



Certificate of Appropriateness

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

Property

701 W. HISTORIC MITCHELL ST.

Description of work

Demolish masonry of east wall of 701 building to top of second floor windows. Demolish and remove all chimneys at both buildings. Reconstruction of chimneys shall not be required under future projects. Open areas will be tarped and sealed with termination bars into the wall that are bolted into mortar joints. Other areas shall be sealed by new roofing as appropriate.

Re-roof both buildings with new membrane roof per Wisconsin Historical Society best practices available at <https://www.wisconsinhistory.org/Records/Article/CS4266> . Remove existing roof over both buildings and from rear porch of 705-707 building. Existing half-round gutters shall be replaced with new half-round gutters, sizing is subject to the contractor's determination of best practices.

Demolish rear porch from over rear bumpout of 705-707 building. Remove and store posts and corbels from rear porch for reuse. Porch reconstruction may be required at the discretion of the Commission.

Reconstruction of the wall will be per a separate application per conditions below.

Date issued

11/26/2019

PTS ID 114889 COA: Emergency demolition and new membrane roof

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: This project is approved by staff as strictly an emergency life-safety measure. As such, the following conditions apply.

- 1. Building shall be made weathertight until repairs are viable in Spring 2020, including currently open/missing windows.**
- 2. A complete application to perform repairs to existing or better conditions shall be filed with the Historic Preservation Commission by April 6, 2020.**
- 3. All exterior masonry repairs shall be completed by July 30, 2020.**
- 4. No extension on any deadlines in this document shall be granted by staff, only by a formal vote of the Commission at a public meeting.**
- 5. Any violation of the above conditions shall be a violation under MCO 320-21-14.**

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 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 Wingo.



Subject wall for partial demolition.



Typical front window in need of board up as part of this approval.



Detail of damaged area. Note subtle pilasters and copper coping. Pilasters and copper coping will be required in the reconstruction.



Rear of 705-707 building. Porch roof and all chimneys are to be removed. Porch over the rear bumpout (with bars on windows) shall be demolished, but columns and corbels shall be retained for reuse.



Rear of 701 building showing half-round gutter. Commission may require reconstruction of the jump porch that appears to have been removed without appropriate permits or Certificate of Appropriateness.