



Certificate of Appropriateness

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

Property

2618 N. HACKETT AV. Downer Avenue Historic District

Description of work

1. Repair coming on 13 stained glass windows with putty and flexible sealant as needed.
2. Scrape and repaint trim of same windows.
3. Remove and install new plexiglass storm windows on same windows with aluminum trim and dividers as needed, where aluminum is in line with coming or or muntins between panes in the stained glass.

The affected windows are identified as follows: two windows in the chapel, one window between the chapel and the sanctuary, & ten windows in the sanctuary.

Date issued

6/1/2017

PTS ID 114296 COA: replace storm 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:

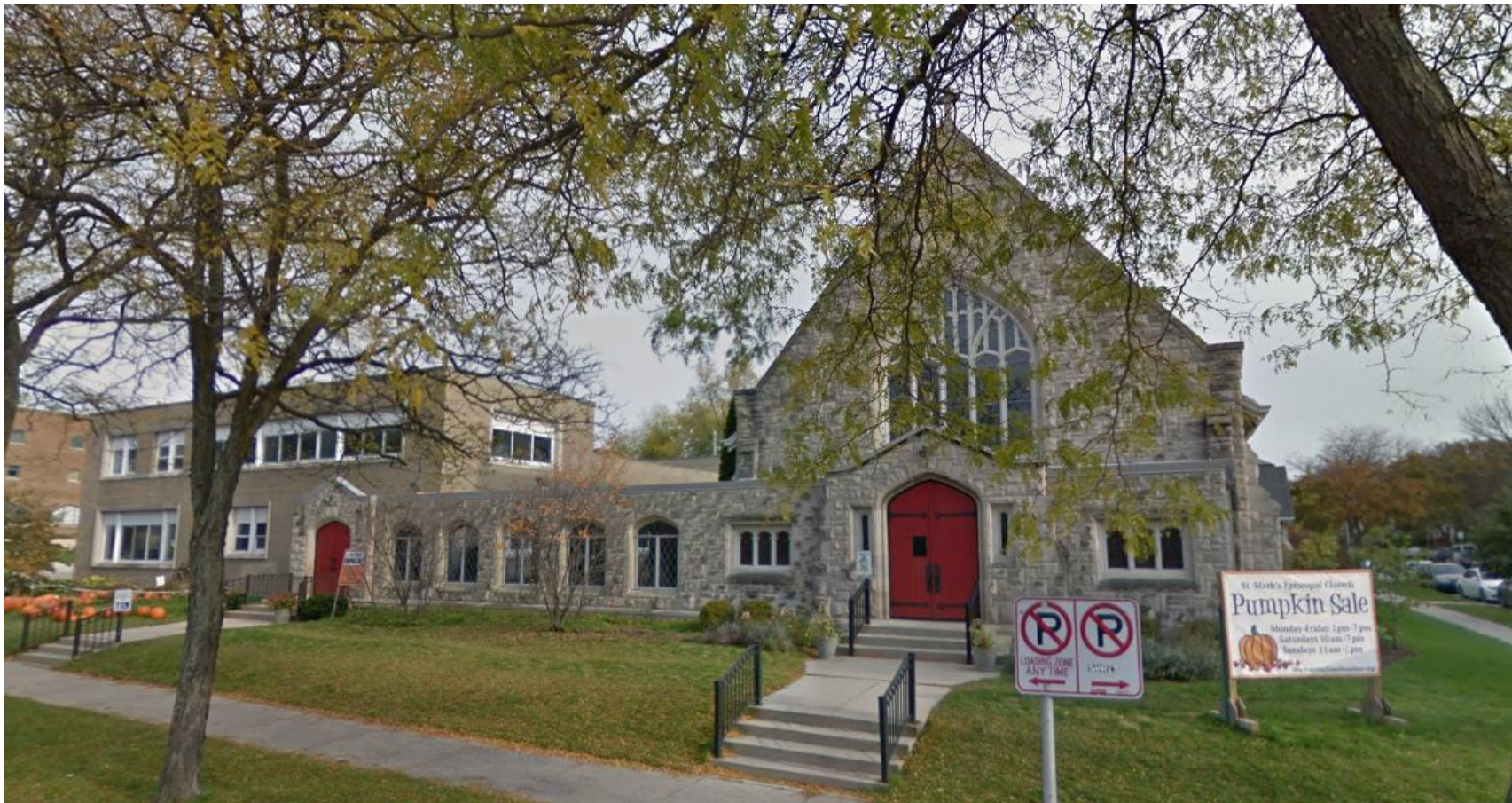
All metal portions of new storm windows must be painted to match surrounding trim paint or surrounding stone. If there are storm windows that have not yet been manufactured, a factory paint finish or powder-coating can be used, however, a consistent appearance should be used on each face of the building, i.e., only one type of finish over the metal per elevation of the building.

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.

Tom Adams

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



Typical front conditions, Hackett façade



Existing conditions, Bellevue façade



Detail of typical existing storm with heavily damaged Lexan-type material.



Typical style of replacement window installed by contractor. **Seam pieces/muntins must be painted to match surrounding wood trim or surrounding stone. Bare metal finish is not permitted.**