



Certificate of Appropriateness

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

Property 133 W. PITTSBURGH AV. South Second Street HD
Description of work Install black fabric awnings on ground level storefronts per attached drawings (projection from building may be reduced from that shown below at applicant's discretion). Alter ground floor storefronts and window spacing to accommodate unexpected structural issues. See extended narrative on following pages.
Date issued 7/14/2017 PTS ID 114316 COA: ground floor alterations and canopies

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:

NO SIGNAGE IS AUTHORIZED BY THIS DOCUMENT.

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

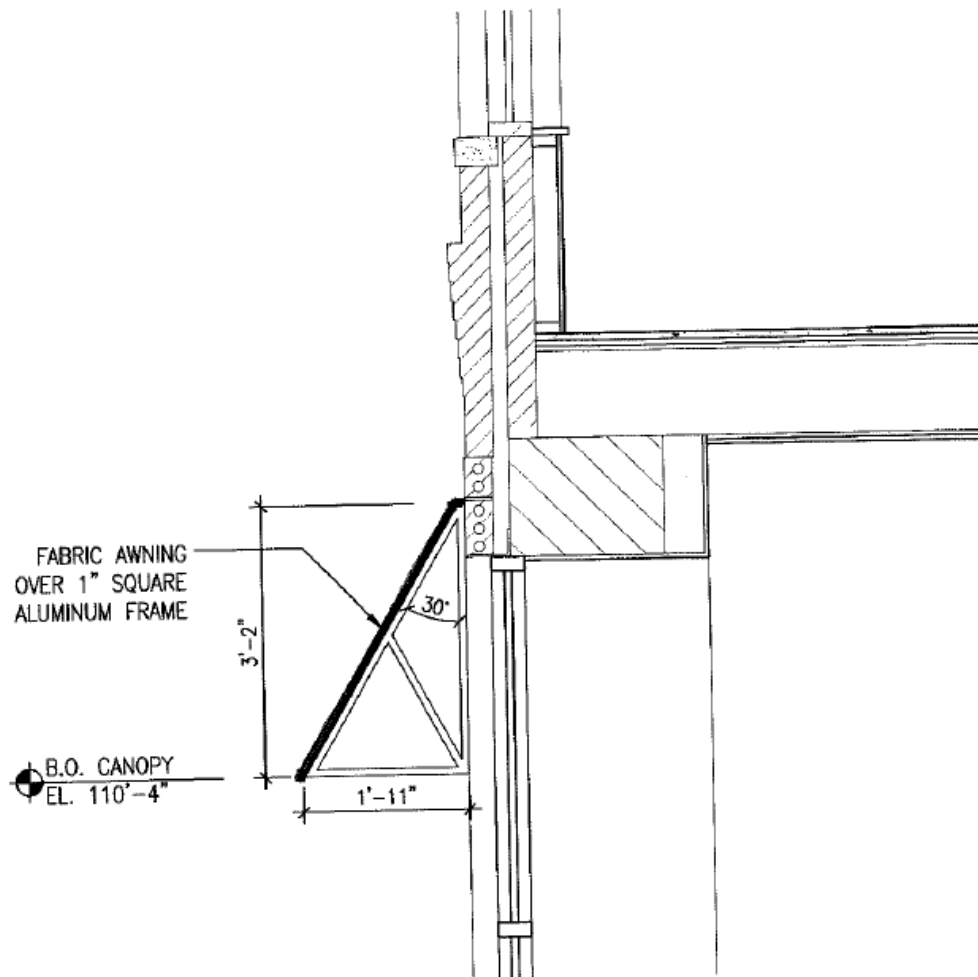
Copies to: Development Center, Ald. Jose Perez, Contractor, Inspector John Cunningham (286-2538)

The attached request for a COA is for modifications occurring as part of construction that are slightly different in appearance than the originally approved drawings.

Attached please find elevations depicting changes to:

1. North elevation 4 story building - level 1- slight variations in column pier widths / window sizes as the result of existing structure and or structural repairs needed in the field.
2. West elevation, 4 story building - level 1- slight variations in column pier widths/ window widths as the result of existing structure and or repairs needed to masonry in field.
3. West elevation: 2 story building - level 1 - revised glazing and pier rhythm to have one central pier and 2 wider flanking storefront window zones. The presence of an off center structural support would have created a non-symmetrical layout that would not visually work with the symmetrical second floor window pattern. The provided solution maintains the original symmetrical appearance for the facade.
4. South elevation: building entrance.
the desire is to remove the overhead door to the east of the current recessed entrance and expand the width of the entrance opening. This will provide greater visibility and safety at the alley entrance for patrons who are coming and going from the south parking lot. the wider recessed alcove also allows for the stair door to move from the South face to the East face under the building overhang - creating a safer exiting condition and providing patrons with a view of the alley prior to stepping out into potential on-coming traffic. the impact visually to the building is minimal as the openings are within the previous loading dock zone and remain aligned with the existing facade fenestration.

Detailed project narrative for elevation changes

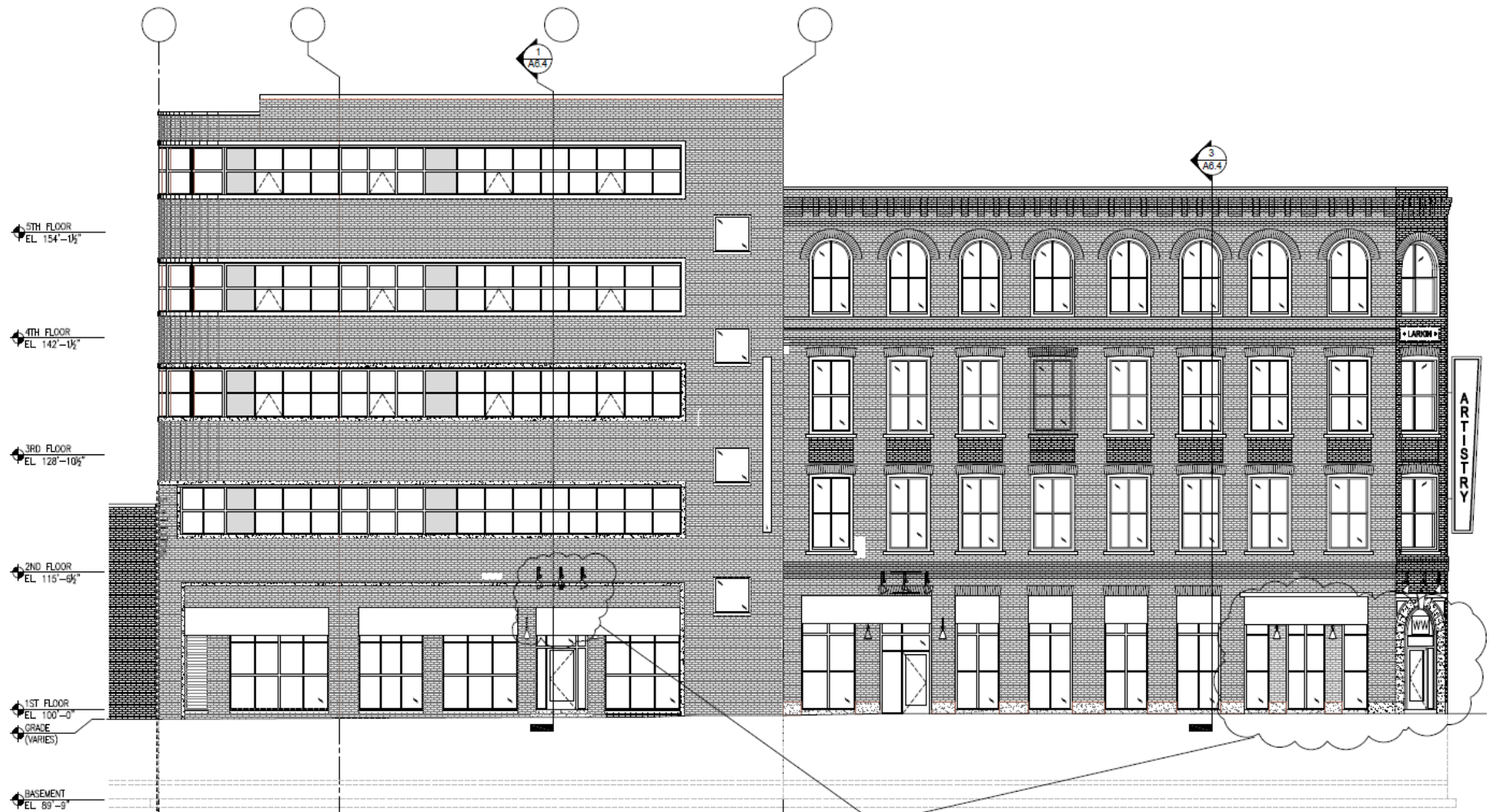


5 Fabric Canopy Section

1/2" = 1' - 0"

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Section drawing of awnings for ground floor



NORTH ELEVATION

7-10-2017

Perimeter building modifications at level 1.

Revised north elevation

1. ADJUSTED SPACING BETWEEN BRICK PILASTERS AND STOREFRONT TO WORK WITH FIELD CONDITIONS - STEEL LOCATED WITHIN THE WALL CAVITY
2. CORNER DOOR- MODIFIED STOOP / STEP FROM 1 STEP TO 2 STEPS TO WORK WITH EXISTING GRADE AND FLOOR ELEVATION CONDITIONS
3. LIGHTS ABOVE ENTRY- SHIFTED LIGHTS OVER CENTER OF ENTRANCE DOOR LOCATION.



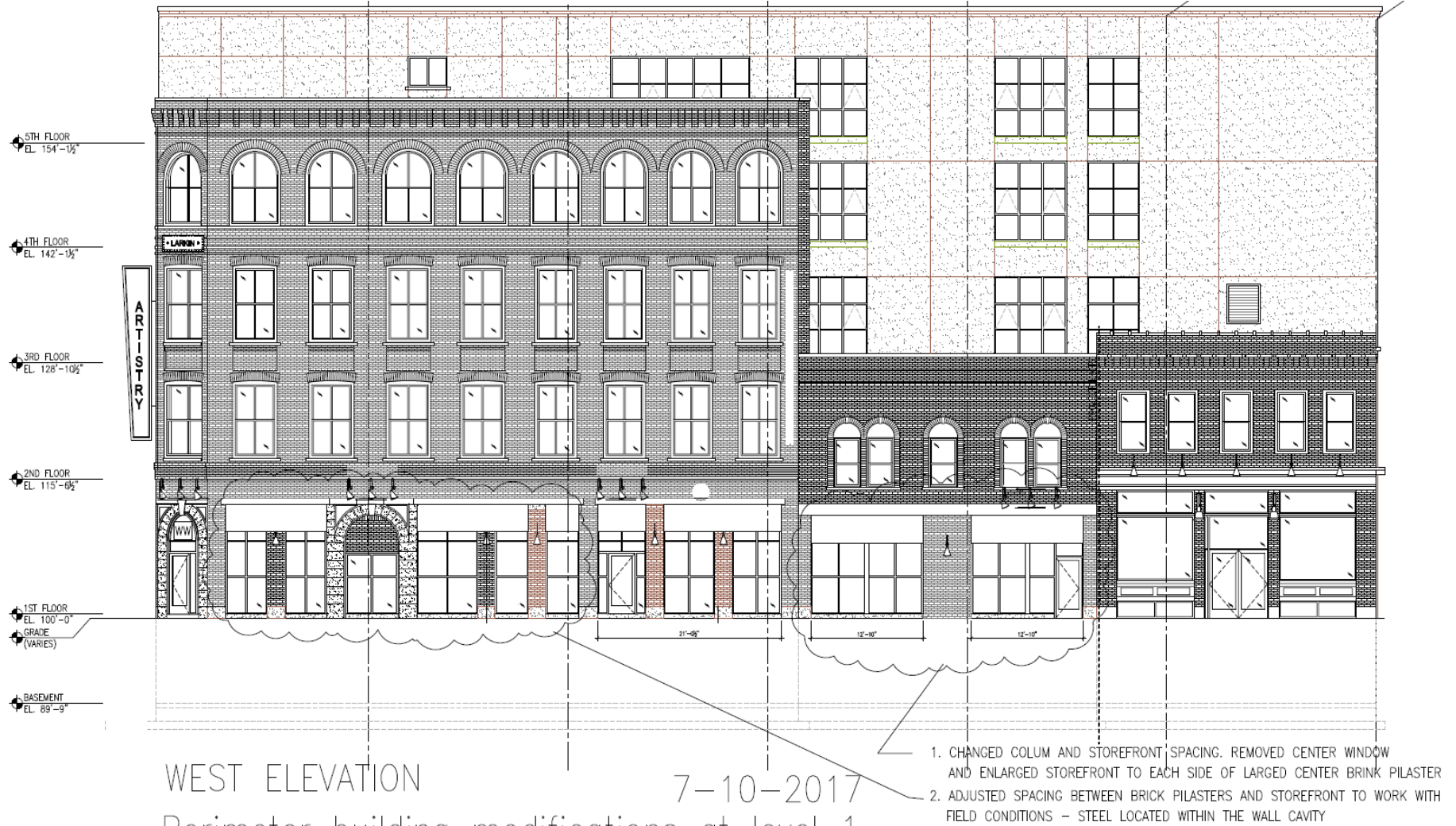
SOUTH ELEVATION

7-10-2017

Revised south elevation



Area to be altered on south wall, current conditions.



WEST ELEVATION

7-10-2017

Perimeter building modifications at level 1.

Revised west elevation