



Certificate of Appropriateness

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

Property	511 N. Broadway East Side Commercial HD
Description of work	This is an update to a previously approved project. The applicant proposes material changes to the new construction project. This includes: changing brick veneer to stone veneer, replacing shadow box detailing with spandrel glass, changing the color of the southeast corner metal panel from an accent color to typical metal panel color. The applicant also proposes minor design changes. This include: moving louvers on the west elevation per design-build needs, roof screens replaced with continuous screen wall, and the 3 southern retail bays were modified to be on plane (previously, the transom and side lite were recessed).
Date issued	10/16/2019 PTS ID 114859 COA materials change

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 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 the 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.

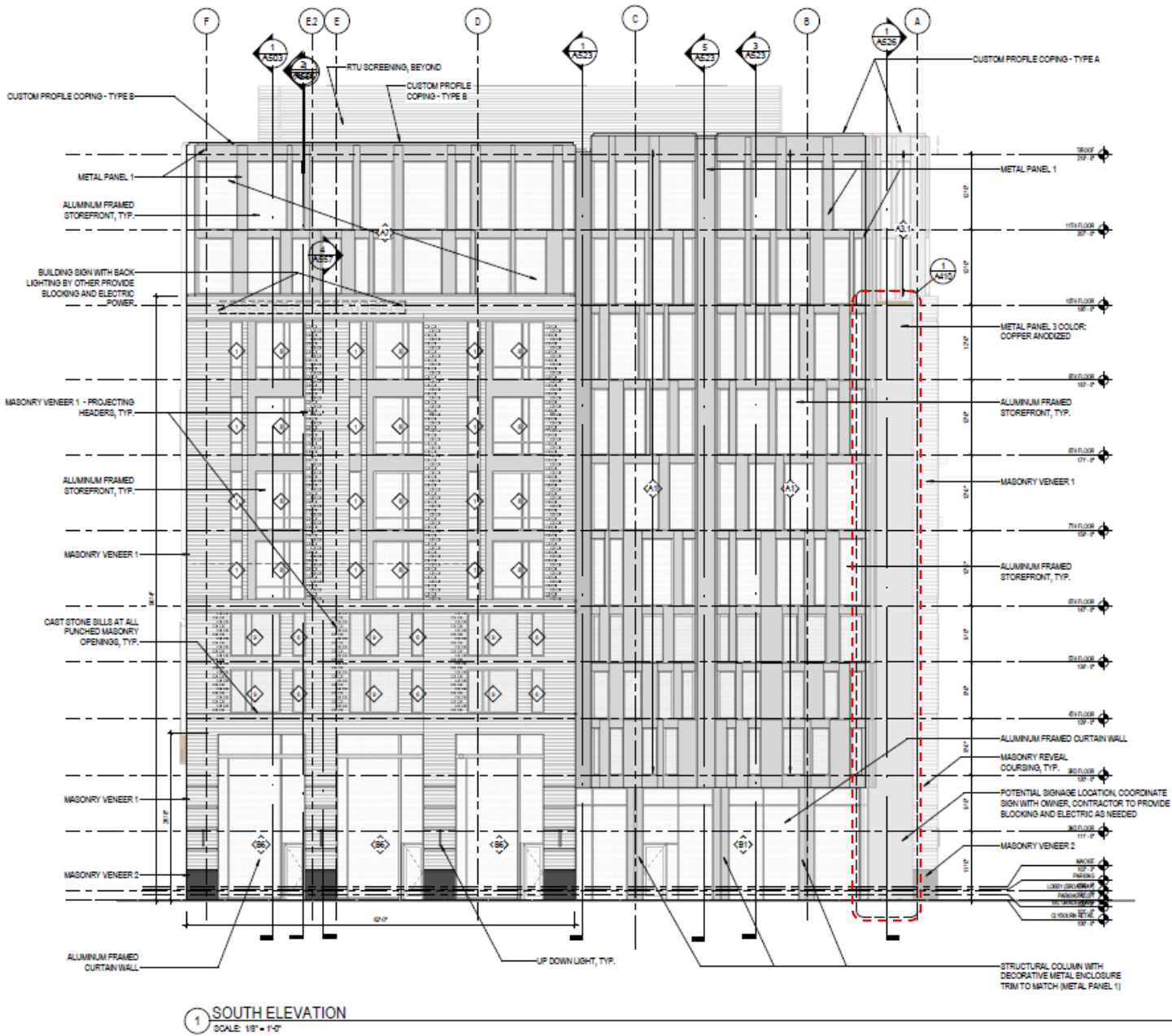


City of Milwaukee Historic Preservation Staff

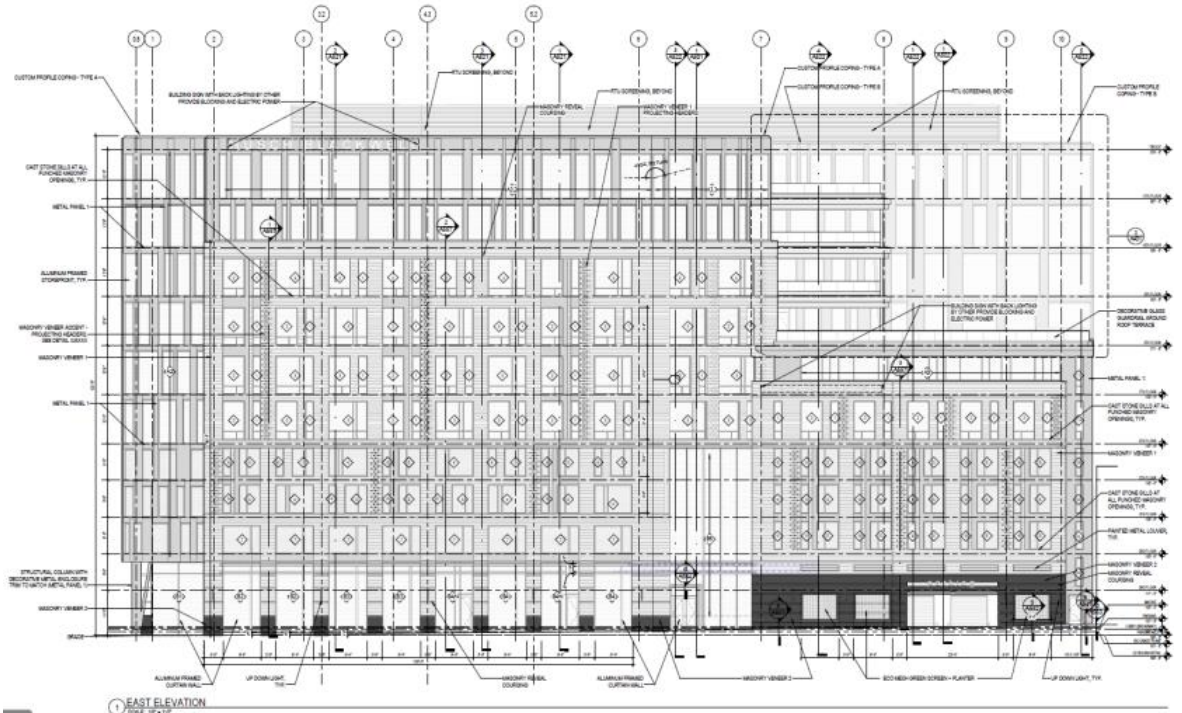
Copies to: Development Center, Ald. Robert Bauman



Rendering of previously approved new construction project



Color of southeast corner accent panel changed to typical metal panel color

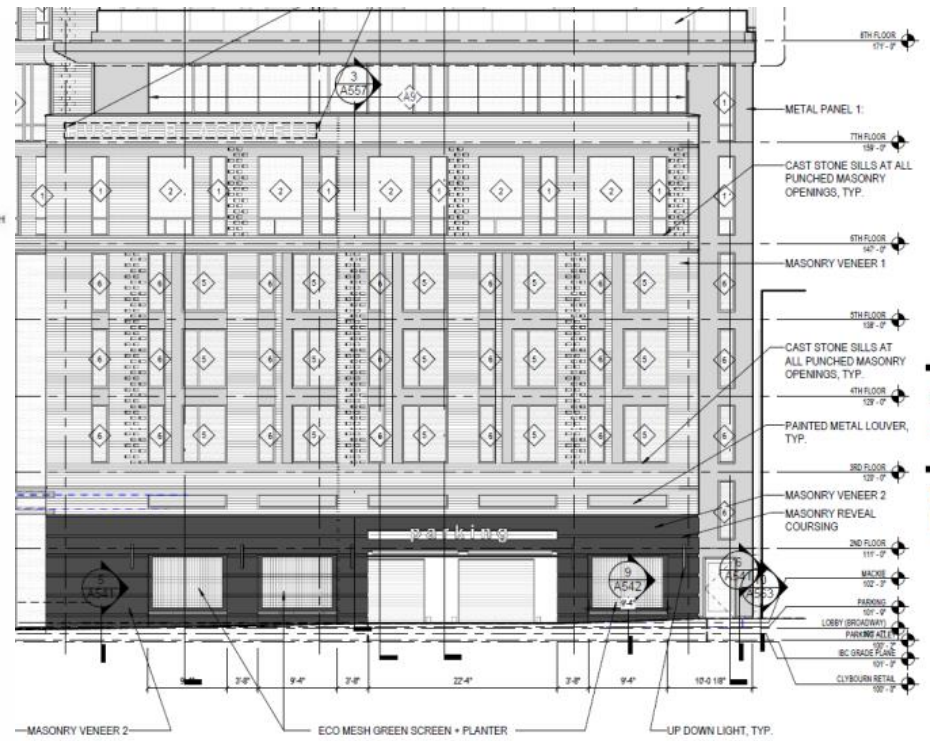


Masonry units materials change from brick to stone

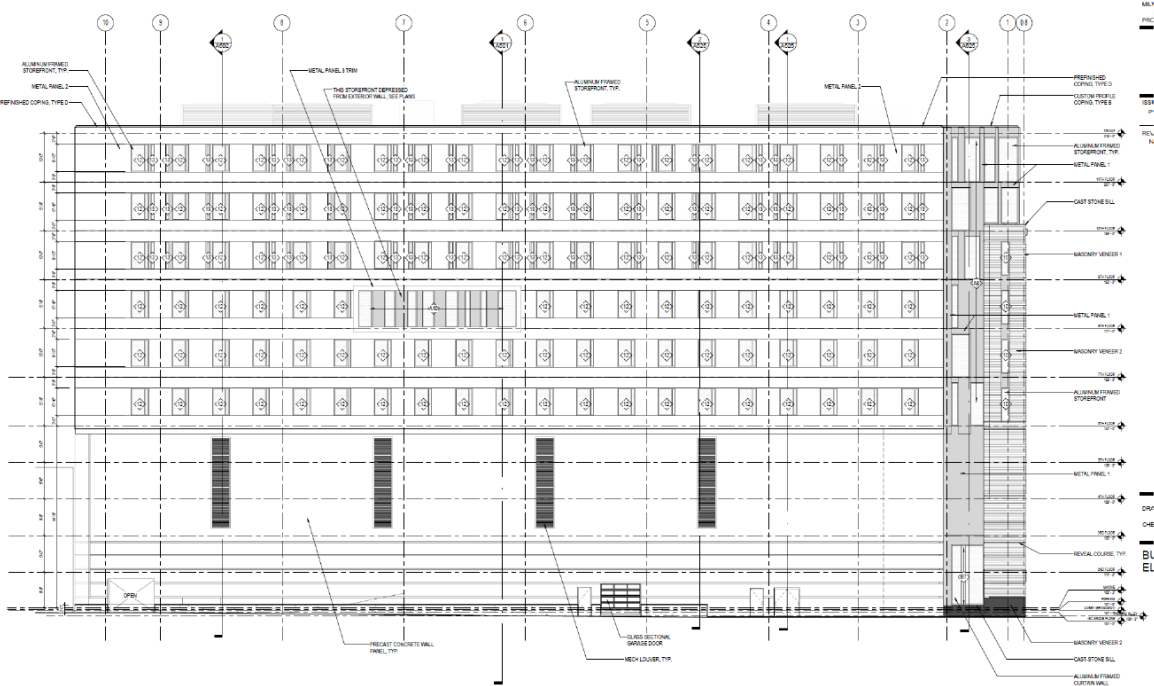
Module and detailing to remain the same, units are 4"x4"x16"

Change is material only

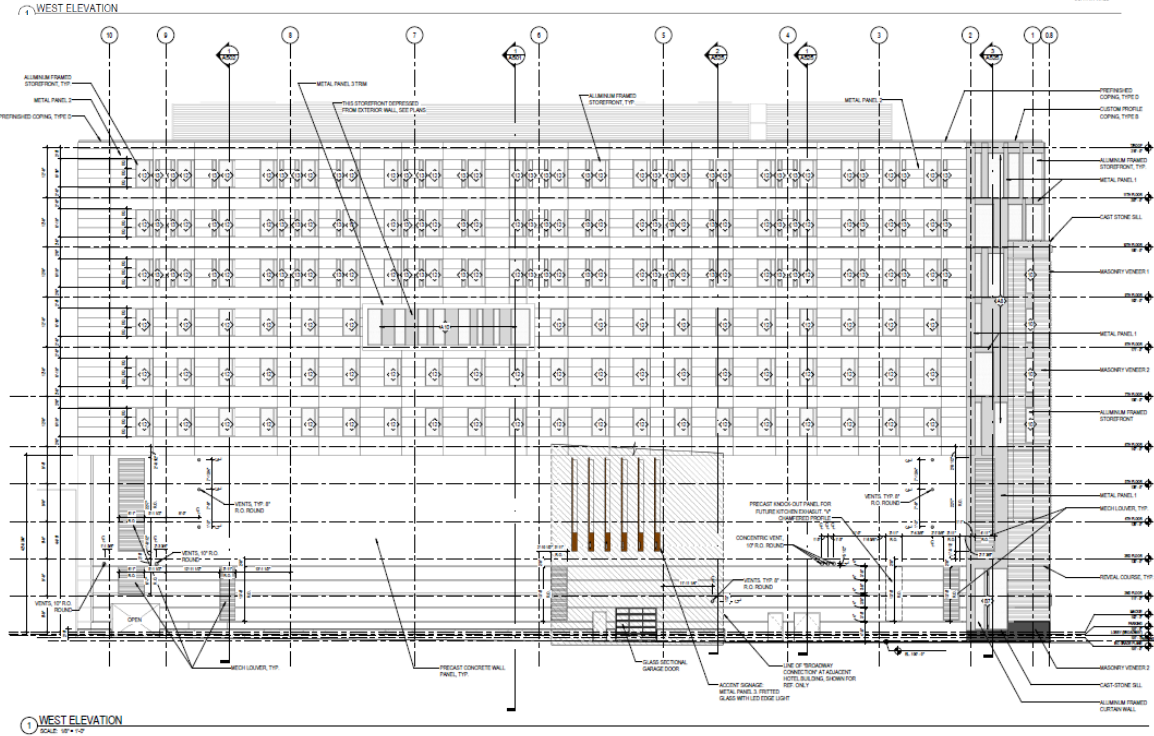
Picture shows new material units against the Mackie Building



Design changes at the parking level – shadow box detail (Left) removed and replaced with spandrel glass (Right)



(Top) Previous condition, louver locations at the parking level on the West elevation



(Bottom) Present condition, louver location change based on design-build needs