



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

ADDRESS OF PROPERTY:

2. **NAME AND ADDRESS OF OWNER:**

Name(s):

Address:

City:

State:

ZIP:

Email:

Telephone number (area code & number) Daytime:

Evening:

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

6. SIGNATURE OF APPLICANT:

Chris Socha

Signature

Please print or type name

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

5. DESCRIPTION OF PROJECT:

The proposal is for modifications to an existing 2-story building located at 1668 N Warren Ave. Acquired by the Nomad World Pub business owner, the former residence with a small ground-level commercial space was incorporated into the Brady Street historic overlay district in 2017. The building acts as the southern border to the Nomad's outdoor beer garden, which was granted a Certificate of Appropriateness on 11/10/2017.

Proposed building alterations and additions include the following:

Elevated wood patio with roof:

A new wood-framed patio will be located on the building's north facade. The proposed patio is 8'-0" (deep) x 30'-11 1/2" (long) and constructed from painted wood posts, beams and roof framing. A translucent reinforced fiberglass roof covers the porch. The fiberglass roofing material has a 'b-deck' profile (1 1/2" tall) and a milky white color. Painted steel guardrails line the elevated porch area, capped with a wood drink rail. Painted 1x3 wood skirting encloses the patio structure. Set back 1'-7 1/2" from the building's west facade, the patio is accessed via a stair and ADA ramp to the east. Both will be painted and have painted steel handrails.

Storefront Alterations:

The existing commercial storefront includes a full-lite wood door flanked by small anodized aluminum windows. Painted wood panels are found above the glass windows. The existing windows and door will be replaced. New direct set storefront windows measuring 15'-9 1/2" (overall width) x 9'-1" (overall height) will be framed in wood and painted. A new full-lite painted wood door will replace the existing door. All glass will be clear and insulated with double pane glazing. Existing wood trim above the storefront windows will be patched, repaired and/or replaced and painted. New painted wood trim will frame the windows. Existing vertical wood boards below the windows will be replaced with a new painted wood bulkhead.

Blade Sign:

A new wood blade sign, 24" diameter, approximately 10'-7" clear from bottom of sign to sidewalk will be located on the remodeled facade. Sign details will follow LB2 zoning guidelines.

Steel Handrail:

A new painted steel handrail will be added on both sides of the existing concrete stair.

South Ground-floor Window:

New direct-set painted wood window added to south-facing ground-level facade. Window dimensions of 4'-0" (width) x 7'-5" (height)

Back stair and ramp:

A new painted wood stair and ramp will be constructed behind the east facade providing a new accessible entry point.

Siding Repairs:

The existing building is clad with aluminum siding that replicates wood clapboard. Most of the siding is intact, however there are pieces missing on the second floor, west-facing facade. There are also damaged or missing pieces on the building's south and east facades. These areas will be repaired with matching aluminum siding and painted.

Freestanding Bar:

The 11/10/17 COA approved the construction of a free-standing 'palapa' bar in the beer garden. In the approved plans, the bar was circular in shape and constructed of wood with a thatched roof. Plans have been revised to incorporate a bar that shares resemblance to the original covered bar construction. The bar will now be rectangular in shape, 15'-7 1/2" (length) x 8'-3 1/2" (depth) and constructed of painted wood posts, beams and roof framing. A painted metal roof with a sinewave profile will match the same roof on the existing outdoor covered bar.