



Rehabilitation Criteria 2622-26 West State Street



The building shall be rehabilitated and site improvements constructed according to plans approved by the Redevelopment Authority. Appropriate storefront restoration is essential. Please refer to the City's publication "*Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings*", that is available from the Historic Preservation Commission for \$15.00 or at the Milwaukee Public Library.

EXTERIOR WALLS/STOREFRONT

1. Remove all wood board-up/siding
2. Restore traditional storefront by reconstructing the bulkhead and windows; Maintain the original three-bay design. Bulkhead must remain low in height – not to exceed two feet.
3. Replace doors, windows, ceramic tiles, cornice, canopy and other decorative elements using historical, pictorial and physical documentation;
4. Windows may be replaced with a bronze anodized aluminum-framed storefront system of the same design and proportion. Glass must be at least five-feet wide.
5. Use clear glass, not tinted or low-e glass; Glass block is prohibited in any opening and no bars or security grates may be installed on doors or windows.
6. Do not install additional door or window openings.
7. Tuck-point the masonry, as necessary, to match the existing jointing in style, color, hardness, joint width and joint finish; Use clay brick and mortar color and jointing that match the adjacent surfaces.
8. Repair all original wood trim to original condition or replace with wood;
9. Prime and paint all wood trim, sash, and doors.
10. Install "Type A" signage that is compatible with the architecture of the building in size, scale and colors.

ROOF

1. Inspect and repair or replace as required to restore to a weather-tight condition.

INTERIOR

1. Renovate the interior to the building code and to accommodate the intended use; building may involve one to three building sections to match the original storefronts.
2. Correct any structural defects to the flooring, walls, and ceilings.
3. Install new wall, ceiling, and floor finishes, or repair the existing.
4. Install mechanical, plumbing, and electrical systems to meet building code.

SITE IMPROVEMENTS

1. Add ornamental metal fencing along open areas along State Street and North 27th Street. The fence should be placed slightly off the property line with a landscape band between it and the property line.
2. Install attractive landscaping above zoning code minimums; include an attractive landscaped element at the corner of 27th & State
3. Replace rear parking lot; curbing along the alley may be required
4. Add a driveway to North 27th Street near the north property line (exact location subject to DPW approval)