



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)

MILWAUKEE CITY HALL

ADDRESS OF PROPERTY:

200 E. WELLS, MILWAUKEE WI

2. NAME AND ADDRESS OF OWNER:

Name(s): CITY OF MILWAUKEE

Address:

City:

State:

ZIP

Email:

Telephone number (area code & number) Daytime:

Evening:

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

Name(s): GILBANE BUILDING COMPANY - MARY COLLINS

Address: 101 W. PLEASANT ST SUITE 104

City: MILWAUKEE

State: WI

ZIP Code: 53212

Email: mcollins@gilbane.co.com

Telephone number (area code & number) Daytime: 414-323-3685 Evening: SAME.

4. ATTACHMENTS

A. REQUIRED FOR ALL PROJECTS:

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

☒ Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

☒ Material and Design Specifications (see next page)

DRAWINGS
A480
SECTION # 243

B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

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

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

EXISTING OLD WINDOW INFILLS & METAL GRATES WILL BE REMOVED, PER HIGHLIGHTED LOCATIONS ON DRAWING A200.

Photo No. _____

Drawing No. _____

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

NEW CMU BACK UP, GRANITE, & SANDSTONE BLOCK WILL BE INSTALLED IN INFILLS.
EXISTING GRATES WILL BE PAINTED TO MATCH EXISTING COLOR & REINSTALLED. NEW HVAC LOUVERS WILL BE INSTALLED TO MATCH EXISTING.

Demolition of the existing stair on the east elevation on Market street and we will be infilling to match the existing openings.

Photo No. _____

Drawing No. _____

Please reference attached correspondence regarding Stair 8.

6. SIGNATURE OF APPLICANT:

Mary Collins
Signature

Mary Collins 1/27/17
Print or type name Date

North Stair will also be reconstructed with re-installation of previously salvaged materials.

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

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc



Certificate of Appropriateness

**MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION**

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

200 E. WELLS ST. Milwaukee City Hall an individually designated historic property

Description of work

Stair 8 is located on the east side of City Hall near the fire escape. It has been used as access from the sidewalk to a basement mechanical room. This mechanical room will be relocated in conjunction with the foundation work. This Stair 8 access will no longer be needed. It does not serve as an exit for the building. In addition, the stair is no longer code compliant and would require landings added to the interior and exterior. That would result in the stair being pushed three feet into the sidewalk.

The Stair 8 opening will be filled in and an ornamental wrought iron grille will be installed to match others located around the building.

Likewise, the installation of new pilings for the foundation will result in the demolition of most of the exterior walls between the massive masonry columns. New basement walls will be reconstructed and waterproofed and insulated. The hollow walks system will be backfilled. New sidewalks will be constructed and the existing wrought iron grilles will be reinstalled.

Date issued

4/29/2016

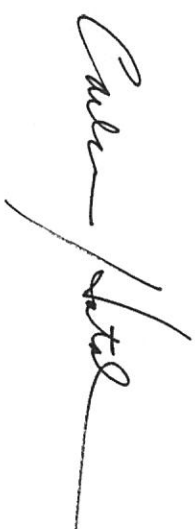
PTS ID 110450 COA Eliminate Stair 8

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 to be carried out per the application.

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.

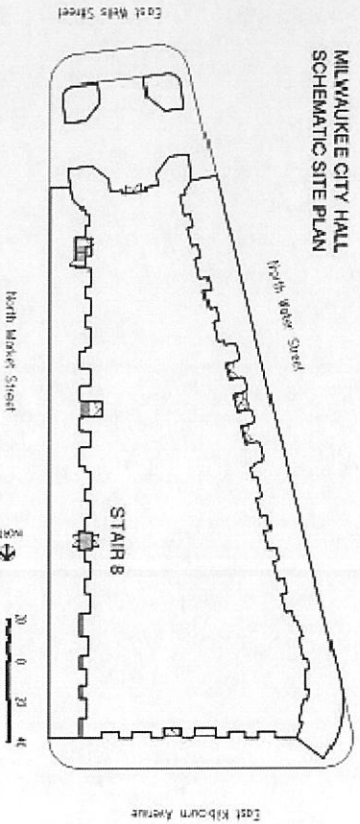
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Peter Schwartz (286-2537)

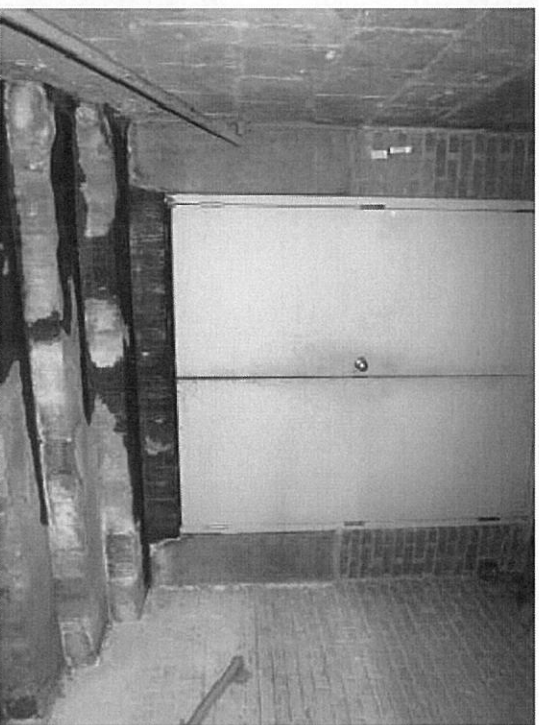
to be installed on both sides of the doors at the exterior wall. This would push the stair out an additional 3' (approximately) into the sidewalk. The plan below shows the location of Stair 8 on North Market Street.

Existing Conditions



Stair 8 from the exterior looking Northwest. Stair 8 is located just to the south of the fire escape.

The plan below shows the location of the stair in the basement of City Hall. The plan is the current, preconstruction layout of the building.



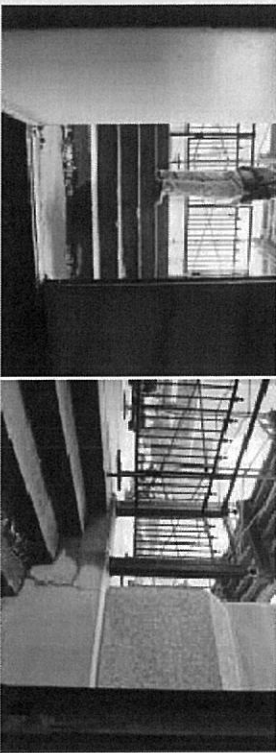
Exterior doors to Stair 8 from the inside. The poured concrete stair and surrounding construction seen here will be demolished in the foundation reconstruction. Stair does not meet current code. The pair of entrance doors swing into the space and a landing is required on both sides of the door.

HGA Architects
Contract No. 3492401-00

MILWAUKEE CITY HALL
CERTIFICATE OF APPROPRIATENESS

April 1, 2016
Attachment A

Stair 5 is a service entrance to the basement level Mechanical Room from North Market Street. The door sill sits on a narrow landing approximately 36" below the sidewalk level.



Stair 5 from the inside looking out. The exterior stair and railing will be demolished during the foundation repair work. Note the inadequate size of the exterior landing.



Stair 5 as it enters the Mechanical Room.



Stair 5 from Market street looking south.

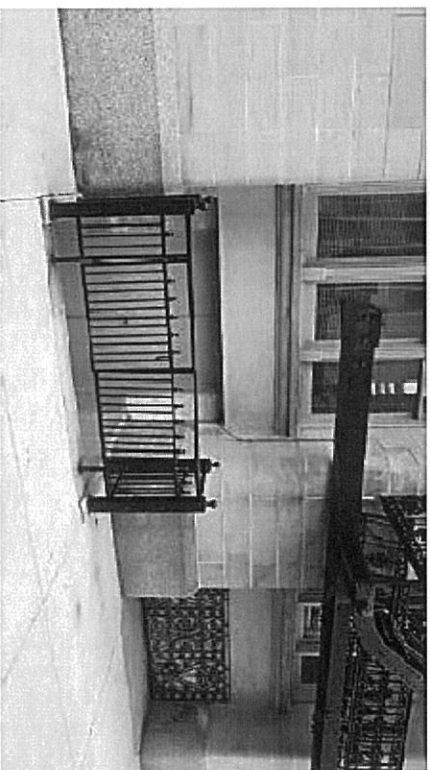


Landing at the bottom of the stair is not code compliant.

HGA Architects
Contract No. 3492401-00

MILWAUKEE CITY HALL
CERTIFICATE OF APPROPRIATENESS

April 1, 2016
Attachment A



Exterior view in context with the adjacent building construction



Looking south on Market Street



Looking north on Market Street

Ongoing Construction Project

The ongoing construction project at City Hall to repair the foundations by installing new piling requires complete demolition of most of the exterior walls between the massive masonry columns that define the building at the basement level below the level supporting the first floor windows. The demolition of the wall requires the removal of the ornamental wrought iron grille work located between the masonry columns in most locations.

The work sequence in each construction phase will generally be as follows. The work in preparation for the new piling installation begins with the demolition of the sidewalks and the hollow walk system. This demolition will include Stair 5 in Phase 2. After the foundation work is complete a new basement wall will be constructed, waterproofed, insulated and the hollow walk system backfilled. New sidewalks will be constructed and the existing wrought iron grille work which had

HGA Architects
Contract No. 3492001-00

MILWAUKEE CITY HALL
CERTIFICATE OF APPROPRIATENESS

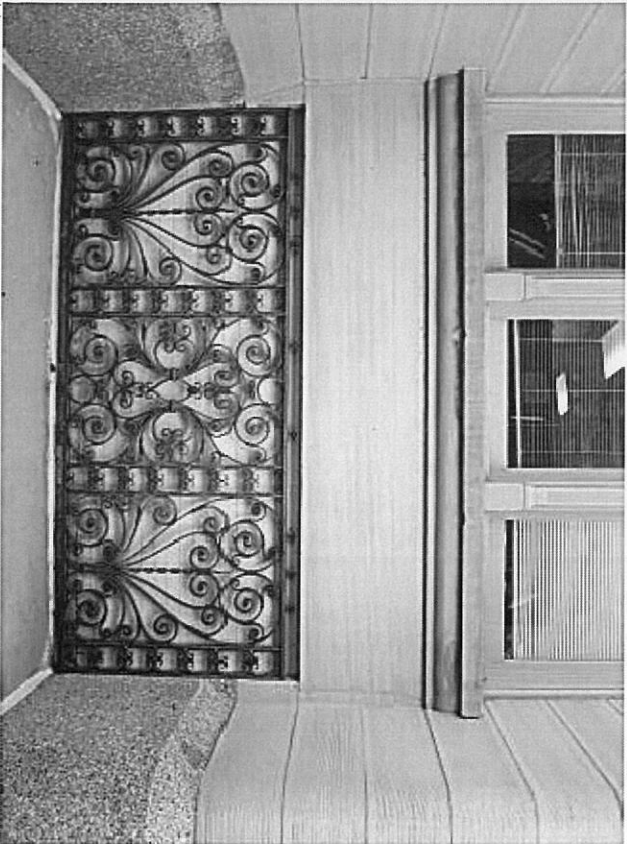
April 1, 2016
Attachment A

been removed at the beginning of the construction phase and refurbished during the foundation work will be reinstalled.

What we want to do.

As noted earlier in this report, we cannot reconstruct Stair 8 in the original configuration. The code requires that we add landings inside and outside of the door. This would push the stair to the east approximately 3 feet into the sidewalk. The stair is not a required exit for the building and the City does not require access to the building at this point. The City would like to remove the stair and doors from the building.

We propose to eliminate Stair 8 and reconstruct a wall at the Stair 8 location using the same wall system used typically between the masonry piers on the rest of the building in the foundation restoration project. To finish the wall new wrought iron grille work to match the grille work at the adjacent walls would be installed. The new wall will look similar to the photo below.



Typical Existing Wrought Iron Grille Work