 2 through 5.

At the main building the following work will be done:

- 1) Roofing systems will be removed and new sheet waterproofing membrane will be installed over new rigid insulation, new rooftop mechanicals will replace current ones at the same locations and will not be visible from the street.
- 2) Fire escapes will remain but the lowest movable ladder will be removed. The exit doors accessing the fire escapes will be replaced with windows
- 3) Existing windows were replaced either in 1986 or 1996. These will be retained, repaired or replaced in kind as necessary on floors 2-3-4. On the west elevation, facing the former Goldmann's, window openings will be lengthened so that operable windows can be installed for tenants. Current sills are too high. Blocked openings at service areas will remain closed.

Storefront windows along Mitchell Street and South 9th Street were replaced in 1986. New insulated glass storefronts will be installed, matching the existing opening configuration. The metal transom will be repaired and repainted. The new storefront glass will have low-e Solarband 60 glazing. The 2 curved portions of storefront will be restored and the Plexiglass sections along South 9th street will be rehabilitated with curved glass storefront sections. The transoms will be replaced with reeded, insulated glass.

Entries remain in their current, mostly original, condition on both the Mitchell Street and South 9th Street elevations. Automatic door access will be added to the entrances on both elevations. The canopy/marquee over the Mitchell Street entrance was recreated in 1986 and will remain. Signage will be presented later.

At the north building/garage the following work will be done:

The north receiving/garage building will be converted into 8 units of housing necessitating exterior changes. New openings will be cut into the north and south non-primary facades to provide windows and entrances. A new garage door and man door will go into the existing openings on the west elevation. New double hung windows will be metal clad wood windows with a painted exterior having low-e clear Solarband 60 glazing. The vacated alleyway between the main building and the north building will serve as a courtyard from which to access the new apartments.

Date issued

2/8/2016

PTS ID 108148 COA Hills Building Renovations

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:

All work will be carried out per the COA application and historic tax credit approvals.

Work on the entry canopy and signage will be addressed in a later COA.

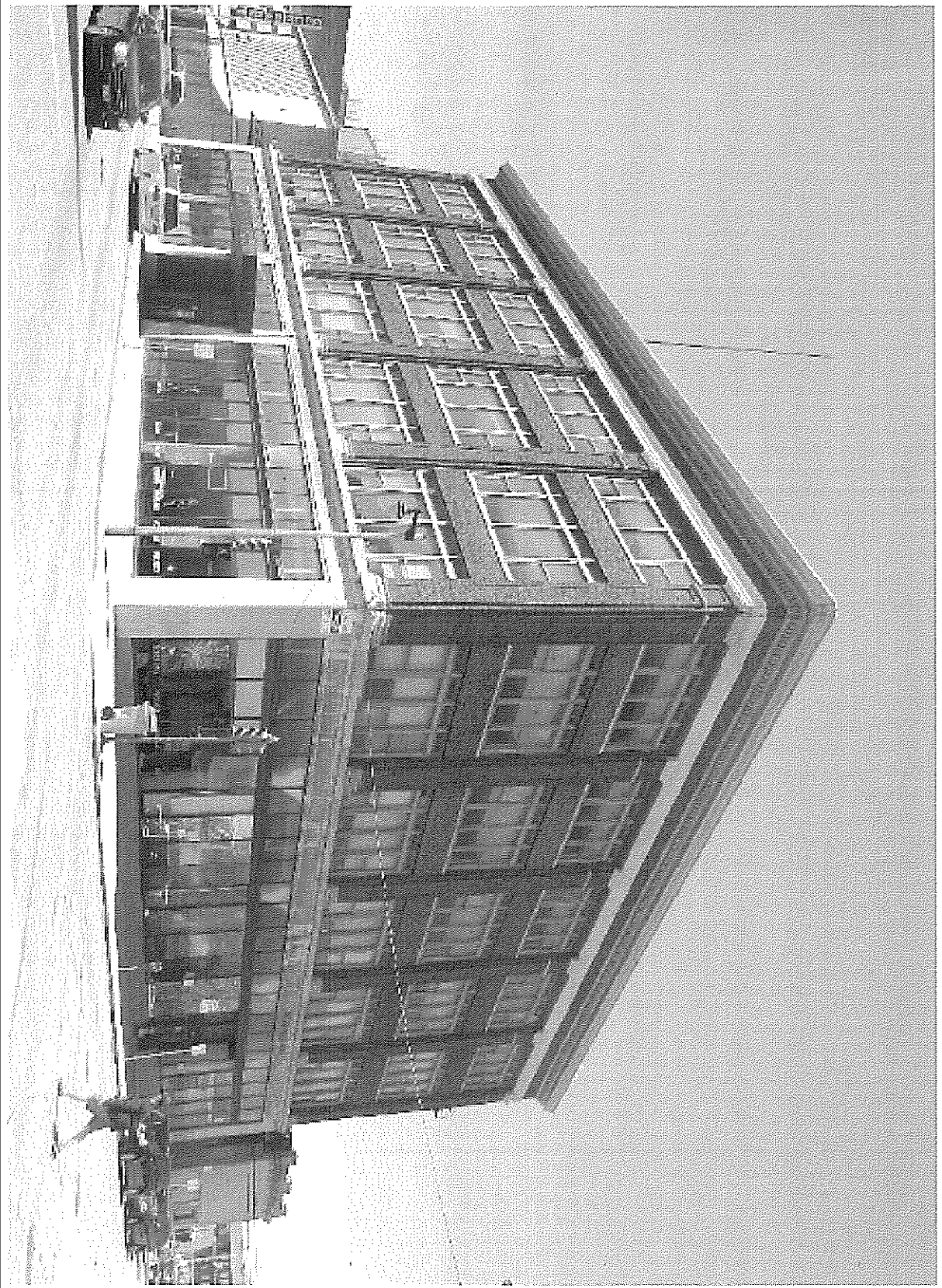
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction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

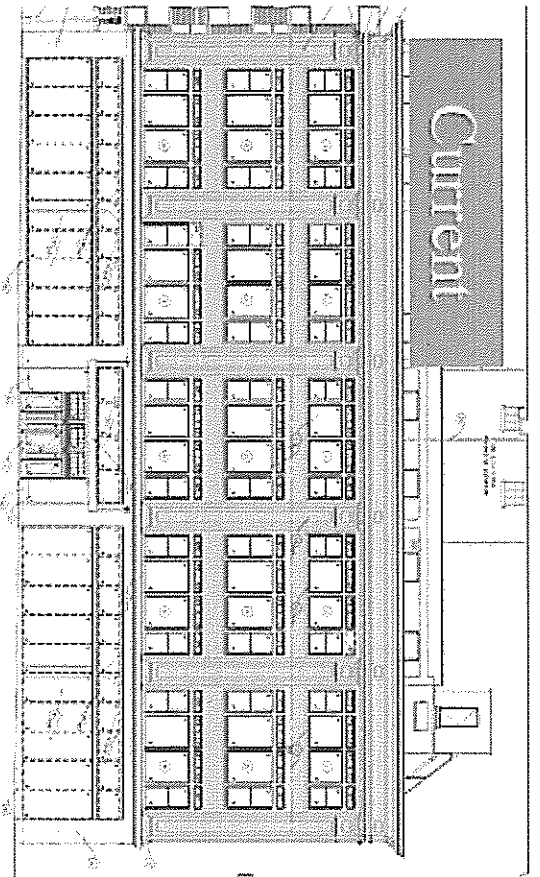


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez, Contractor, Inspector Robert McInnes (286-2518)



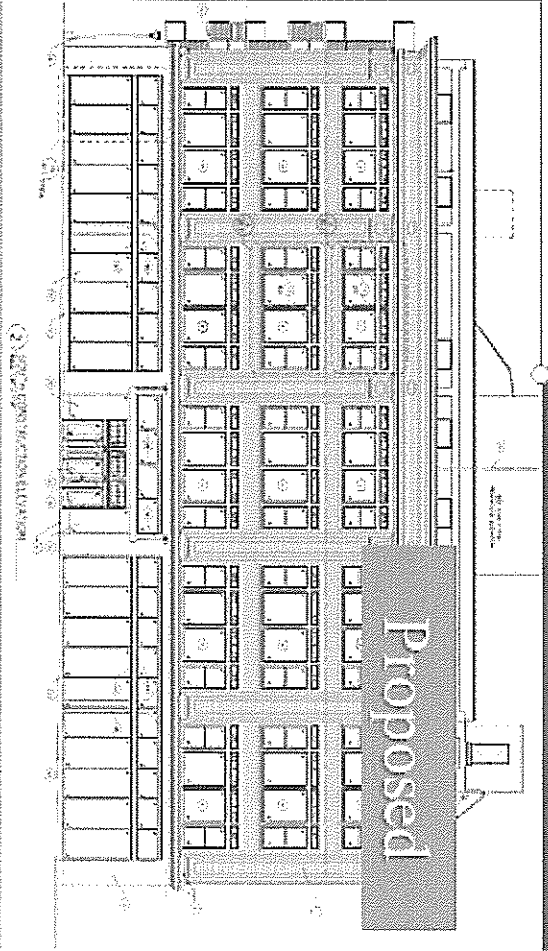
The Hills Building as it looks today.



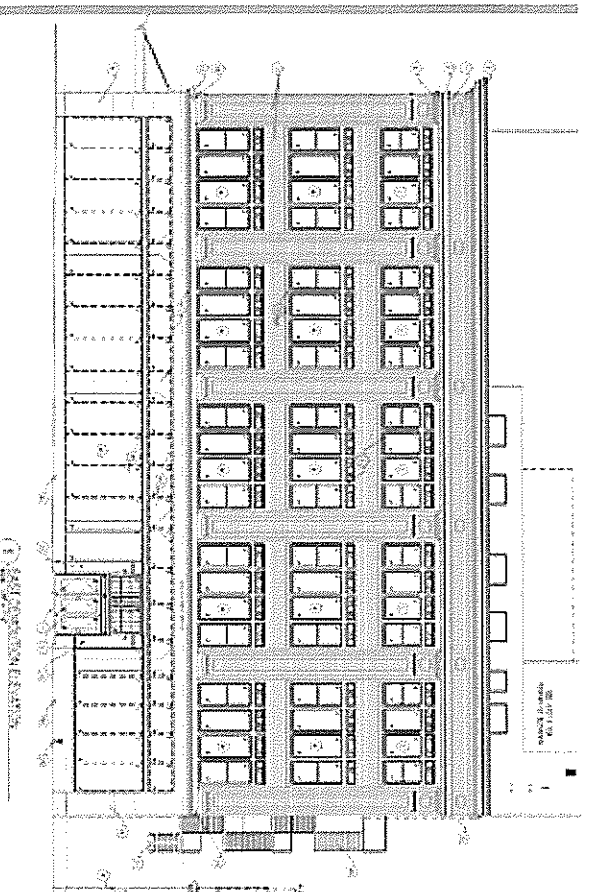
2. NORTH ELEVATION

Mitchell Street facade.
Storefront windows
(original windows removed
in 1978, replaced with
exposed aggregate panels
then returned to glass in
1986 and replaced again in
1996)

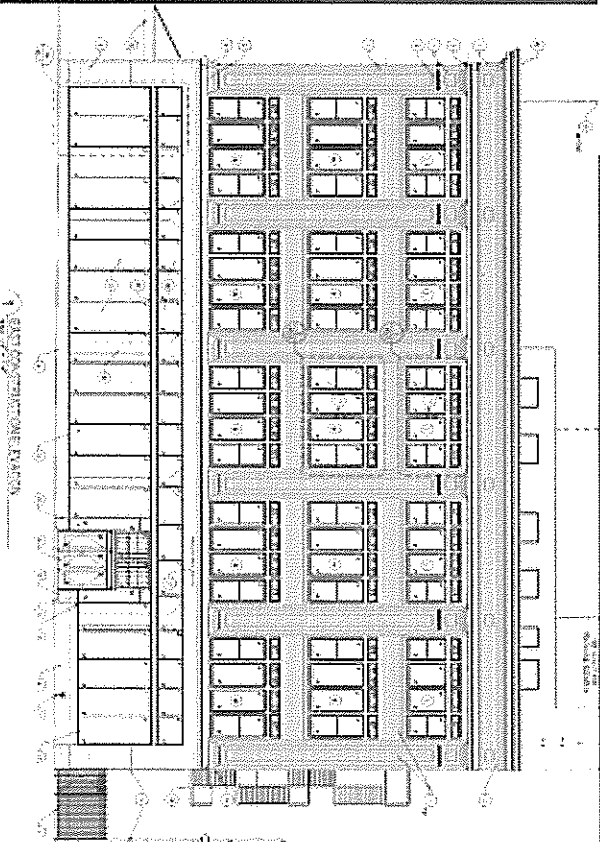
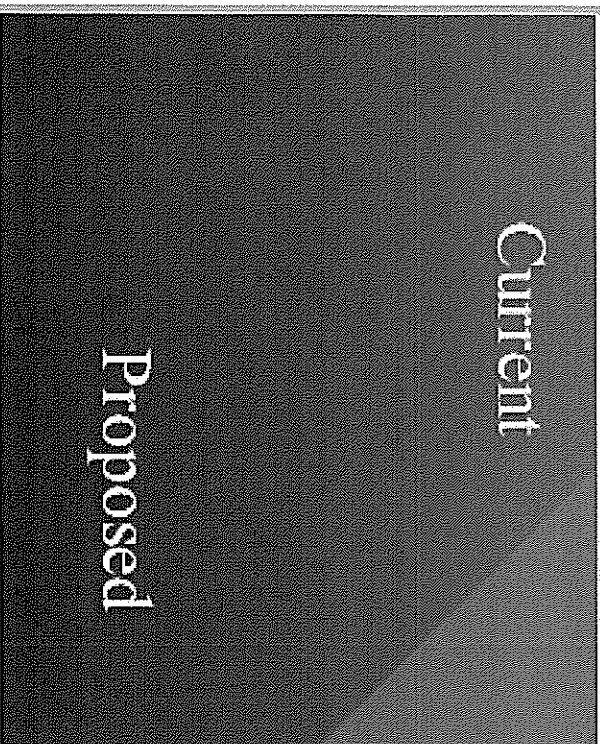
New storefront windows
will be installed using
insulated clear low-e
Solarband 60 glass.
Transom will be retained
but with new insulated
ribbed glass. Entrance
will remain same but
curved glass restored.

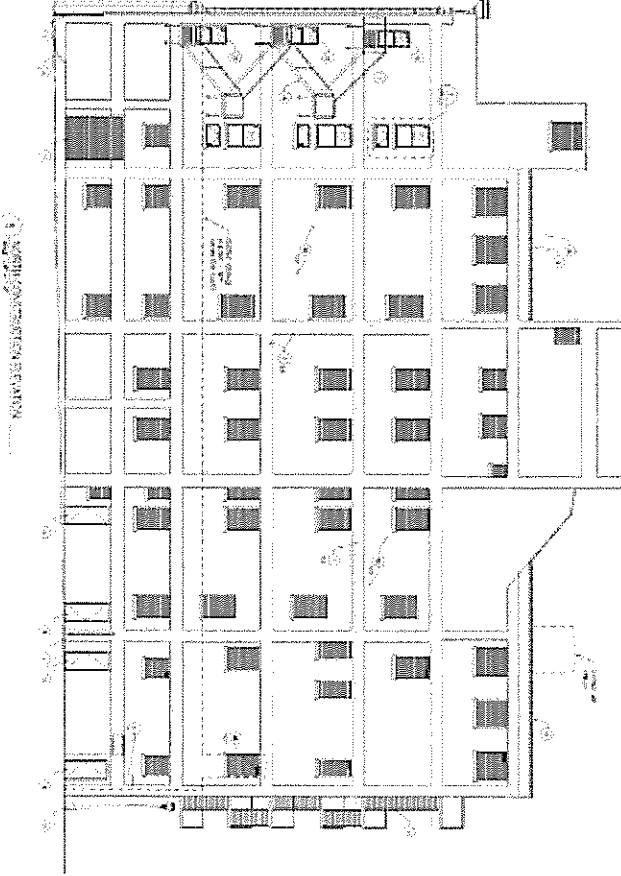
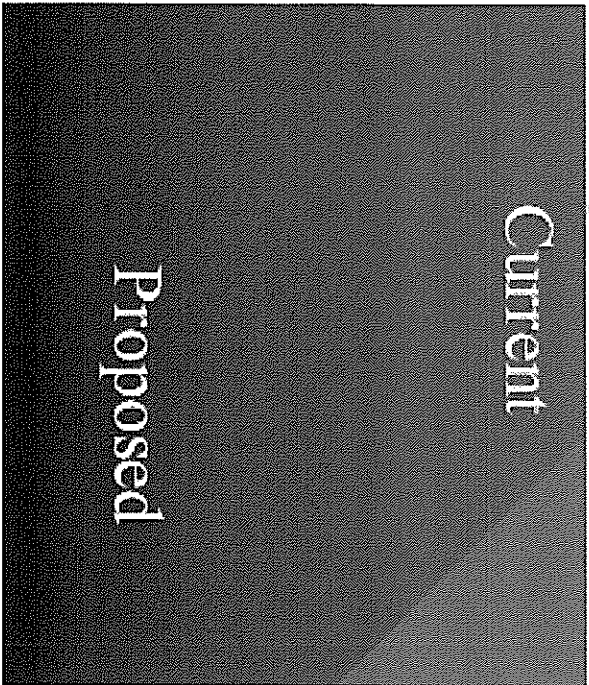
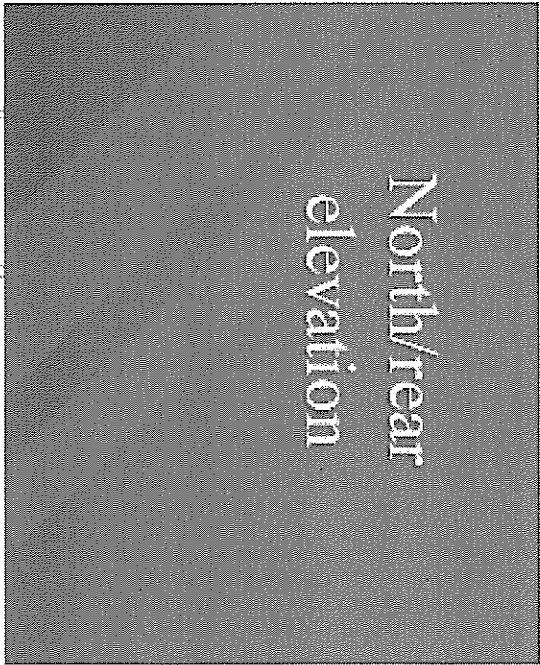
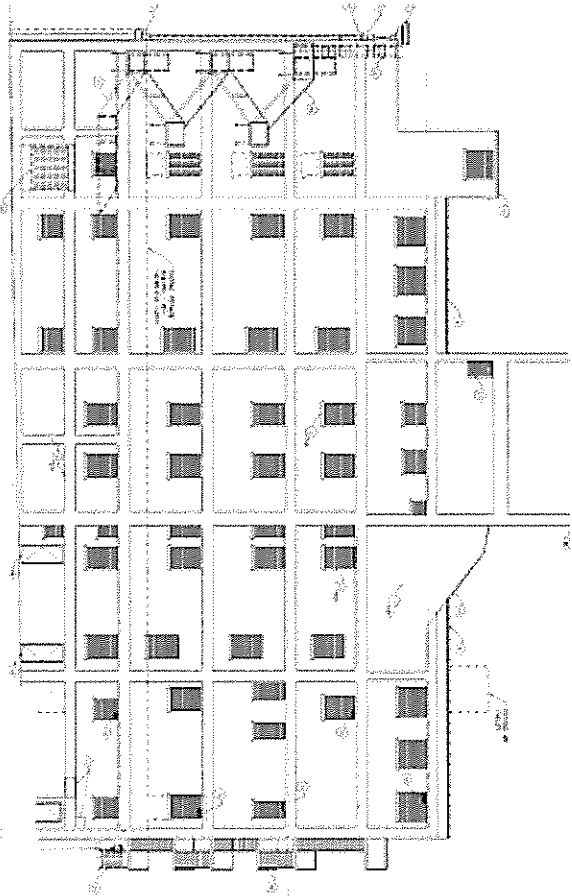


3. SOUTH ELEVATION

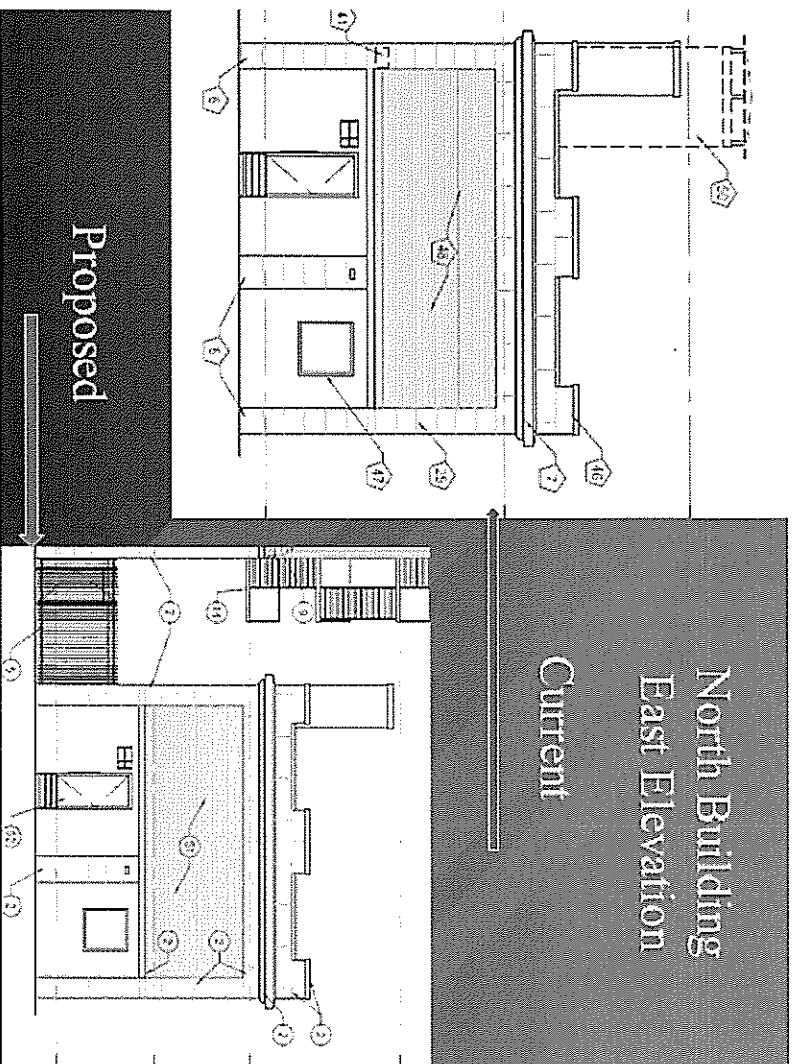


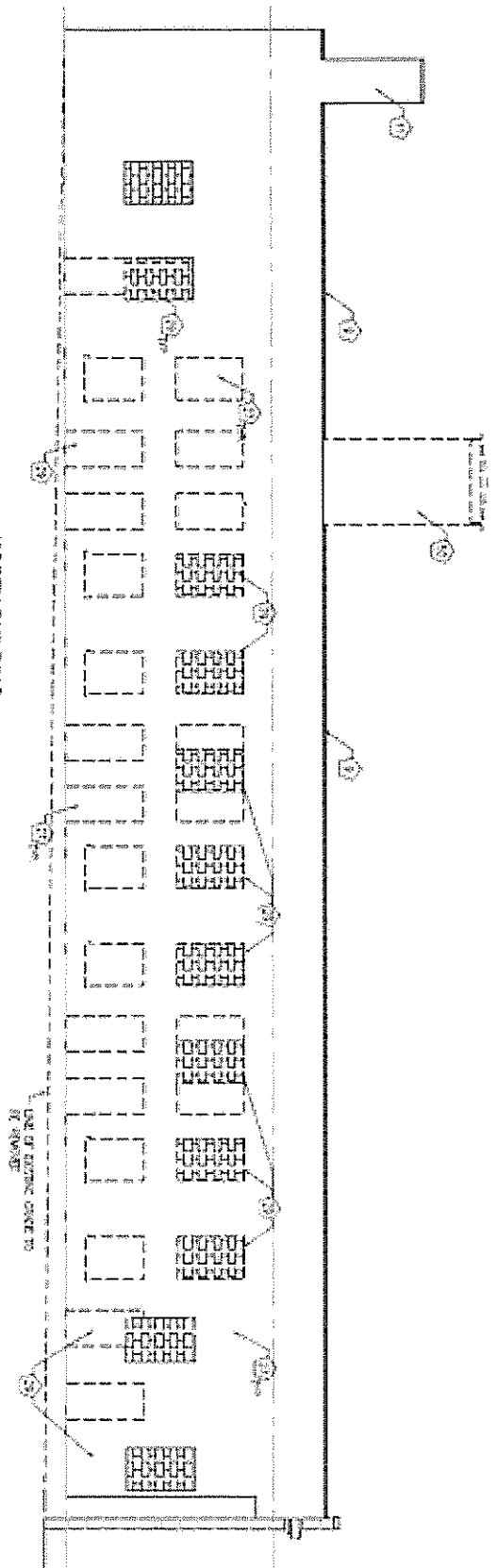
East Elevation.
On floors 2-3-4
windows from 1996
will be retained,
repaired or replaced in
kind as needed



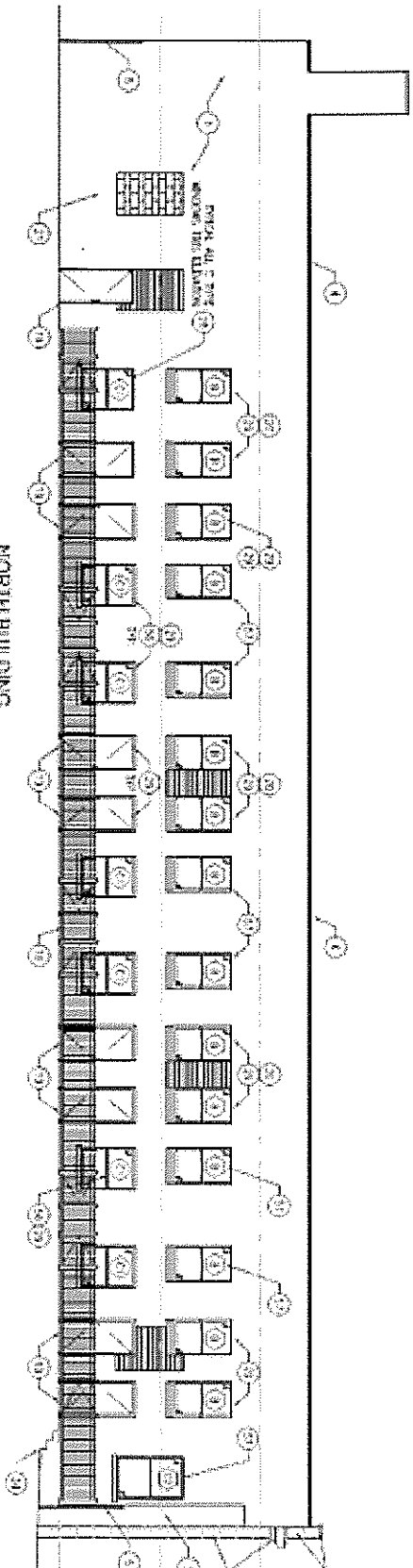


North/rear elevation

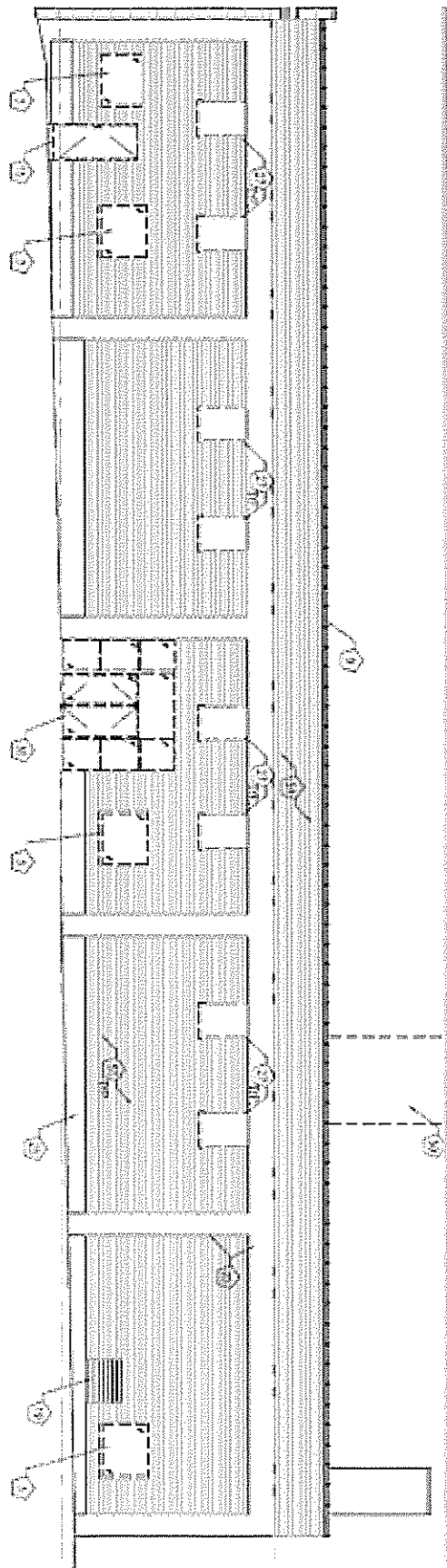




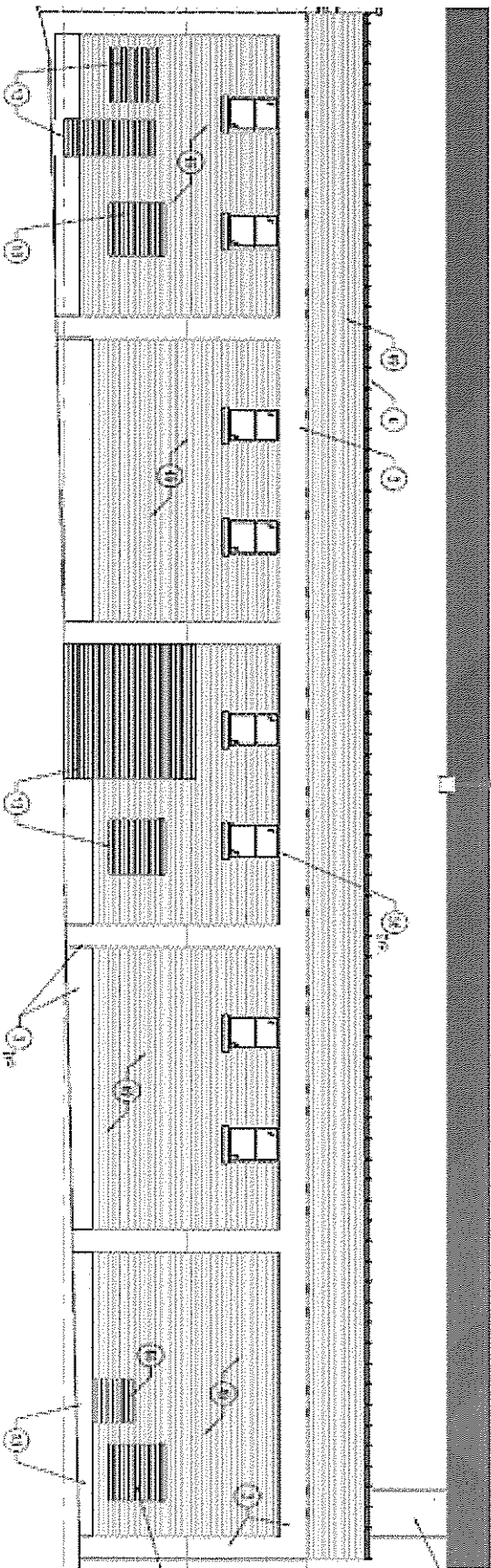
2 NORTH BUILDING
SOUTH DEMOLITION ELEVATION
Scale: 1/8" = 1'-0"



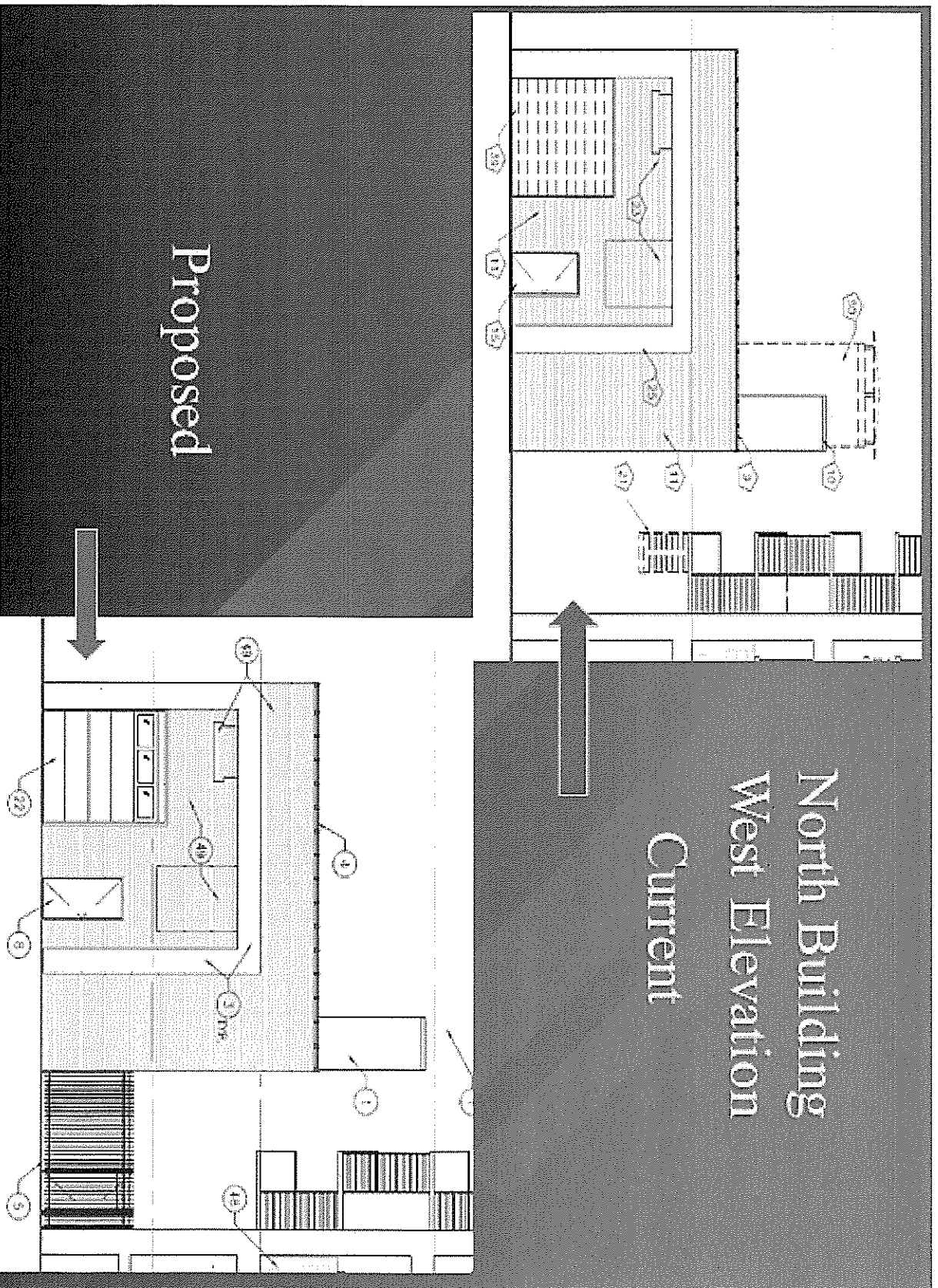
2 NORTH BUILDING
SOUTH CONSTRUCTION ELEVATION
Scale: 1/8" = 1'-0"

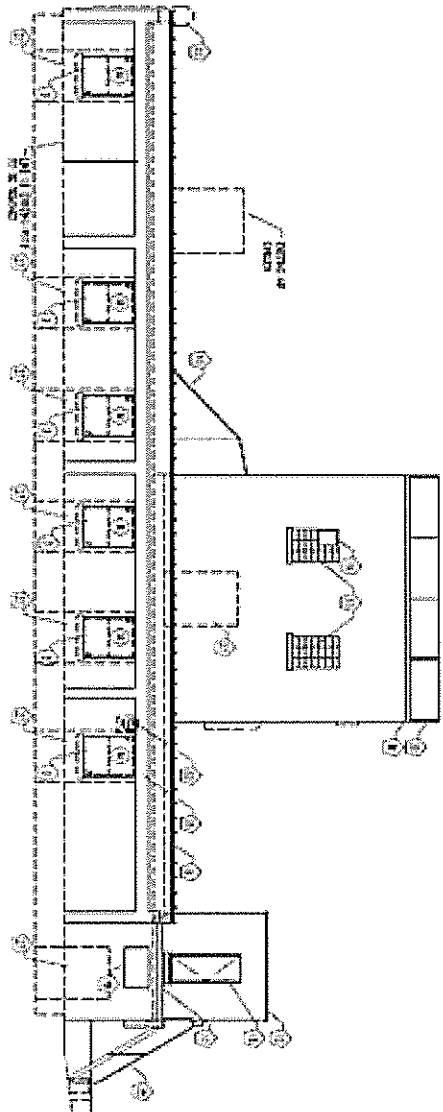


1
NORTH BUILDING
NORTH DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"

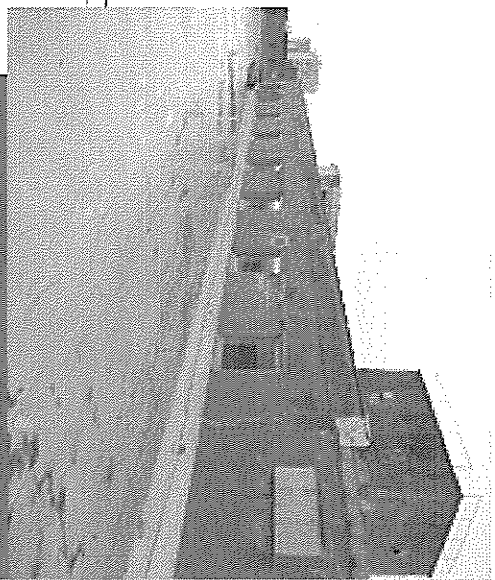


1
NORTH BUILDING
NORTH CONSTRUCTION ELEVATION
SCALE: 1/8" = 1'-0"

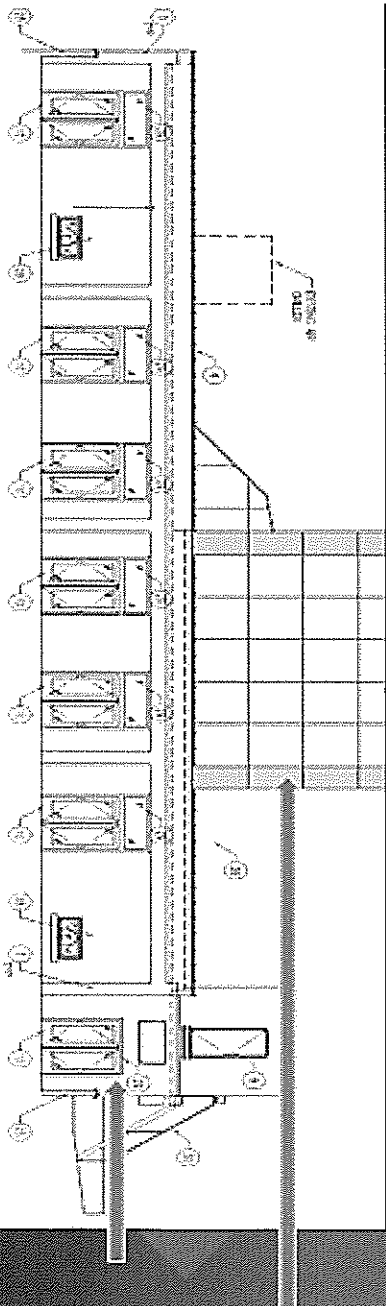




3
PENTHOUSE
SOUTH CONSTRUCTION ELEVATION
2015.01.14



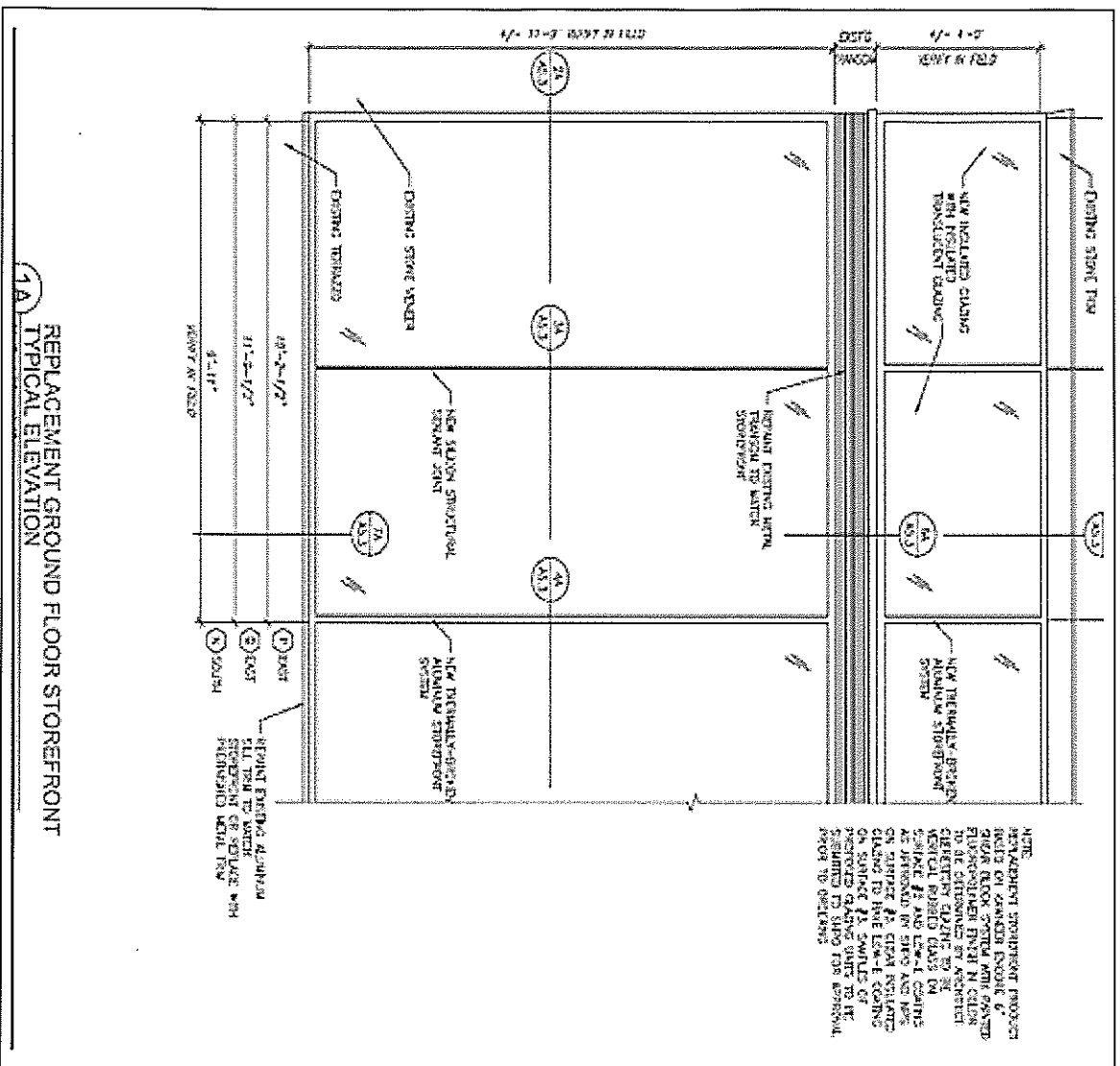
Current



3
PENTHOUSE
SOUTH CONSTRUCTION ELEVATION
2015.01.14

Proposed

New metal
panels to clad
tower
New doors and
windows added



Replacement storefront windows will match existing appearance of current storefront windows but will be more energy efficient.