



Certificate of Appropriateness

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

CCF# 161723

COM-ALT-16-00087

219 S. 2ND ST.

South Second Street Historic District

Property

Description of work

1. Re-create a period-appropriate storefront and replace upper story windows per attached drawings. All storefront materials are to be painted wood except frieze board and glass.
2. Reconfigure rear facade with new entries and remove non-historic features. Infill with brick to match historic brick as needed. Infill door with modern hollow metal door.

Date issued

5/24/2017

PTS ID 114245 COA: Storefront rehab & replace windows

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:

1. Low-E coating on glazing must be clear with no tint.
2. The cementitious board in the frieze/sign zone must have its butt joints sealed to be invisible and be painted to match surrounding materials.
3. Door hardware must be approved in a separate 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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

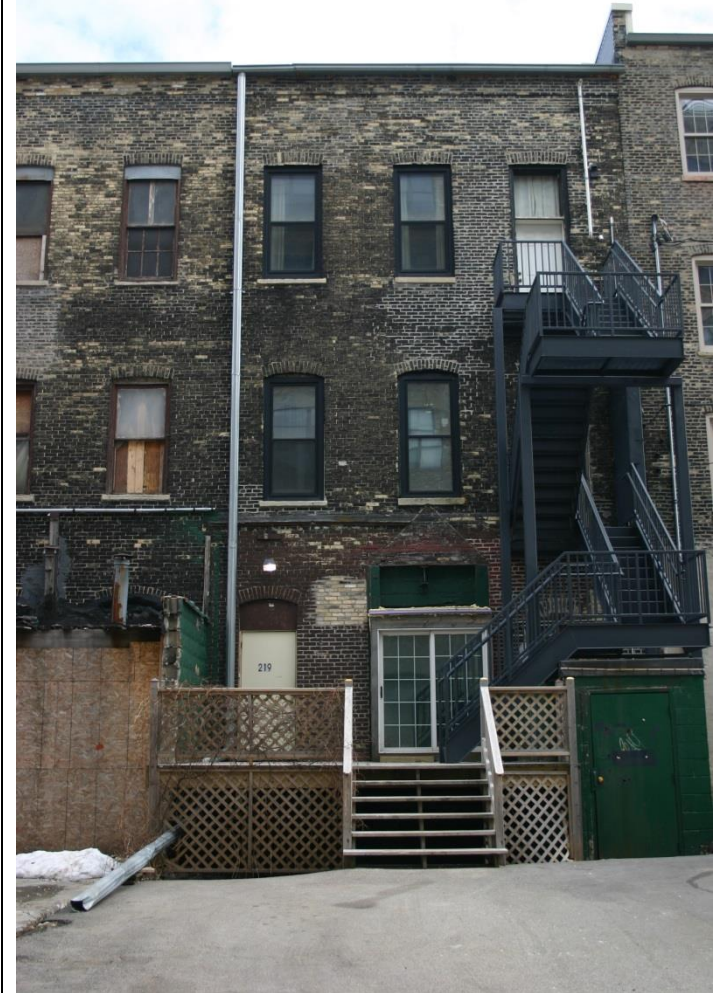
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

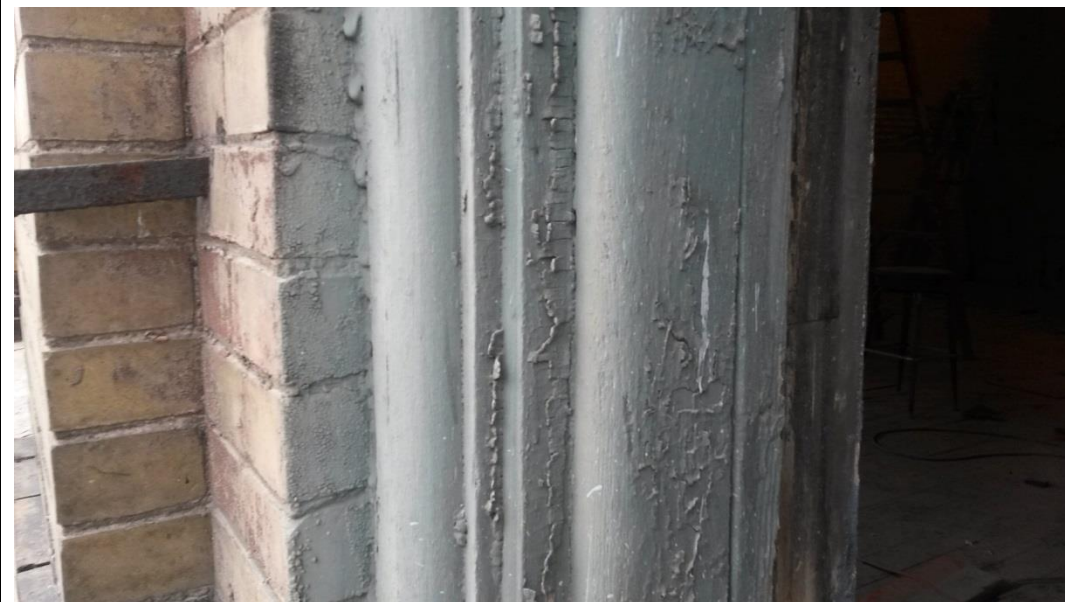
Copies to: Development Center, Ald. Jose Perez, Contractor, Inspector John Cunningham (286-2538)



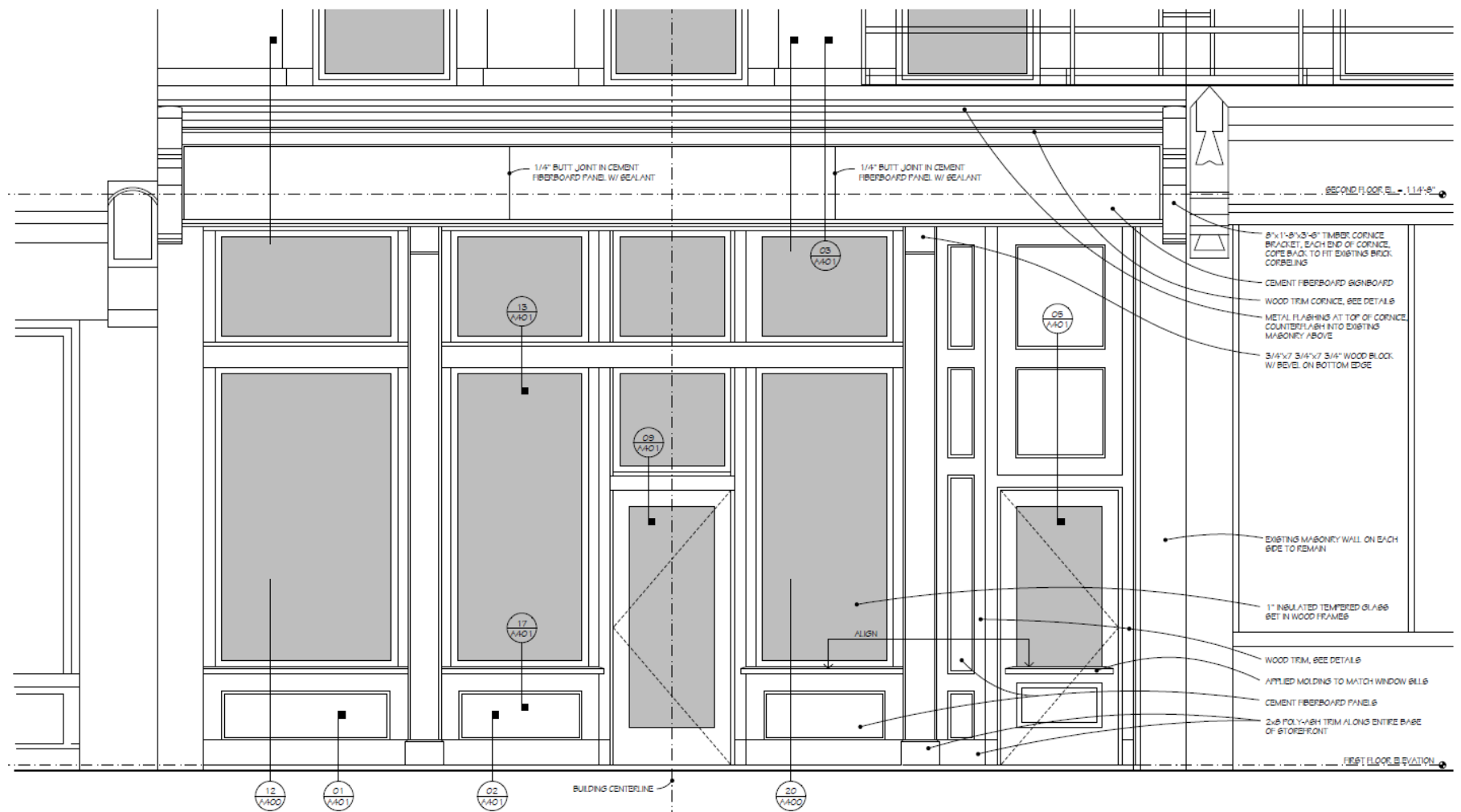
Present conditions, front



Present conditions, rear

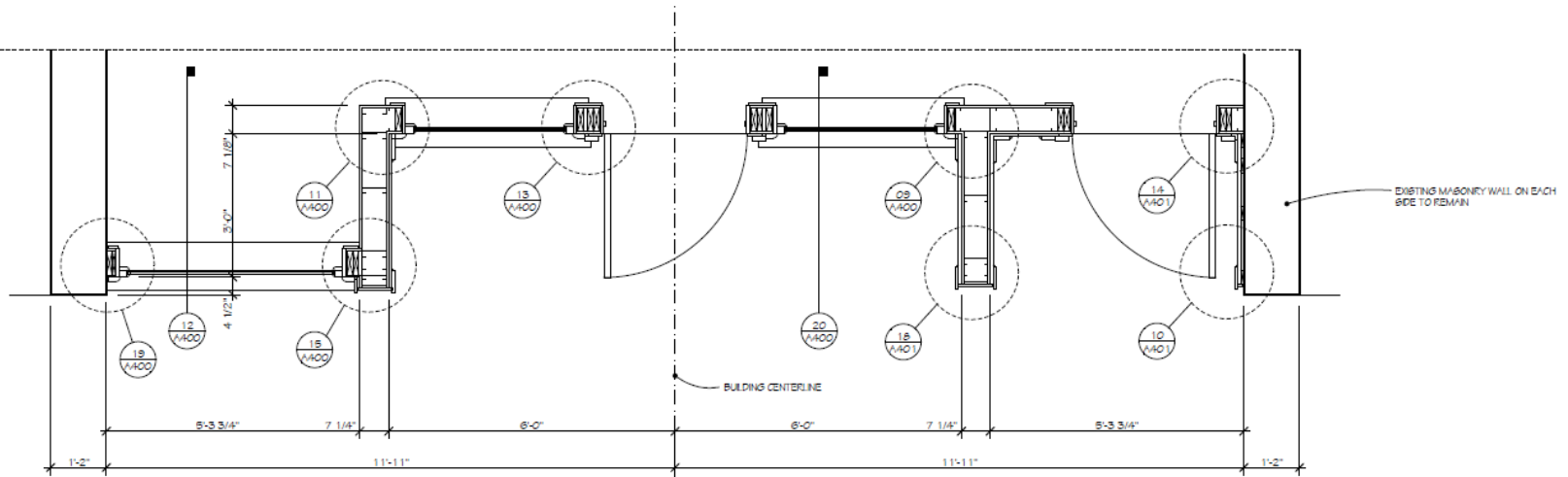


Existing upper floor window trim



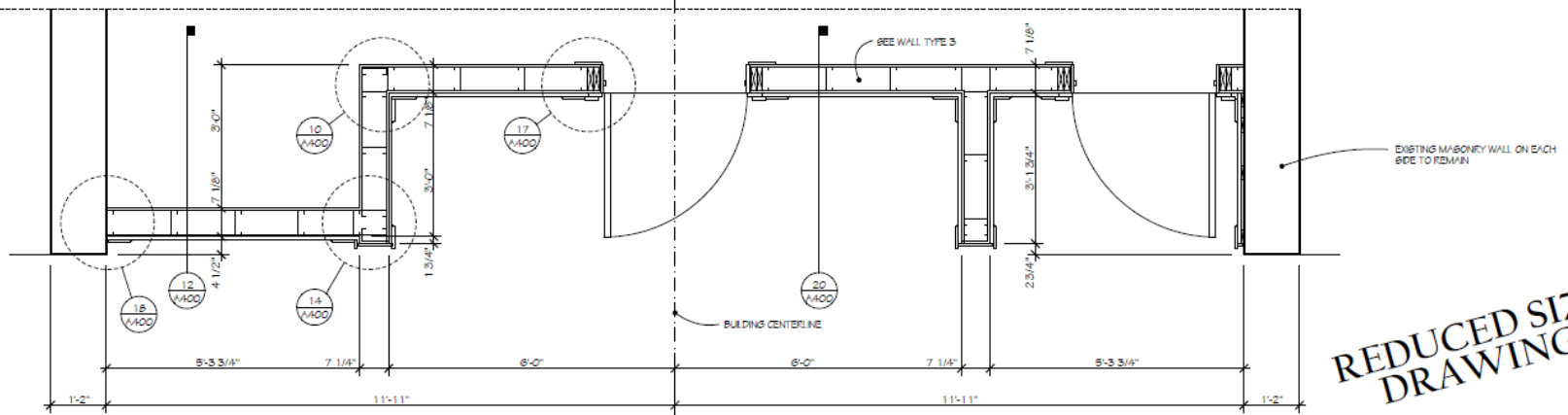
PARTIAL EAST ELEVATION

1/2" = 1'-0" 03



PARTIAL EAST PLAN - CUT THROUGH WINDOWS

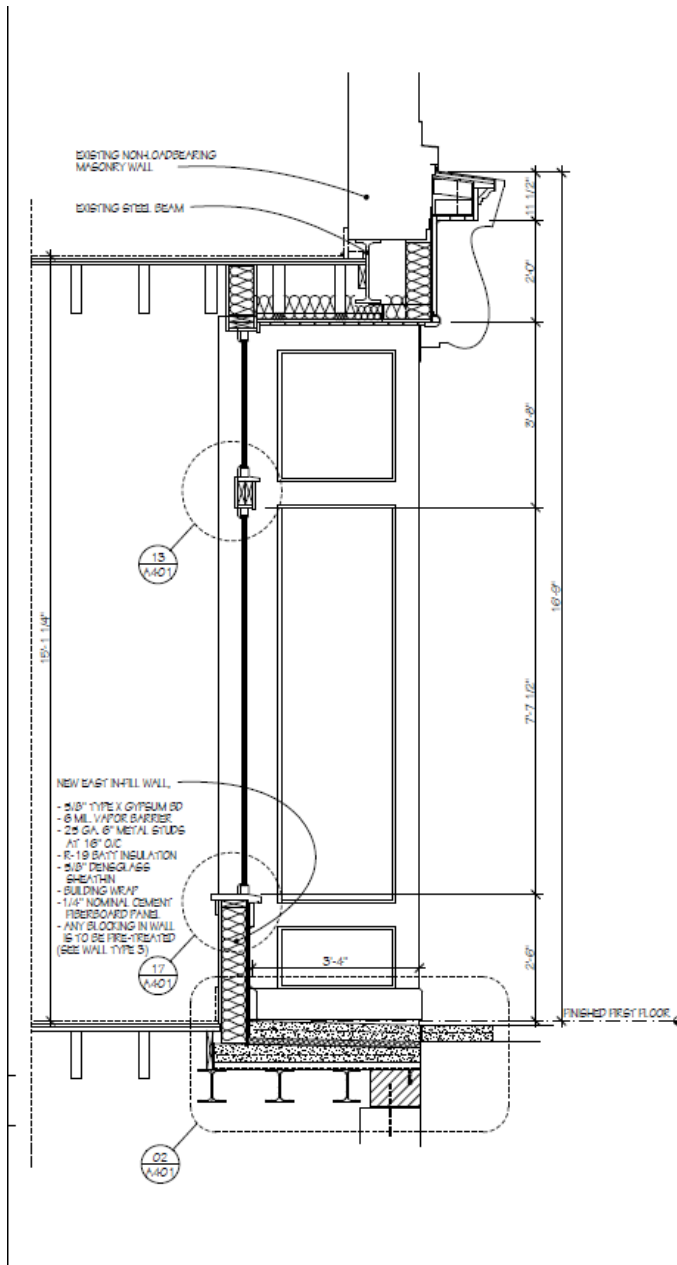
1/2" = 1'-0" 02



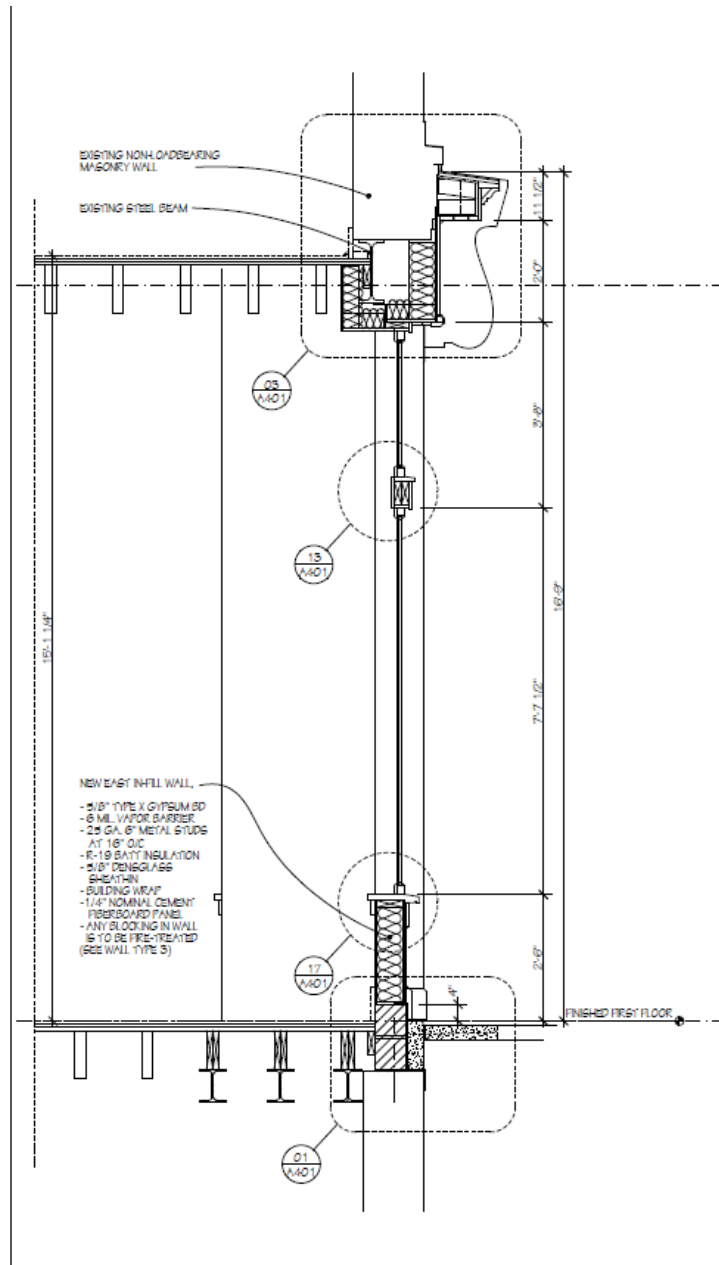
PARTIAL EAST PLAN - CUT THROUGH LOWER WALL

1/2" = 1'-0" 01

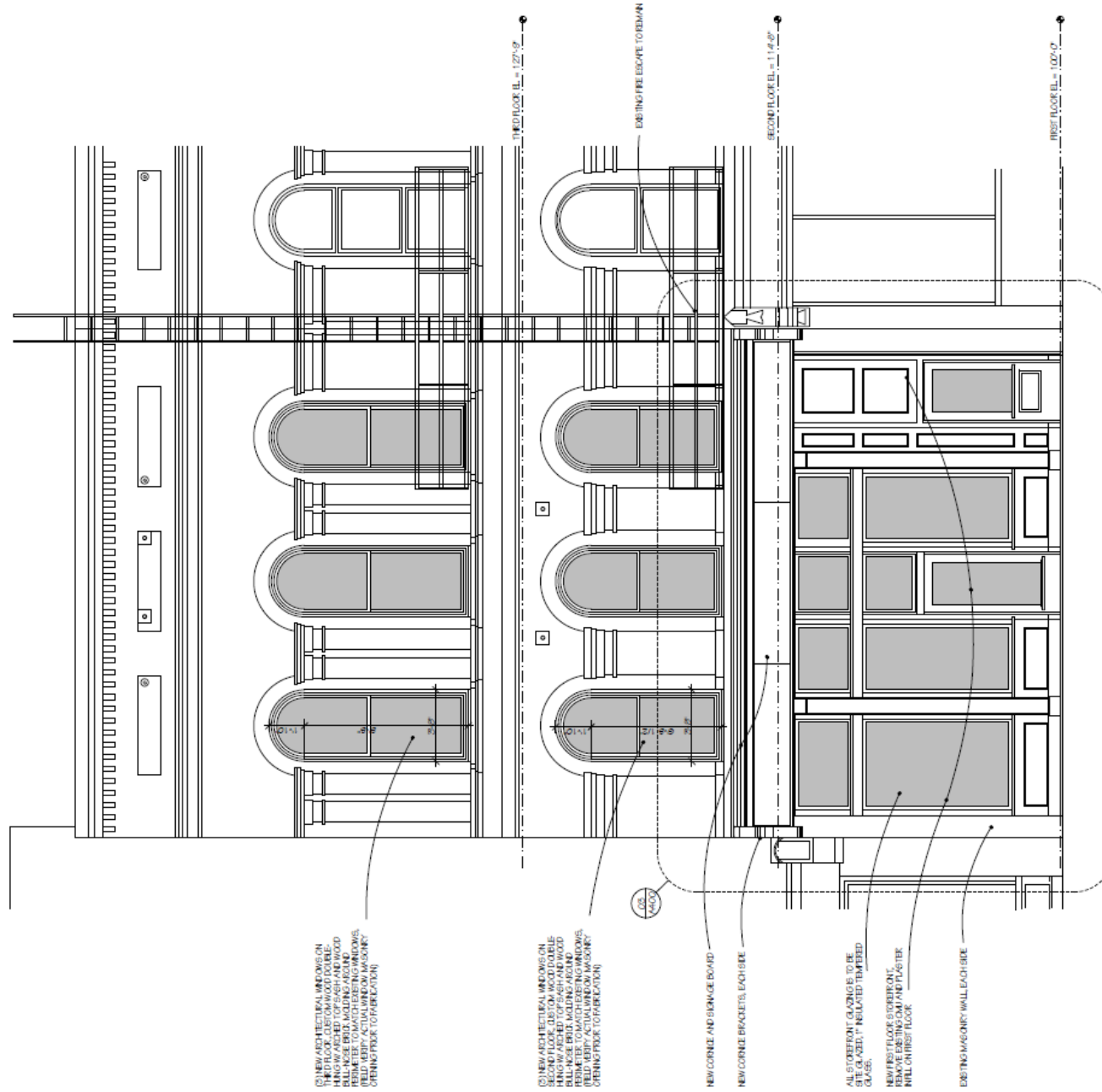
REDUCED SIZE
DRAWING



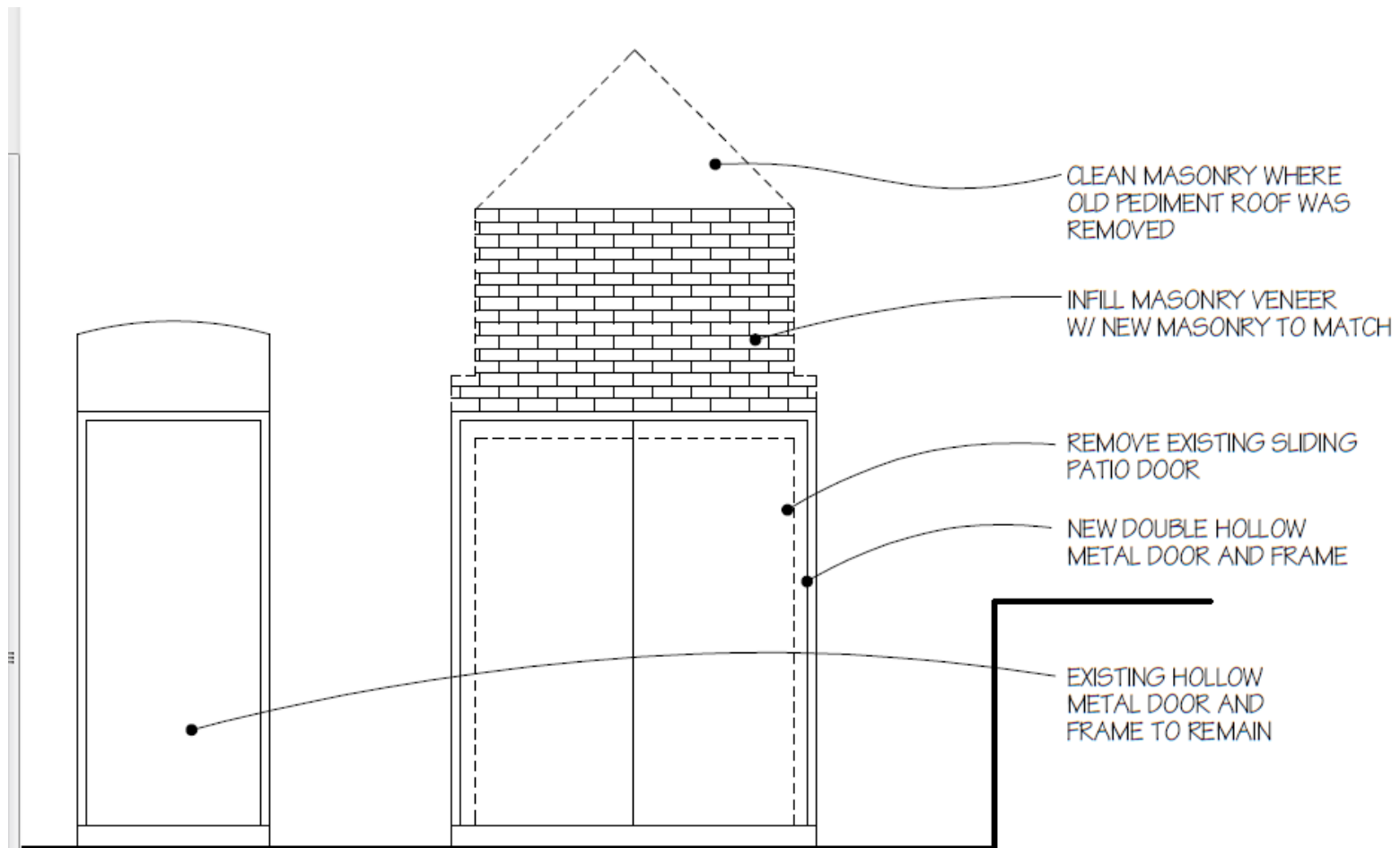
EAST WALL SECTION AT RECESS 1/2" = 1'-0" 2 0



EAST WALL SECTION 1/2" = 1'-0" 1 2



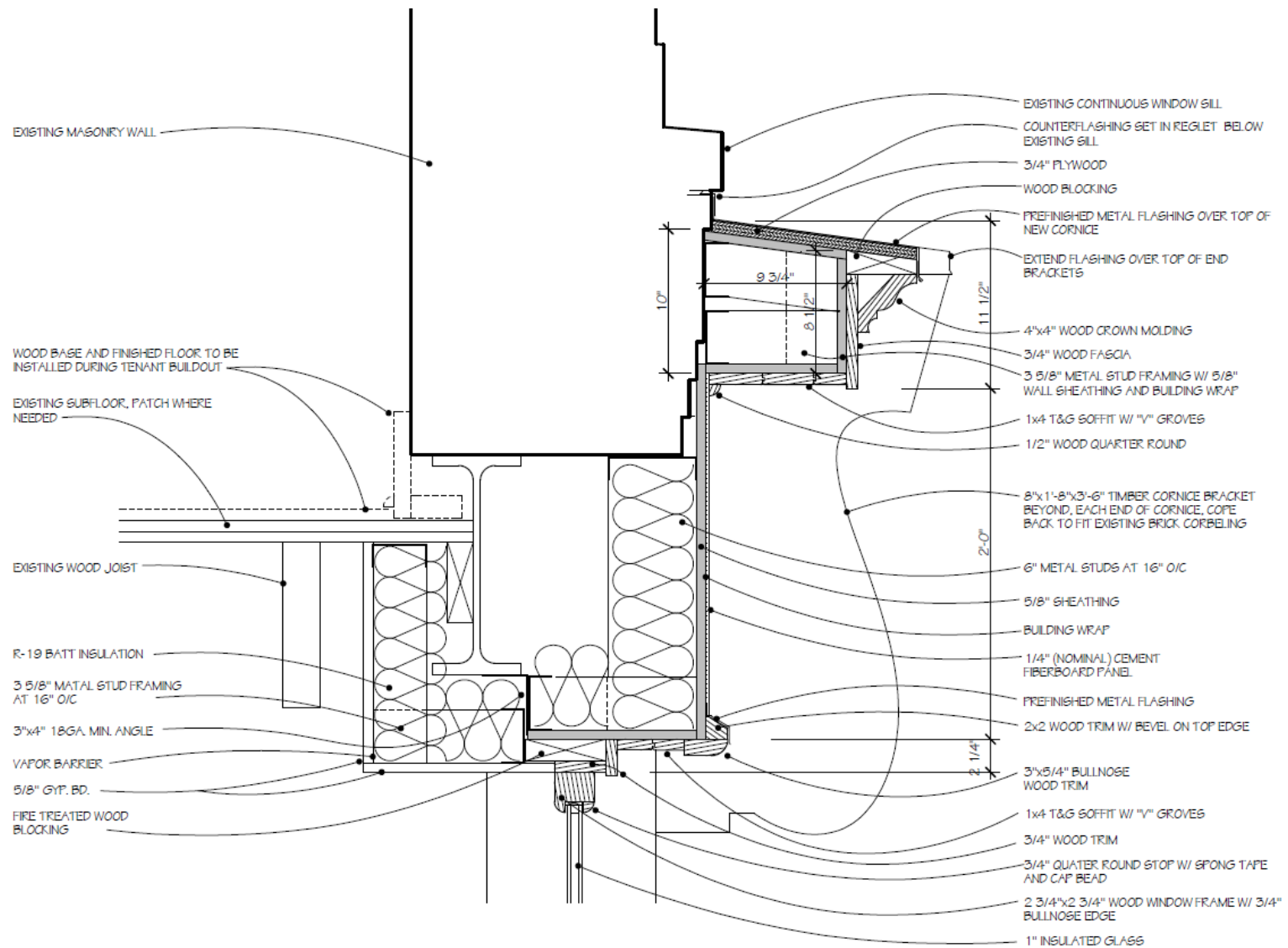
Full elevation with
replacement windows
shown



ALLEY DOOR REPLACEMENT

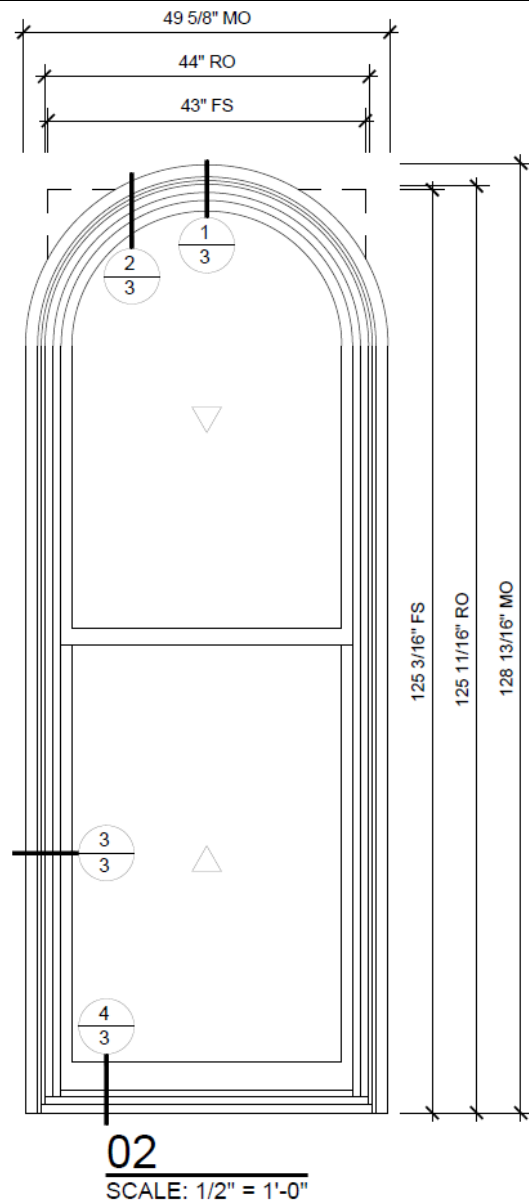
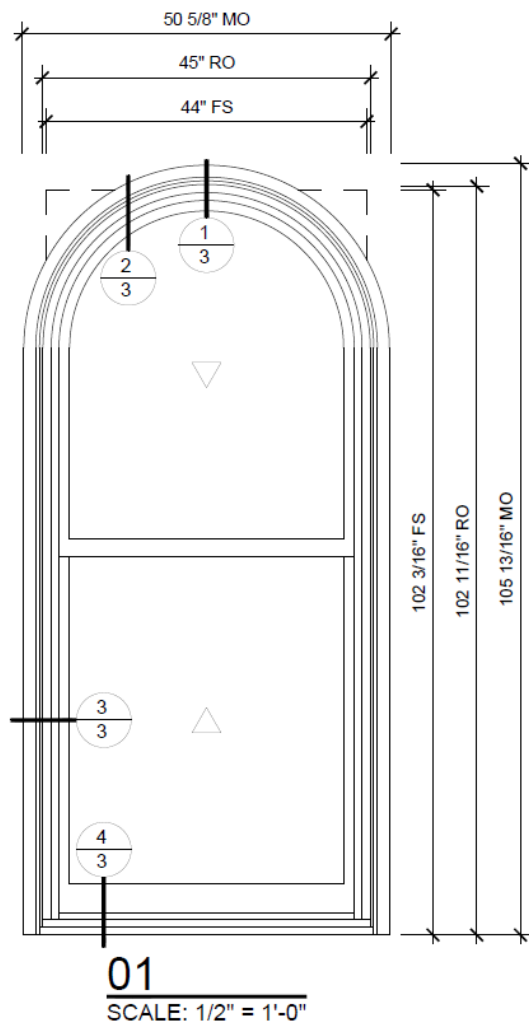
1/4" = 1'-0"

O

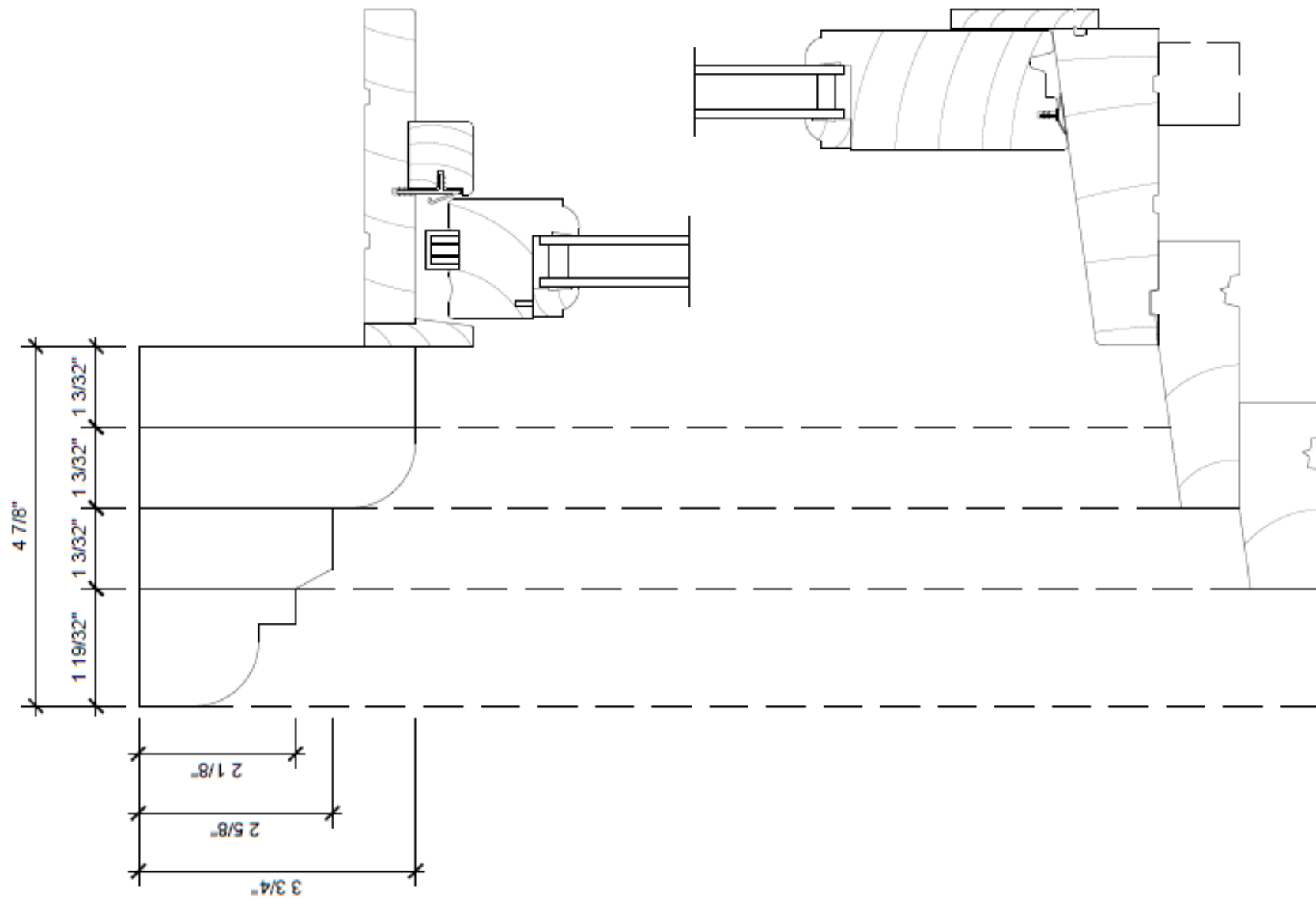


CORNICE / SIGN BOARD DETAIL

1 1/2" = 1'



Window replacement elevations for top two floors, disregard verbal scale



Upper story window section drawing (both sizes)