

HIGH HAT LOUNGE & GARAGE

1713-1719 N. ARLINGTON PLACE

CANOPY ADDITION
Certificate of Appropriateness Application
April 9, 2019



DESCRIPTION OF PROJECT

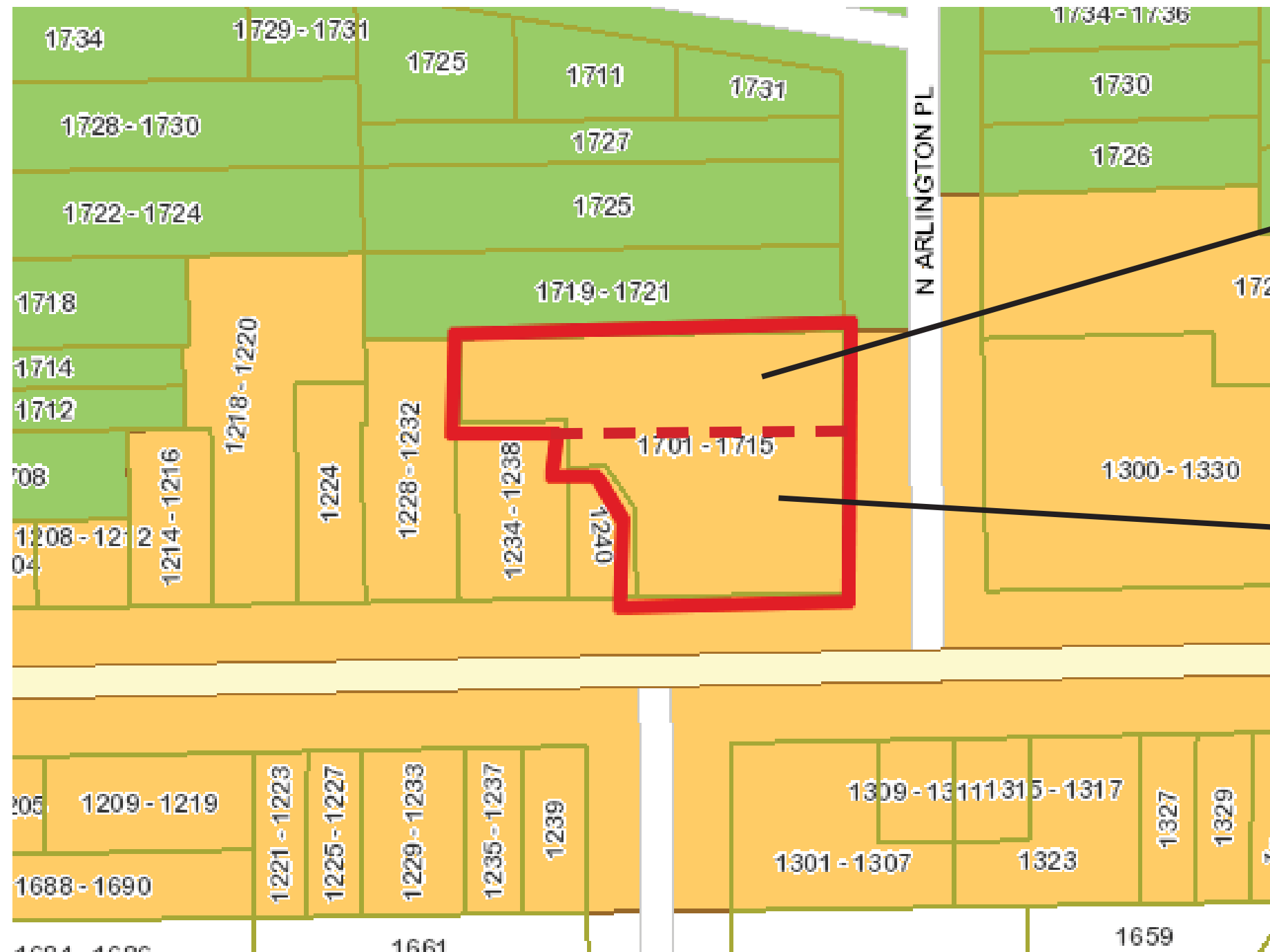
The High Hat Garage owners would like to add a covered canopy to their patio in an effort to provide their patrons with a variety of places to sit and enjoy the exterior spaces throughout much of the year. They have purchased a salvaged corrugated, galvanized steel grain bin that they would like to erect on their patio to provide a unique, sheltered place for their customers to sit. The grain bin canopy is 19'-0" in diameter and with a roof structure at approximately 14'-0" tall. Painted steel columns will support the roof and provide lateral stability to the fascia.

The structure will negligibly impact the Brady Street Historic District. It has been sited in the patio space in a manner that will have adjacent buildings blocking the view from the south, and with trees, plantings and fencing, the structure will have minimal visibility from Brady Street. Additionally, the size of the canopy is appropriately scaled for this type of use, being smaller and shorter than the adjacent buildings. For these reasons, we believe a Certificate of Appropriateness is warranted for this canopy.

Furthermore, we believe that this canopy should be allowed to be erected because it is being built on a parcel of land that was not part of the original East Brady Street Historic District. The canopy will be built on the property located at 1713 – 1719 N Arlington Place. In the nomination form for the district (NPS Form 10-900; 02/09/1990), the north boundary of the Historic District is 1709 N Arlington Place as described in the DESCRIPTION OF INDIVIDUAL CONTRIBUTING BUILDINGS. The property that the canopy that we are proposing to build is not listed in this nomination form as a contributing or a non-contributing building / parcel of land.

The reason this project is required to apply for this Certificate of Appropriateness is because the property at 1713 – 1719 N Arlington Place was combined with the property at 1701 – 1703 N Arlington Place sometime in the last 10-15 years, and when this happened, the 1713 – 1719 N Arlington Place property was brought into the East Brady Street Historic District. **In other words, the 1713 – 1719 N Arlington Place property was not considered to contribute to the historic significance of the East Brady Street District when it was nominated,** but rather, was brought into the district for reasons unrelated to the parcel of land's historic significance. It is for this reason that we believe that the City of Milwaukee Historic Preservation Committee should have much wider latitude in approving structures for this property than improvements made on parcels of land that were part of the original district nomination.

east brady street historic district



1713 - 1719 N ARLINGTON PL
HIGH HAT GARAGE

1701 - 1709 N ARLINGTON PL
HIGH HAT & HIGH HAT GARAGE PROPERTY

EAST BRADY STREET HISTORIC DISTRICT - SHOWN IN GOLD

existing photos

**1713 - 1719 N
ARLINGTON PLACE**



EXISTING AERIAL VIEW

existing photos



EXISTING VIEW FROM BRADY STREET

CERTIFICATE OF APPROPRIATENESS APPLICATION
MARCH 9, 2019

HIGH HAT GARAGE
1713-1719 N ARLINGTON PLACE

existing photos



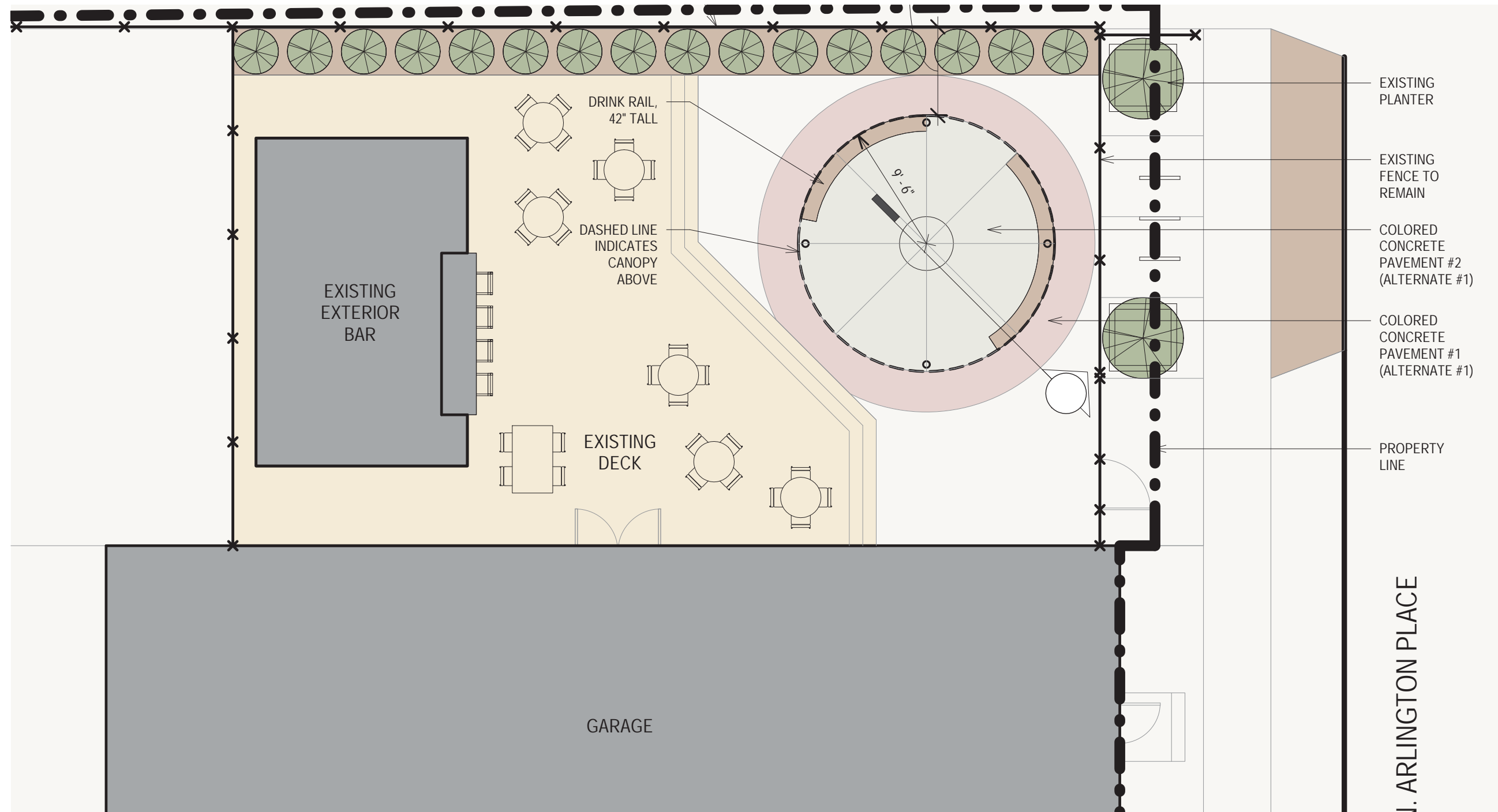
EXISTING VIEW FROM EAST

existing photos



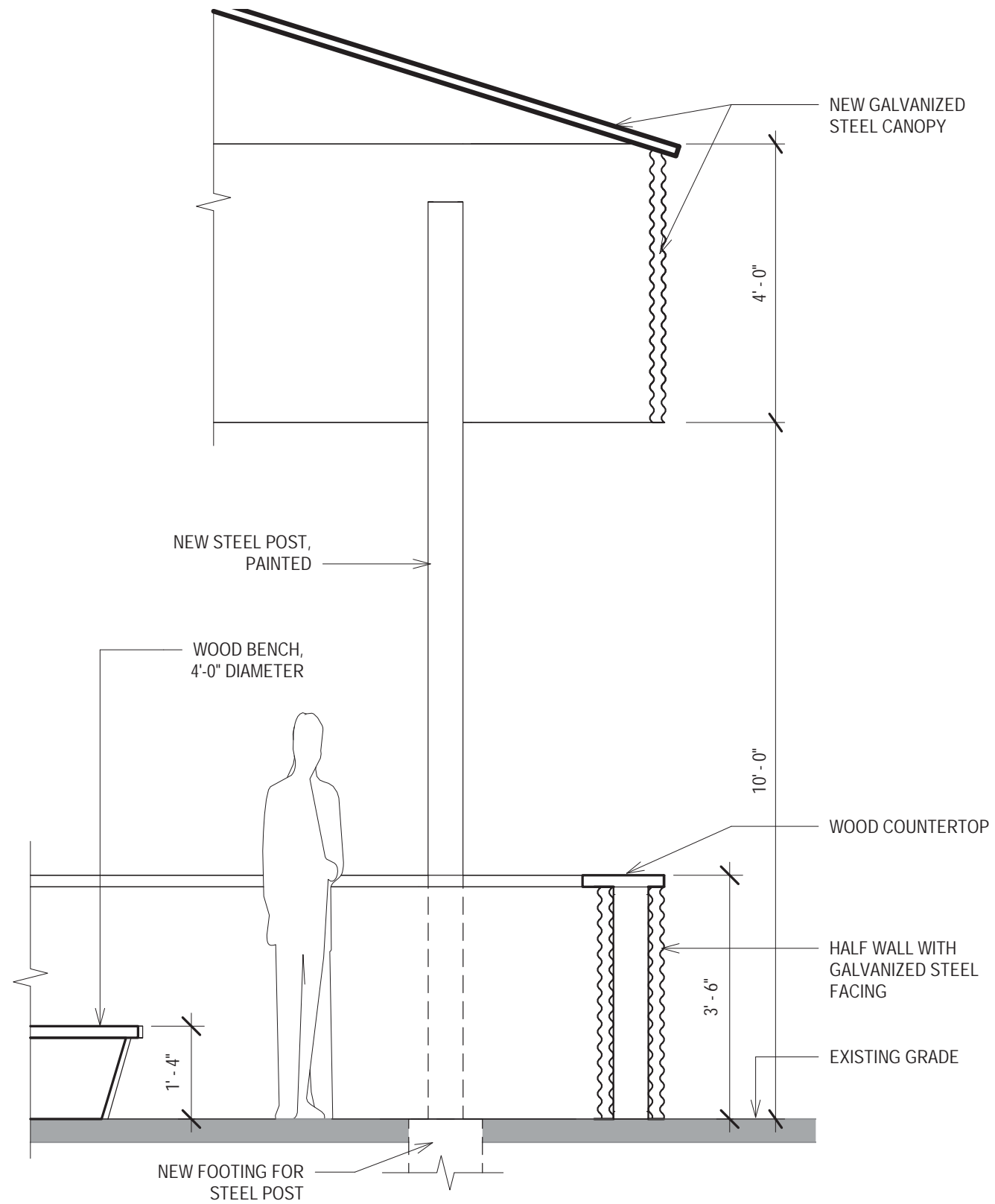
EXISTING VIEW FROM NORTH

patio canopy



PATIO SITE PLAN

patio canopy



SECTION AT CANOPY

patio canopy



VIEW FROM BRADY STREET

patio canopy



VIEW FROM SIDEWALK