



Certificate of Appropriateness

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

Property

1701 N. HUMBOLDT AV. Brady Street Historic District

Description of work

A new mixed use building will be constructed at the northwest corner of East Brady Street and North Humboldt Avenue. The new construction will replace the one story masonry building currently on the site. A Certificate of Appropriateness was issued for the demolition of that structure on June 23, 2016.

The new building will have ground floor retail space along the Brady Street frontage with the upper floors being occupied by apartments. There will be underground parking and a rooftop recreation/fitness area for the tenants.

The drawings presented to the commission on October 19, 2016 were approved with a footnote that the applicant could work with staff on modifications.

The attached drawings represent the final designs for the project, with modifications resulting from the review by Plan Exam and consultation with staff.

Date issued

7/23/2016

PTS ID 110686 COA Construct New Building

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:

All work to be carried out according to the plans submitted July 15, 2016 as attached.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@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.

A handwritten signature in black ink, reading "Carlen Hatala". The signature is written in a cursive style with a diagonal slash between the first and last names.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)

HPC SET 10-19-15



PERMIT SET 07-07-16



Note changes in rooftop structure necessitated by the requirement to add a second staircase to the rooftop. Rooftop deck area will be screened with Ipe wood screen in front of which will be a green screen. The fence will sit 23 feet back from the west façade and be 8 feet tall. Transoms were added to the windows. Railings will have horizontal cables.



North windows were eliminated for compliance with fire codes. The now plain elevation will have two types of cement board siding to break up the surfaces.

HPC SET 10-19-15



PERMIT SET 07-07-16



Brady Street elevation shows change to rooftop elements, the addition of transoms to the second story windows, the relocation of the balcony doors and improvements to the service entry at the far left (west)



Note changes to the rooftop structure due to the addition of a second required staircase. Windows were reduced in size to allow for more privacy at Dryhootch next door.

GARAPA WOOD SUNSHADE, STAINED.
SEE DETAIL 1/A544

PAINTED UNIT INTAKE, TYP. SEE
MECHANICAL

CUSTOM PROFILED METAL
COPING

FIBER CEMENT BOARD SIDING,
LAP PROFILE

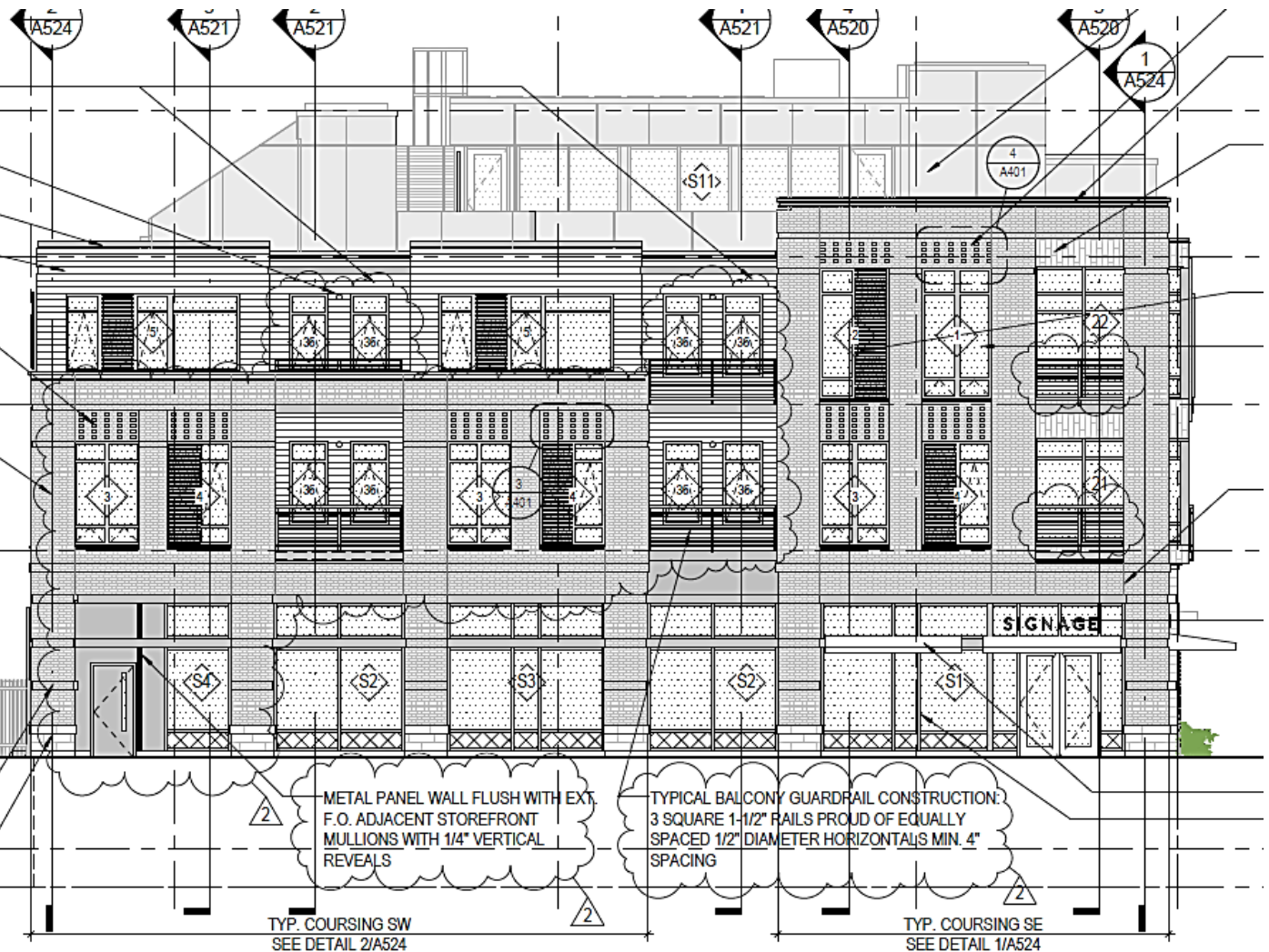
FLEMISH BOND WITH PROJECTING
HEADER PATTERN (1" PROJECTION)

MODULAR MASONRY VENEER

EXISTING FENCING TO REMAIN

REVEAL COURSING AT MASONRY

LARGE FORMAT
CORDOVA STONE (4x8x24)

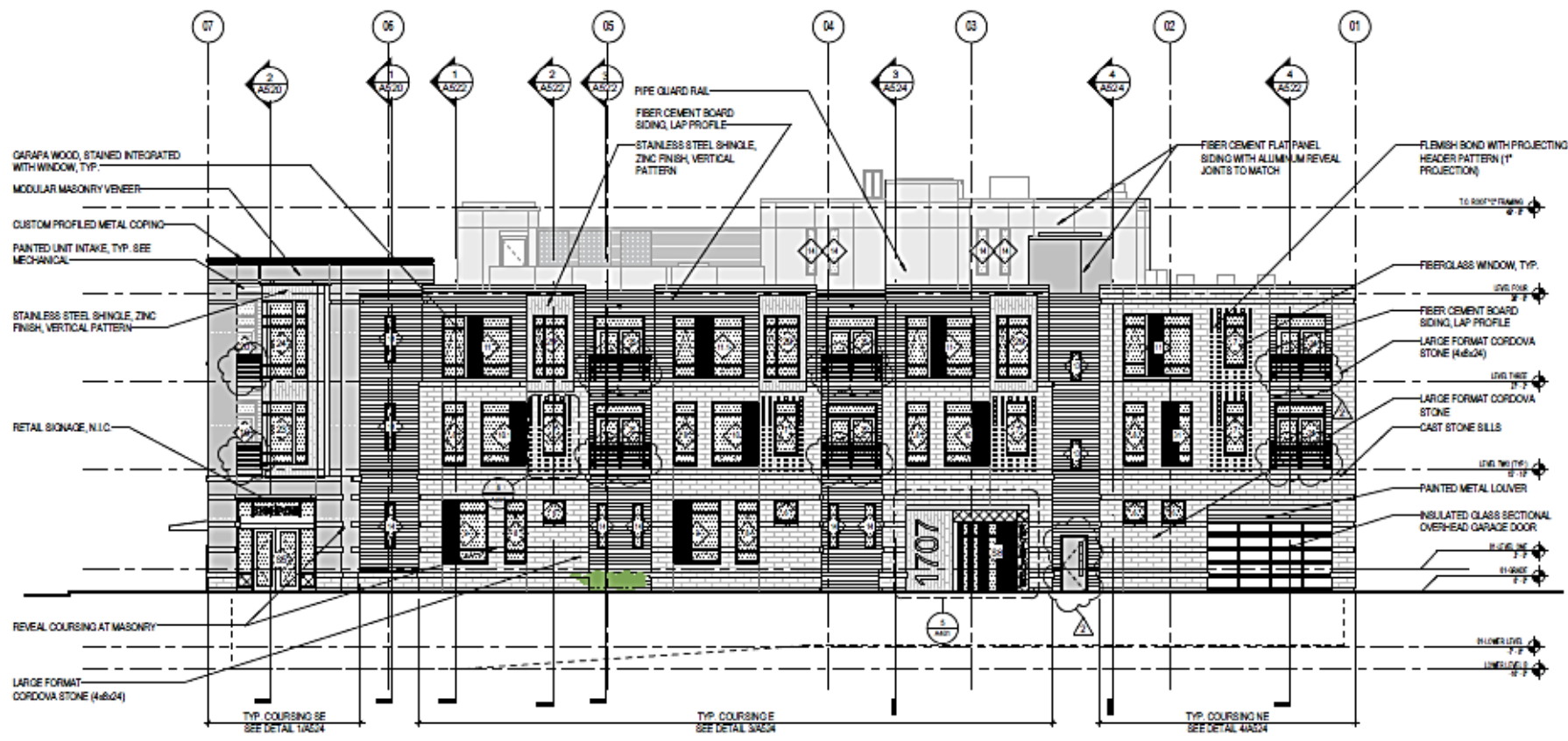


TYP. COURSING SW
SEE DETAIL 2/A524

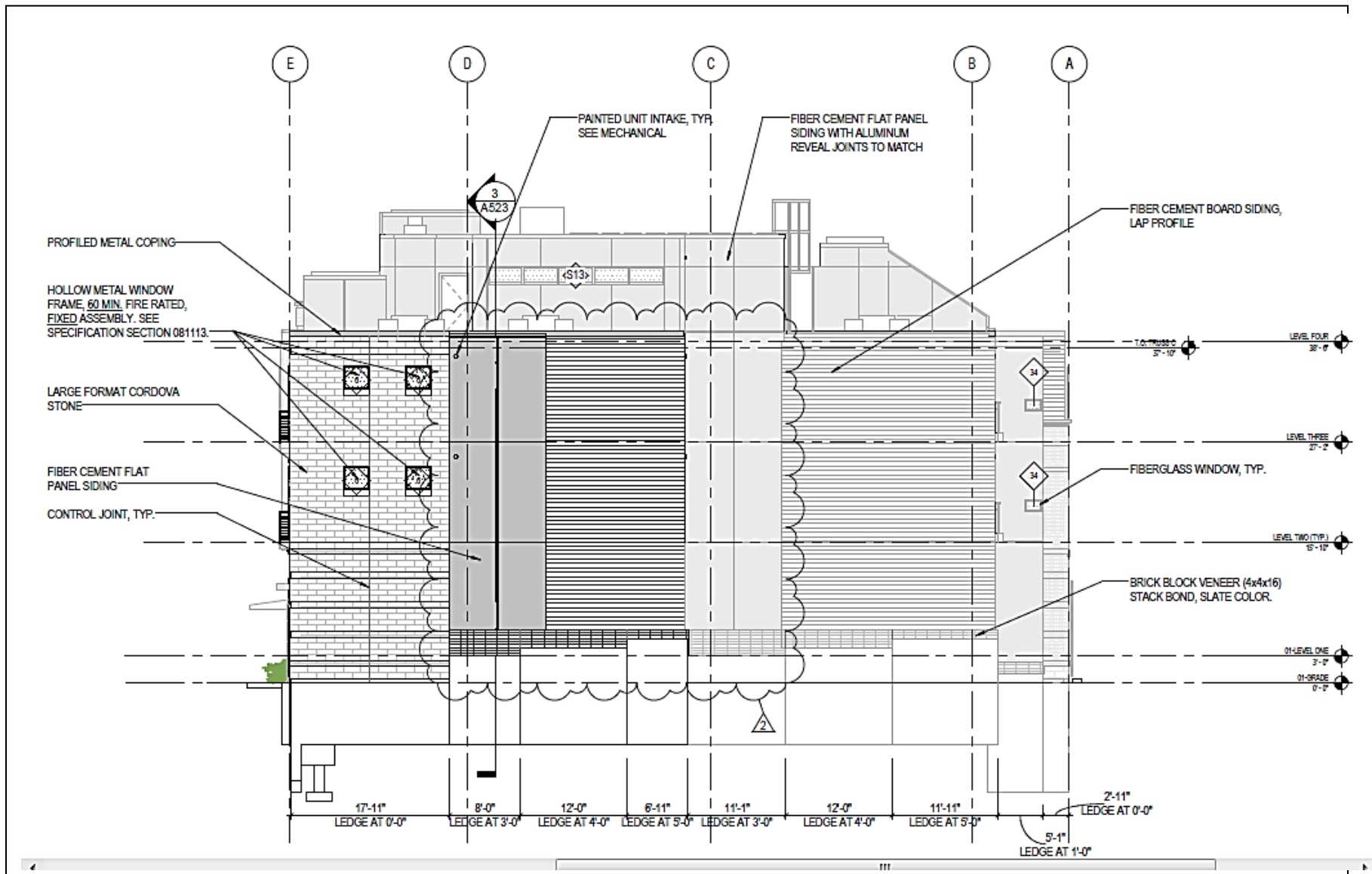
TYP. COURSING SE
SEE DETAIL 1/A524

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
13.00 - 16.00



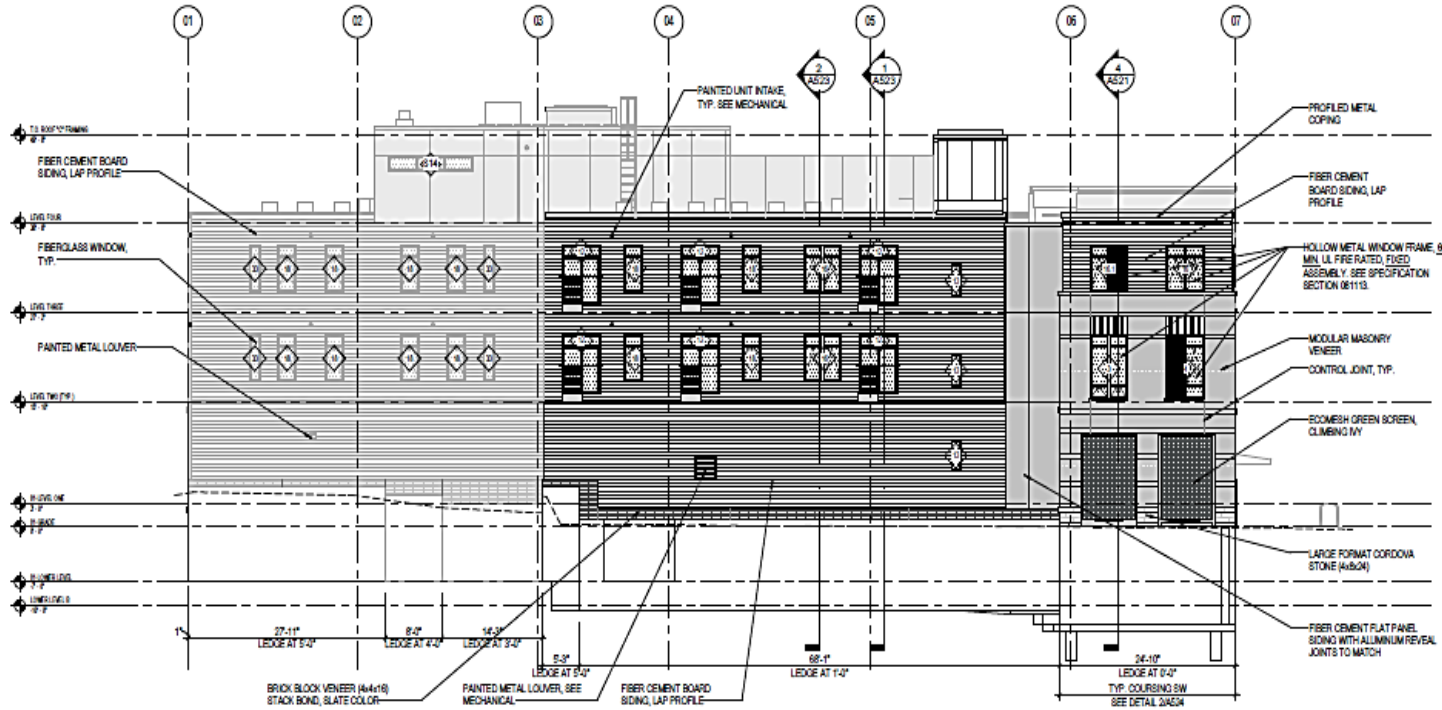
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



North Elevation

SCALE: AS SHOWN

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

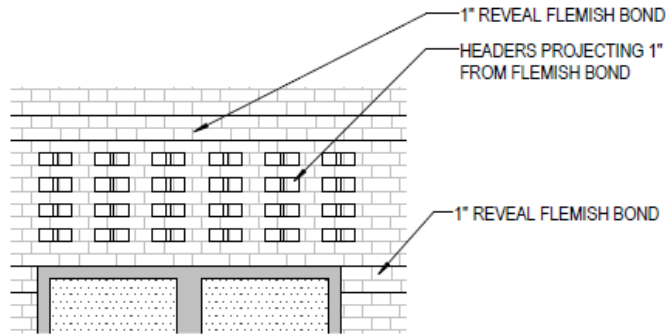


DRAWN BY	E.H
CHECKED BY	MDL

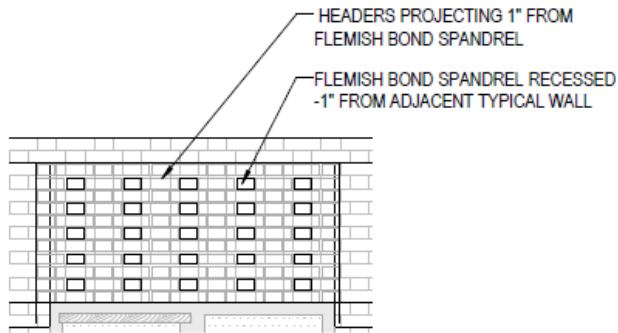
EXTERIOR ELEVATIONS

WEST ELEVATION
SCALE: 1/8" = 1'-0"

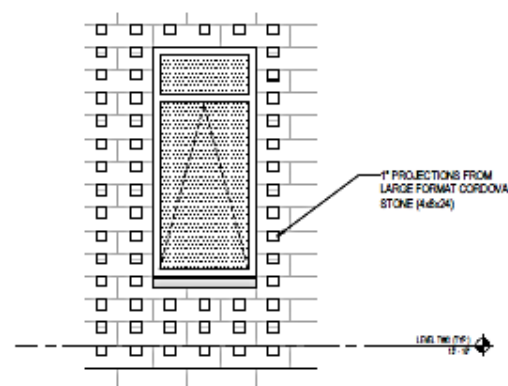
A402



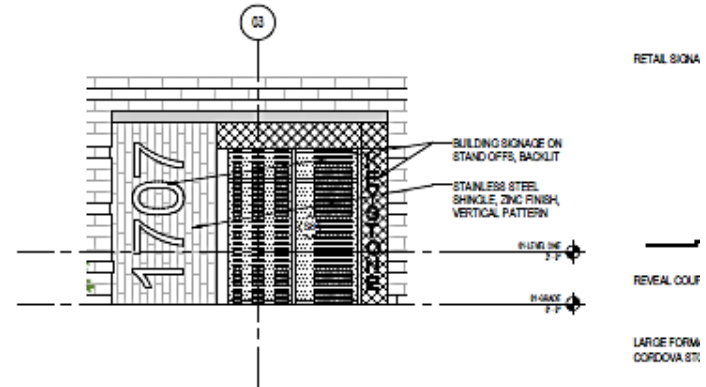
4 FLEMISH BOND HEADER
SCALE: 1/2" = 1'-0"



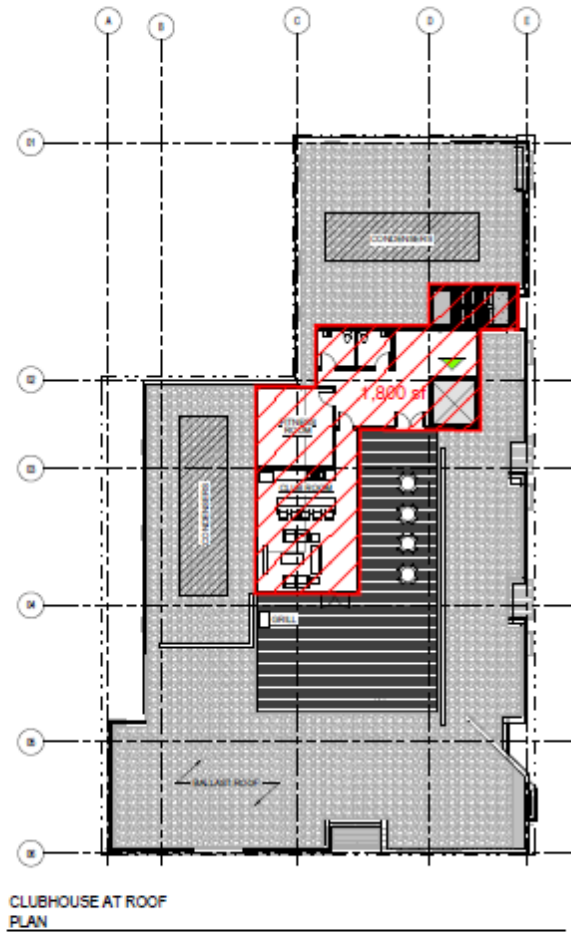
3 FLEMISH BOND SPANDREL
SCALE: 1/2" = 1'-0"



6 LARGE FORMAT STONE PROJECTIONS
SCALE: 1/2" = 1'-0"

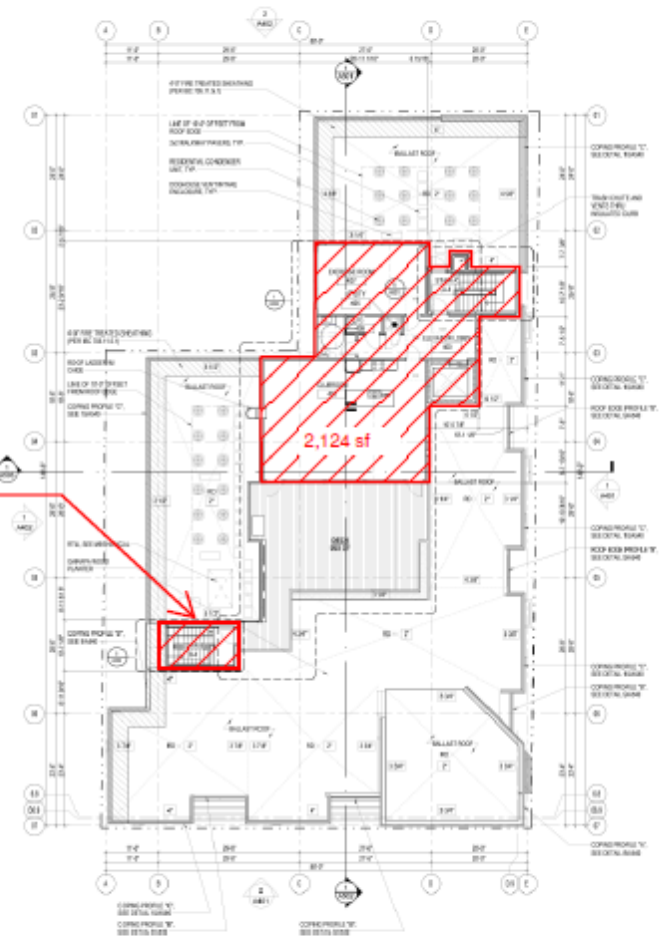


5 ENLARGED EAST ELEVATION
SCALE: 1/4" = 1'-0"

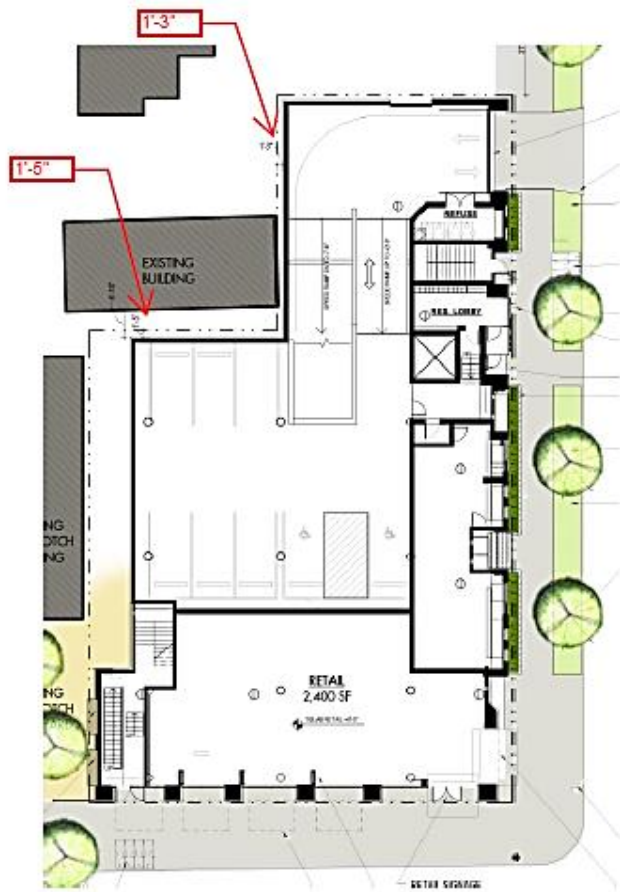


DPD SET 09-28-2015
& HPC 10-19-15

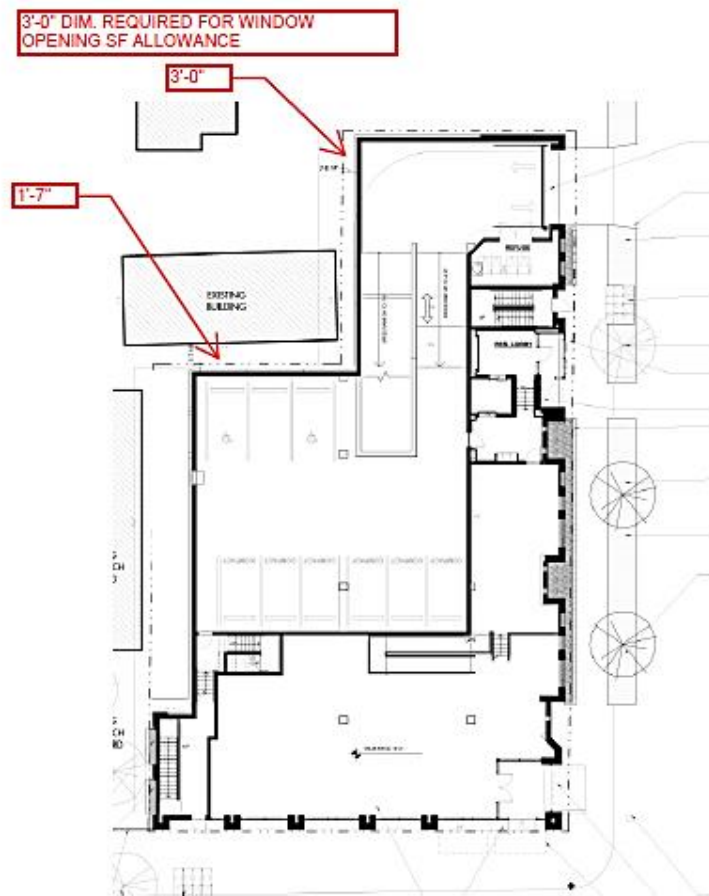
4TH LEVEL CHANGES AS
A RESULT OF REQUIRED
SECOND EGRESS STAIR



PERMIT SET 07-07-2016



DPD SET 09-28-2015
& HPC 10-19-15



PERMIT SET 07-07-2016