



Certificate of Appropriateness—Amended

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

Property	801-803, 805, & 807-809 N. CASS ST.	Cass & Wells Historic District
Description of work	Construct connector addition between 801-803 N Cass St and 807-809 N Cass St on vacant lot at 805 N Cass St and enclose the space. Begin site work, foundations/footings, and framing of structure and roofing. Demolition of 2nd story north balcony on 801-803 building. Demolition of oriel window on south side of 807-809 building. Remove aluminum and vinyl siding from existing buildings. Rebuild ground floor façade of 807-09 Cass building. Remove gutters and downspouts from both buildings as needed route future drainage across flat roof of infill building. Additional specifications are noted on drawings.	
Date issued	2/28/2017	Amended 2/13/2018 PTS ID 114185 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

Landscaping
Pavers must be a clay-based product, not concrete.

Wood
All finish wood must be smooth and free of knots and must be painted upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is highly recommended but not required. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

Masonry
New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar

shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before tuckpointing. New brick must match as closely as possible the color texture, size, and finish of the original brick. A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

HVAC

Sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material.

Roofs

No dormers, chimneys, moldings or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

Chimneys

The (partially) rebuilt chimney must be rebuilt to exactly match the historic including bonding pattern, corbeling, and other details. Accurate measurements shall be taken prior to disassembling so the new chimney exactly matches the historic without alteration.

Windows

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size.

Signs

Mounting posts shall be drilled into mortar joints only and not into the face of any brick or stone.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was amended. 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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

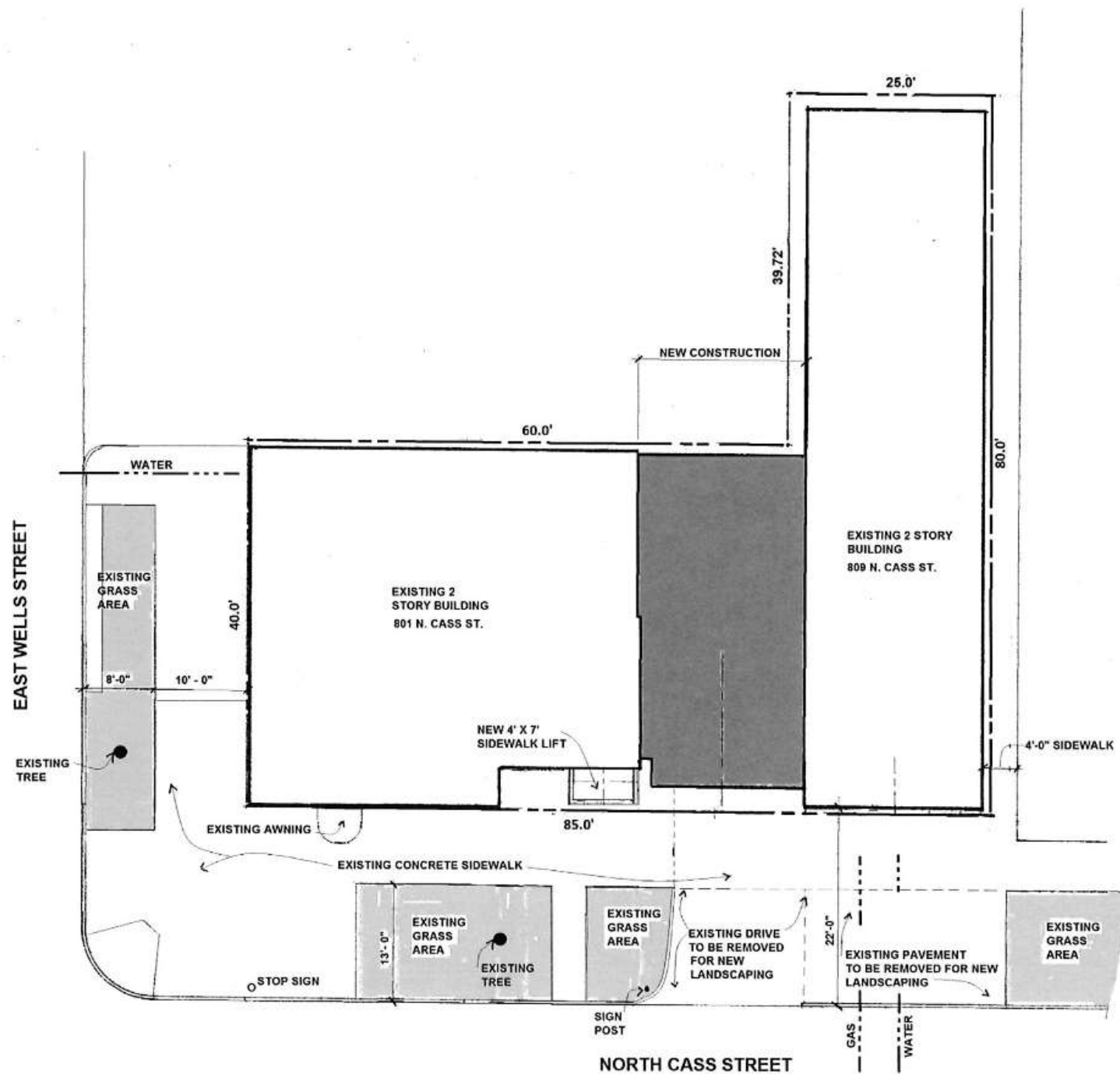
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



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



Existing conditions, Cass elevation



PLAT OF SURVEY

CLIENT

Buckley's Restaurant and Bar LLC

SITE ADDRESS

801 N. Cass St. Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

PARCEL A:

The East 80 feet of the South 25 feet of Lot 5, Block 90 in the Plat of Milwaukee, East of the Ricer, in the North West Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL B:

The East 40 feet of Lot 6 in Block 90 in Plat of the Town of Milwaukee, on the East side of the River, in the Northwest Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

To be known as:

Lot 1 Certified Survey Map _____

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N84°00'29"E.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-6202, effective date of the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7 & 8 visible evidence shown, if any.

2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 not survey related.

PARKING SPACES

There are no regular parking spaces.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0092E, effective 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

LAND AREA

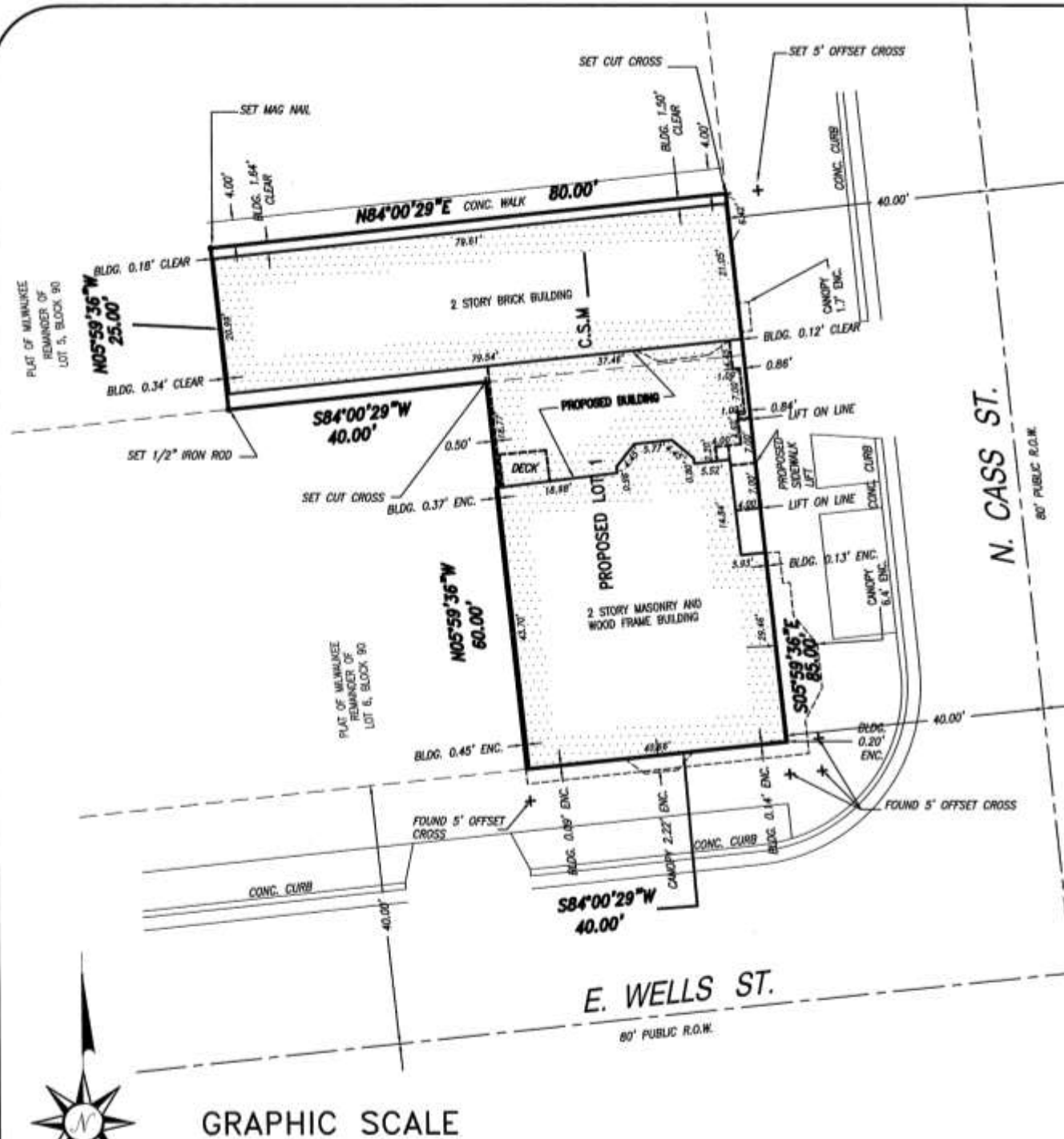
The Land Area of the subject property is 4,400 square feet or 0.1010 acres.

I Certify that I have surveyed the above described property (Property), and the above map is cor professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, t dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible This survey is made for the exclusive use of the present owners of the Property, and also those who purchas guarantee the title thereto, within one (1) year from date hereof.

Date: December 6, 2017
Revised: January 12, 2018



Donald C. Chaput
Donald C. Chaput
Professional Land Surveyor



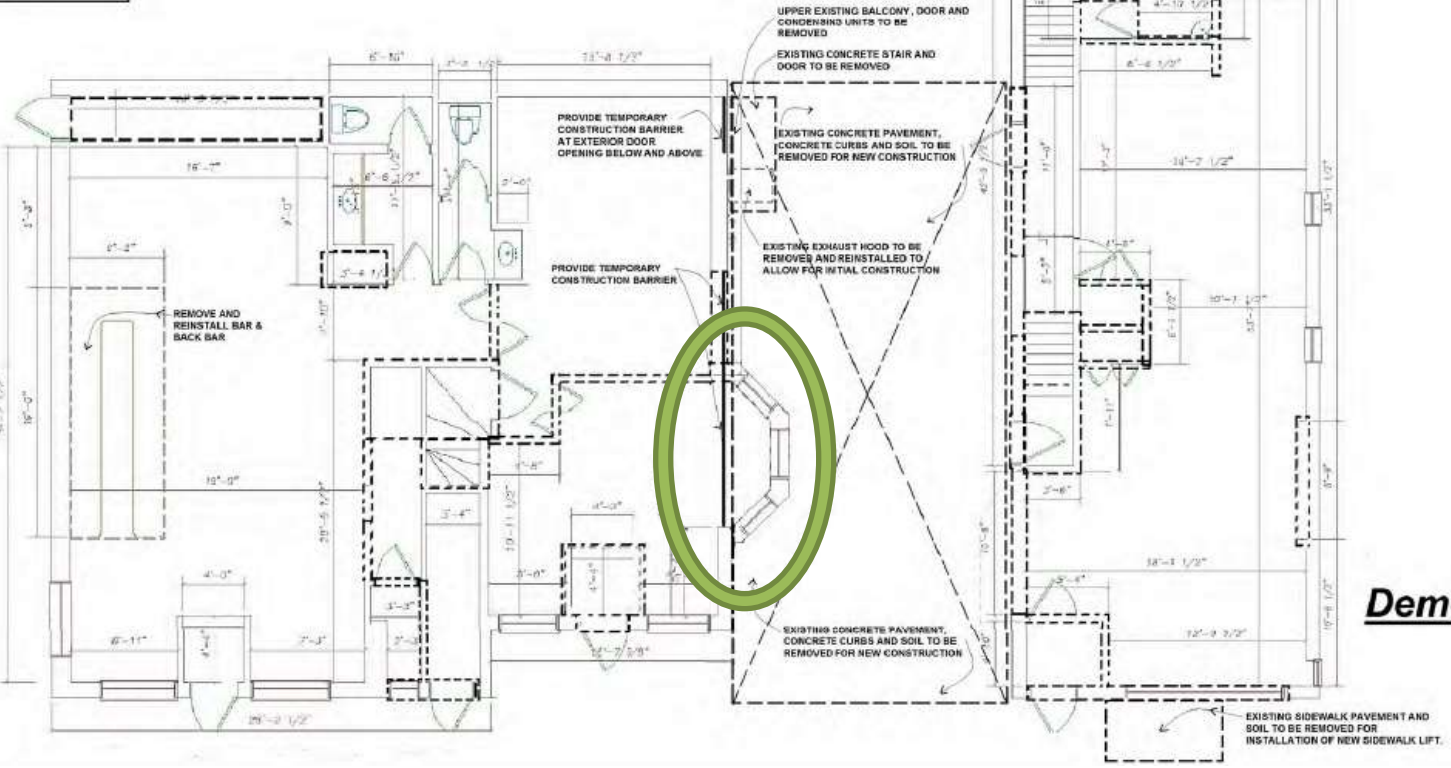
General Notes

1. COMPLY WITH ALL GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATION AUTHORITIES HAVING JURISDICTION. COMPLY WITH ANSVASSE A10.6 AND NFPA 241.
2. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH CURRENT OPERATIONS, ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
3. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION OR AS INDICATED.
4. DEFINITIONS:
 - A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF SITE UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
 - B. REMOVE AND SALVAGE: CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER.
 - C. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE AND REINSTALL WHERE INDICATED.
 - D. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

Legend

- EXISTING CONSTRUCTION TO BE REMOVED THAT INTERFERES WITH NEW PLANNED CONSTRUCTION. REFER AND COORDINATE WITH FLOOR PLANS FOR NEW CONSTRUCTION.
- EXISTING CONSTRUCTION TO REMAIN.

Demolition Plan. Circled bay window must be retained.



Demo Plan

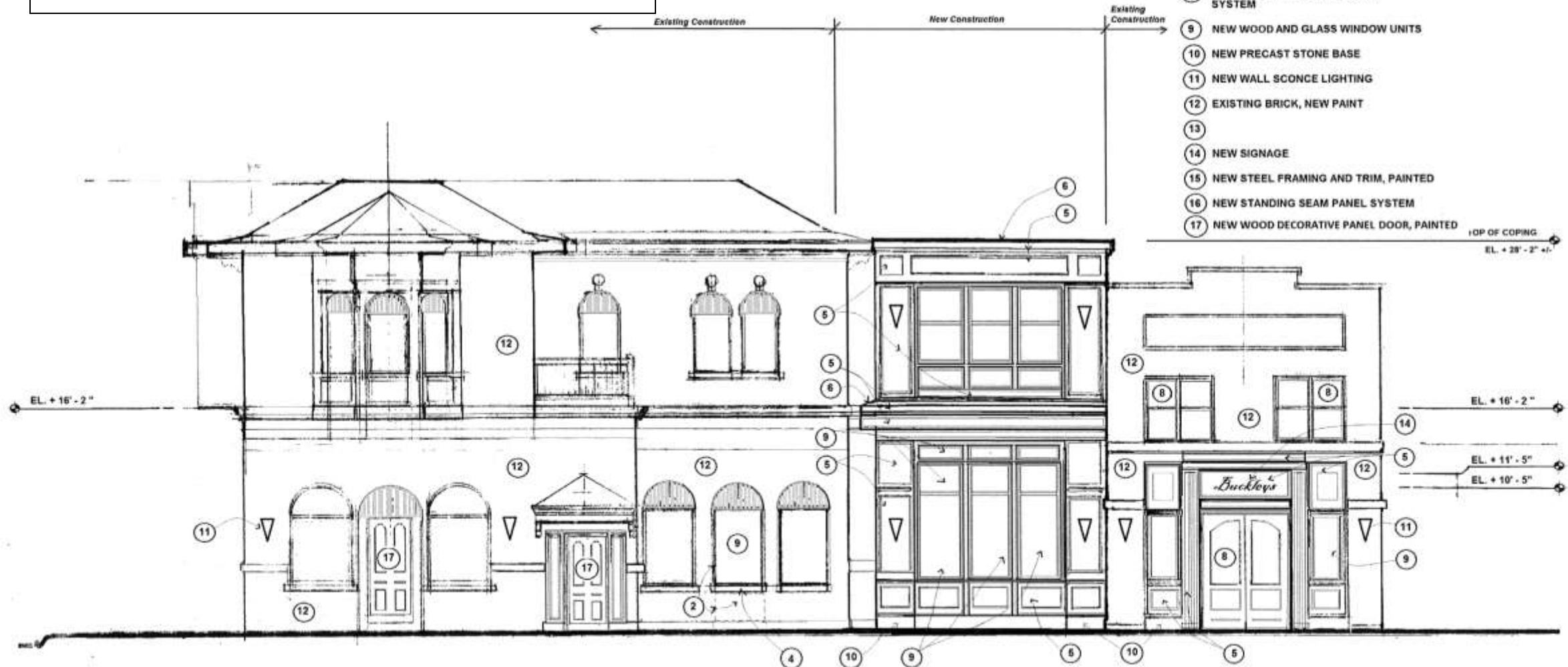
Proposed Cass Street elevation.
Unapproved items are crossed out.

Doors and windows on infill building and 807-809 building are to be as shown. Second floor east windows on 807-09 building are not to be altered.

Windows on 801-803 building may be replaced with two-over-two wood windows within the existing opening.

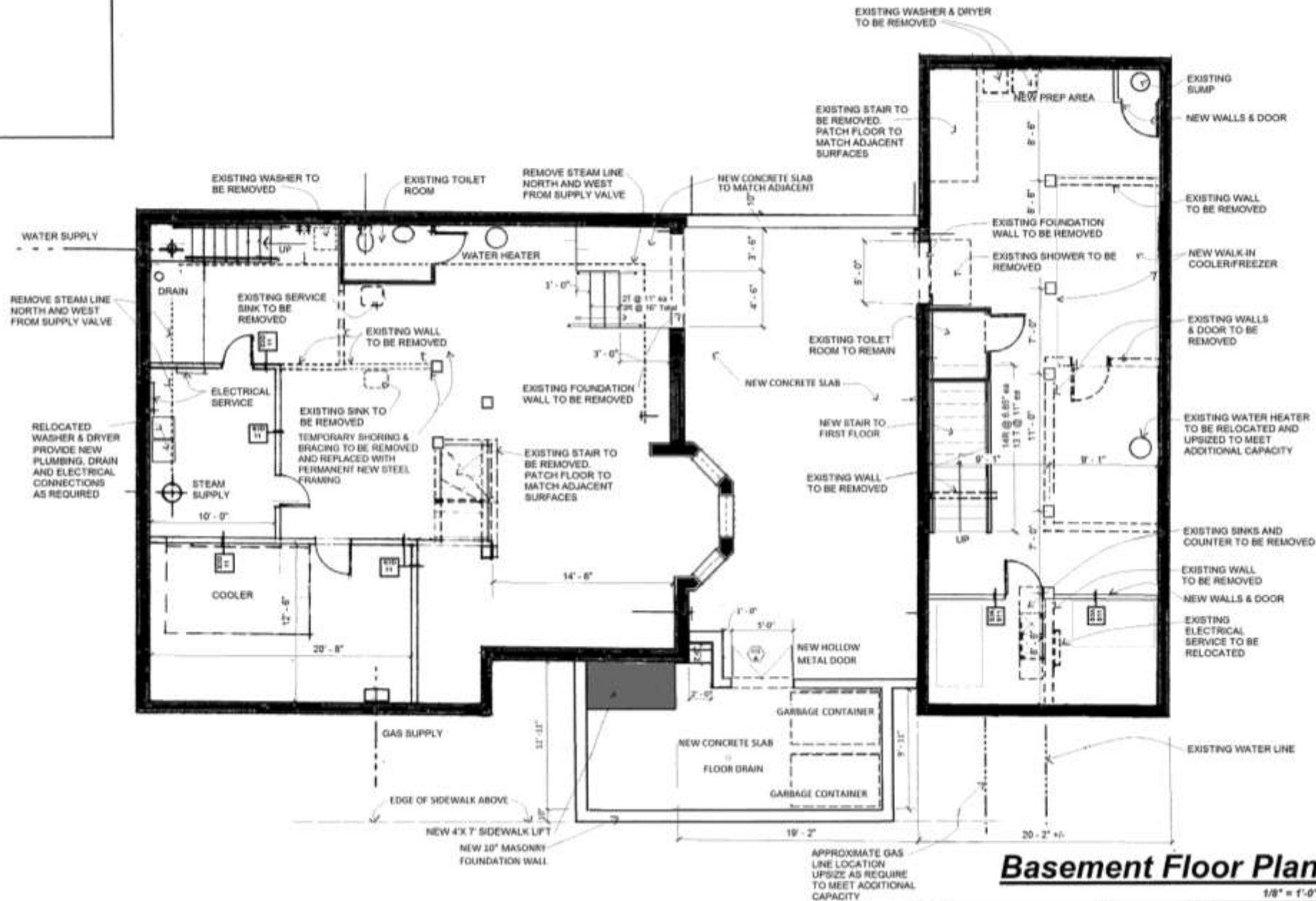
Keyed Elevation Notes:

- ① NEW SMOOTH FACE MASONRY WITH PAINTED FINISH
- ② PATCH BRICK TO MATCH WHERE DOOR HAS BEEN REMOVED
- ③ NEW PAINTED WOOD PANEL AND TRIM WHERE DOOR HAS BEEN REMOVED
- ④ NEW PRECAST CONCRETE SILL
- ⑤ NEW PAINTED WOOD PANEL AND TRIM
- ⑥ NEW PREFINISHED SHEET METAL COPING
- ⑦ NEW WOOD AND GLASS WINDOW UNIT
- ⑧ NEW WOOD AND GLASS DOOR SYSTEM
- ⑨ NEW WOOD AND GLASS WINDOW UNITS
- ⑩ NEW PRECAST STONE BASE
- ⑪ NEW WALL SCONCE LIGHTING
- ⑫ EXISTING BRICK, NEW PAINT
- ⑬
- ⑭ NEW SIGNAGE
- ⑮ NEW STEEL FRAMING AND TRIM, PAINTED
- ⑯ NEW STANDING SEAM PANEL SYSTEM
- ⑰ NEW WOOD DECORATIVE PANEL DOOR, PAINTED



EXISTING WALL
CONSTRUCTION TO REMAIN

NEW WALL CONSTRUCTION



Basement Floor Plan

Buckley's Addition
and Interior
Remodeling

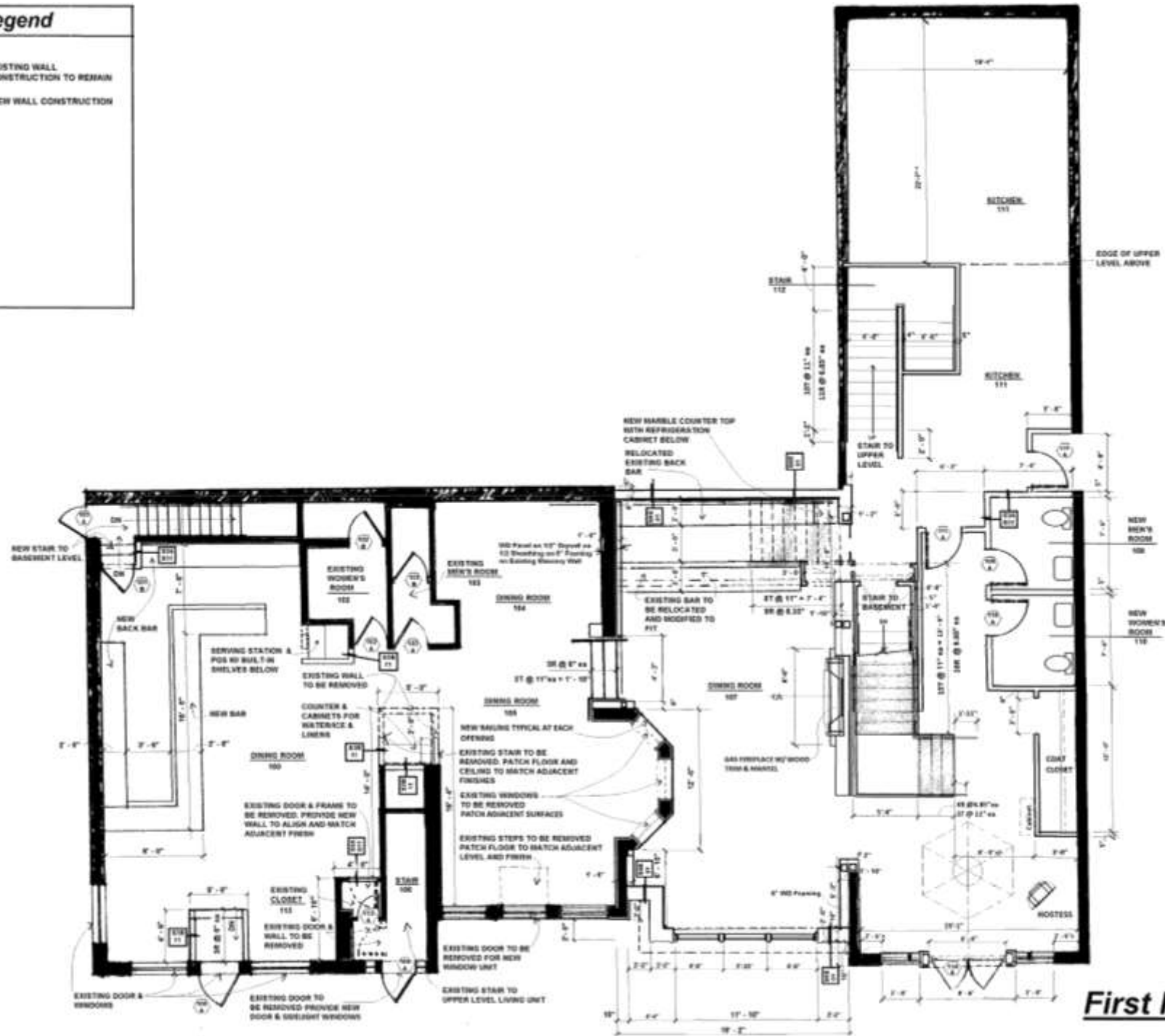
Basement Floor Plan

Sheet No.

A1-00

Legend

- EXISTING WALL
CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION

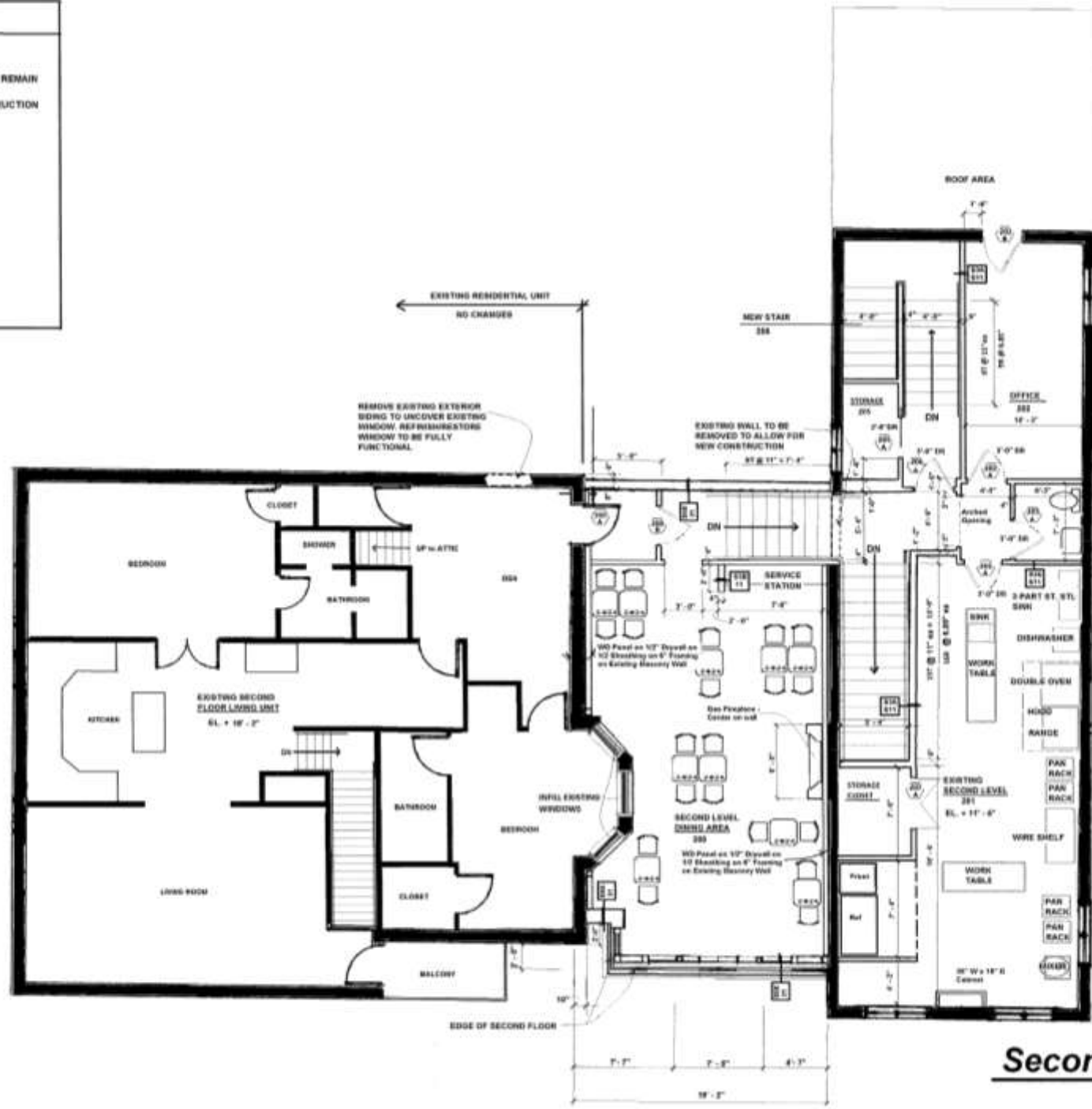


First Floor Plan

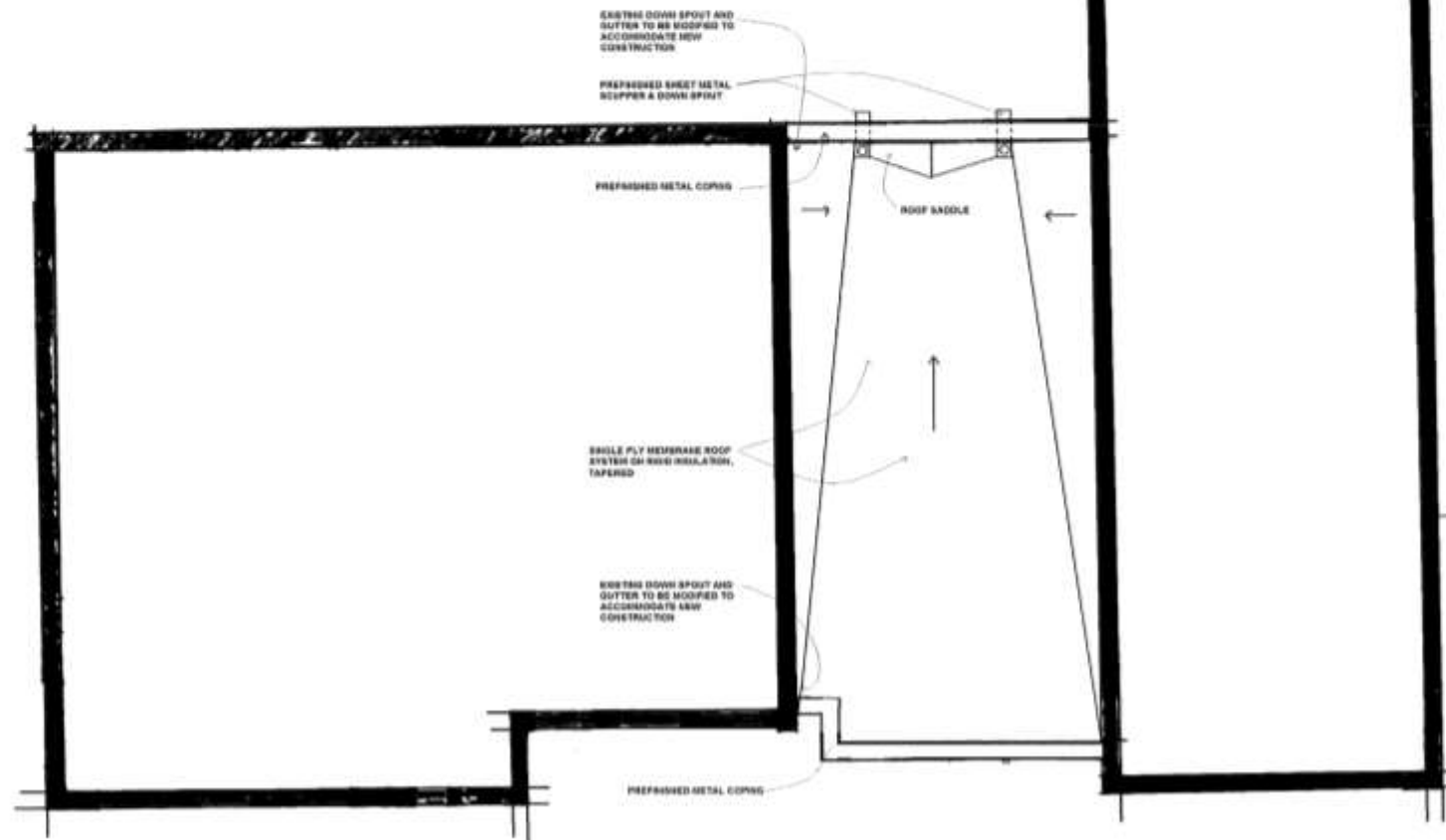
1/8" = 1'-0"

Legend

- EXISTING WALL
CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION



Second Floor Plan
1/8" = 1'-0"



Roof Plan
1/8" = 1' - 0"

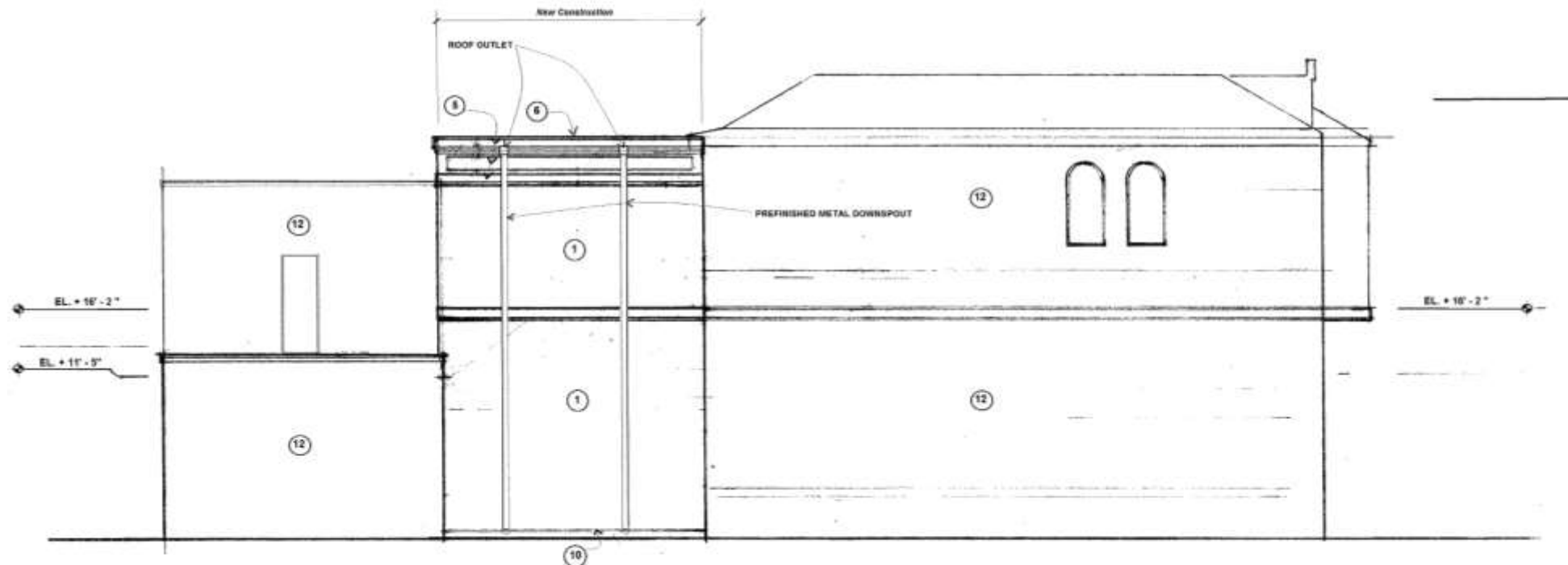
*Buckley's Addition
and Interior
Remodeling*

Roof Plan

Sheet No.

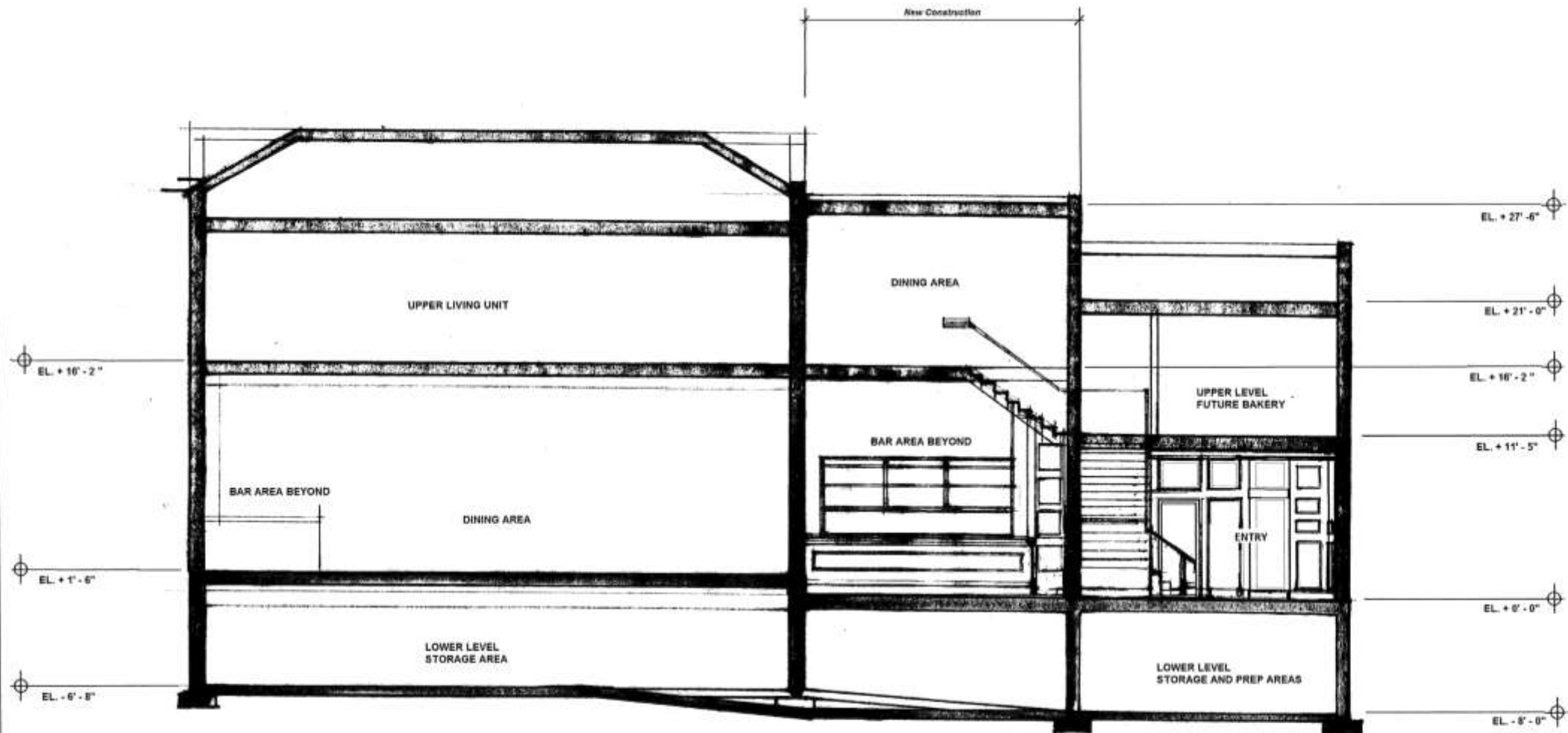
Keyed Elevation Notes:

- ① NEW SMOOTH FACE MASONRY WITH PAINTED FINISH
- ② PATCH BRICK TO MATCH WHERE DOOR HAS BEEN REMOVED
- ③ NEW PAINTED WOOD PANEL AND TRIM WHERE DOOR HAS BEEN REMOVED
- ④ NEW PRECAST CONCRETE SILL
- ⑤ NEW PAINTED WOOD PANEL AND TRIM
- ⑥ NEW PREFINISHED SHEET METAL COPING
- ⑦ NEW ALUMINUM AND GLASS WINDOW UNIT
- ⑧ NEW ALUMINUM AND GLASS WINDOW AND DOOR SYSTEM
- ⑨ NEW ALUMINUM AND GLASS WINDOW UNITS
- ⑩ NEW PRECAST STONE BASE
- ⑪ NEW WALL SCONCE LIGHTING
- ⑫ EXISTING BRICK, NEW PAINT



West Elevation

1/8" = 1'-0"



Section

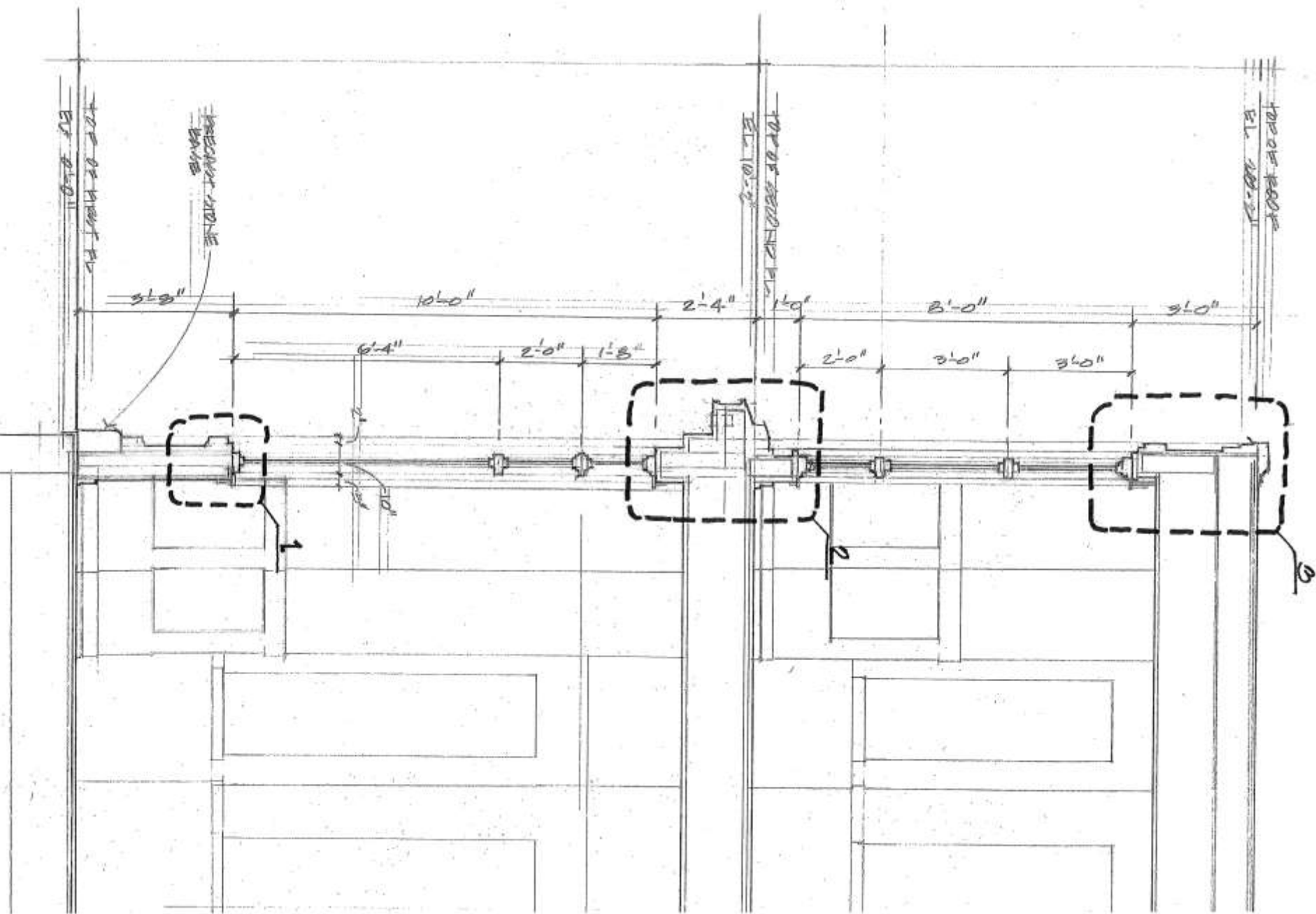
1/8" = 1'-0"

*Buckley's Addition
and Interior
Remodeling*

Building Section

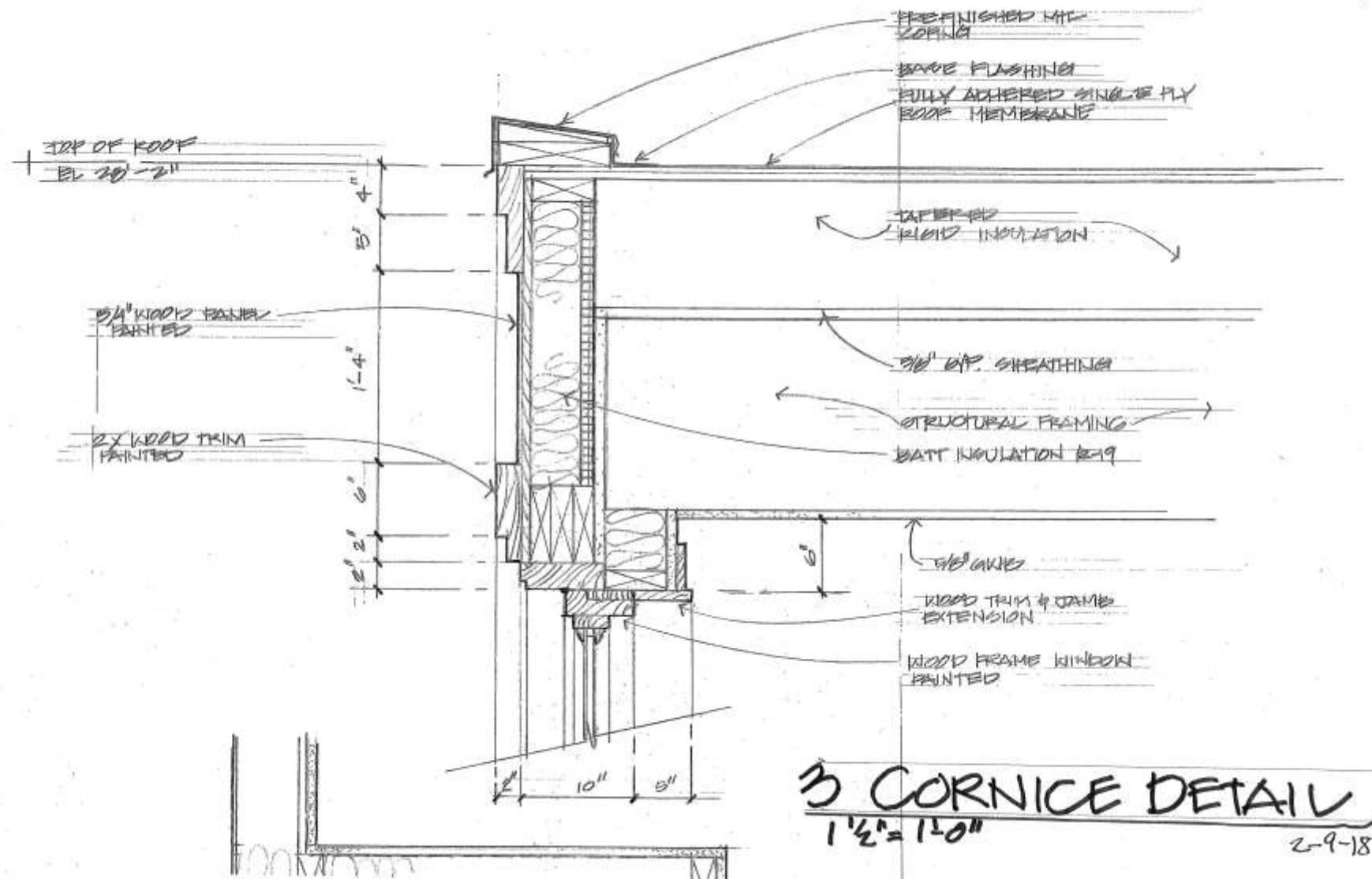
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A3-01



BUILDING SECTION
 $\frac{1}{8}" = 1'-0"$

2.9.10



Connection of
801-803 N Cass
building to new
construction
portion.

