



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 6/8/2015
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #103384

Property 1401 E. BRADY ST. Brady Street Historic District

Owner/Applicant FAUX FLAT LLC/Michael Eitel Chris Socha
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Proposal The applicant proposes to construct an addition to the south of his building, the Nomad World Pub. The historic building is located at the southeast corner of E. Brady Street and N. Warren Avenue in the Brady Street Historic District which is both a local and a National Register-listed historic district.

The addition will be constructed on what had been addressed as 1672 North Warren Avenue, a parcel that once contained two residential buildings. They have been demolished.

The two parcels will be joined under one tax key parcel and thereby the former 1672 North Warren Avenue will be folded into the Brady Street Historic District.

Nomad's addition will consist of a long structure that will serve as a "beergarden" with indoor/outdoor spaces.

Staff comments

The new construction consists of three parts with changes in materials delineating the various functions.

The first space extends from the sidewalk to the room that is covered by a glass roof. There are two open air seating areas, one close to but raised above the sidewalk and one a little further back separated from the first by a concrete countertop. The section closest to the sidewalk will have a wood bench and decorative metal railing to define its boundaries.

To the left or north of this open air seating, and up against the historic building, is an enclosed corridor from which to enter the historic building. It features a galvanized standing seam metal roof, painted concrete block and wood doors.

The second space consists of a room under a gabled glass roof that is retractable in good weather. The aluminum framing will have a painted finish and the walls will feature reclaimed barn wood. This area will contain a bar and seating and have space for watching sporting events and live music. The very east end of the gabled roof will feature a traditional wood roof clad with dimensional asphalt shingles.

The third portion of the addition is a flat roofed structure of painted CMU that will house the kitchen and restrooms.

A corridor will run along the south side of the addition. A portion will be covered, featuring a painted steel frame with laminated safety glass as the roof material. The covered portion will have doors that open into the glass-roofed room/patio. At the very east end of this corridor will be located trash and recycling receptacles.

A good portion of this structure will not be visible along the 1400 block of Brady street since it is behind other commercial buildings there. However, the open land to the east of the Nomad will allow visibility from the historic district. What the observer will see from Brady street is a CMU painted wall and the upper portion of the glass roof. The open portion of the patio will have visibility from the intersection of Warren Avenue and Brady Street.

While the materials used in the building are individually traditional (reclaimed modular brick, CMU, blue stone pavers, reclaimed pavers, wood slatted screen), they are combined in a way that feels non-traditional. The architect's goal is to create a sequence of spaces, each with its own character and not copy the character of the historic building or of historic beer gardens.

This addition touches the historic Nomad building only along the first story of the rear addition where a CMU wall will be constructed. The addition does not overwhelm the historic building although it is longer than the historic building. Much of the addition will be hidden from Brady Street since it extends behind the buildings in the 1400 block.

Recommendation

Approve

Conditions

All work is to be completed according to the submission package. Any changes to the footprint or the materials will require consultation with Historic Preservation staff.

The height of the glass roof should be shorter than the roof of the Nomad building as well as the adjacent mixed use building next door to the south on Warren Avenue.

Glass in the roof to be clear and not tinted.

Previous HPC action**Previous Council action**