



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 Historic District

Description of work

Construct 11-story mixed use building on vacant land. The ground floor of the Clybourn elevation will feature a full width, two-story storefront with a separate storefront on Broadway. North of the Broadway storefront will be the office building lobby followed by the parking entrance. Roughly, 60% of the first floor will be indoor parking, 90% of the second floor, and all of floors three through five will be parking. The upper floors are dedicated to office space.

The proposed building is massed to provide a strong corner bookend for both Clybourn and Broadway. The proposed form is set back from the historic Mackie building to allow for continued exposure of natural light for the ballroom's feature windows and maintains a view corridor to the clock tower.

Date issued

5/15/2019

PTS ID 114620 COA: 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:

Natural granite, as shown in materials sheet, is required for dark masonry base areas on Clybourn and Broadway and first segments of corner wraps.

Some drawings may indicate balconies at the northeast inside corner. These three balconies are being reviewed separately on June 3, 2019. All other features of the building are approved as shown.

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 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.

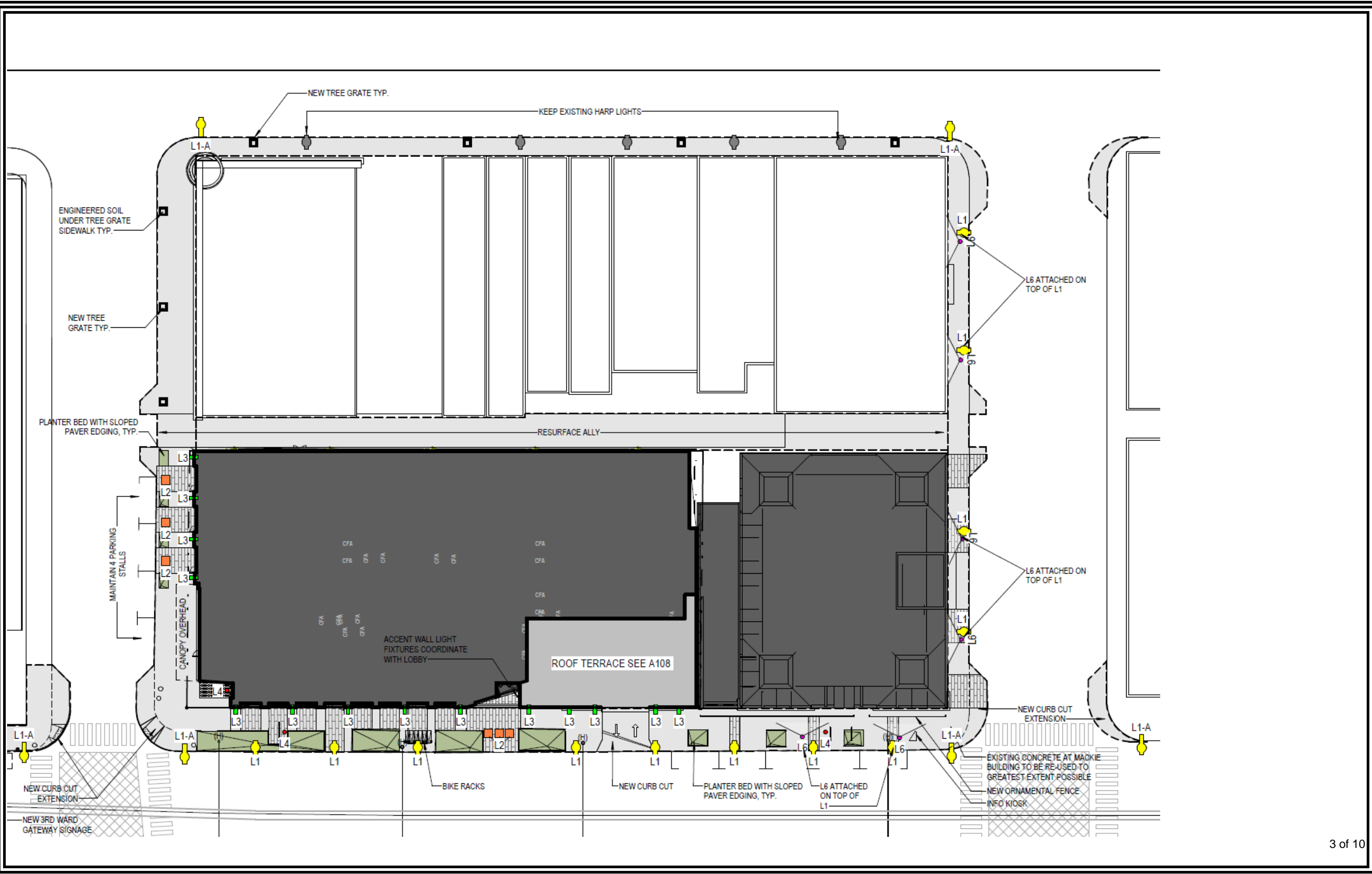


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman



Project site



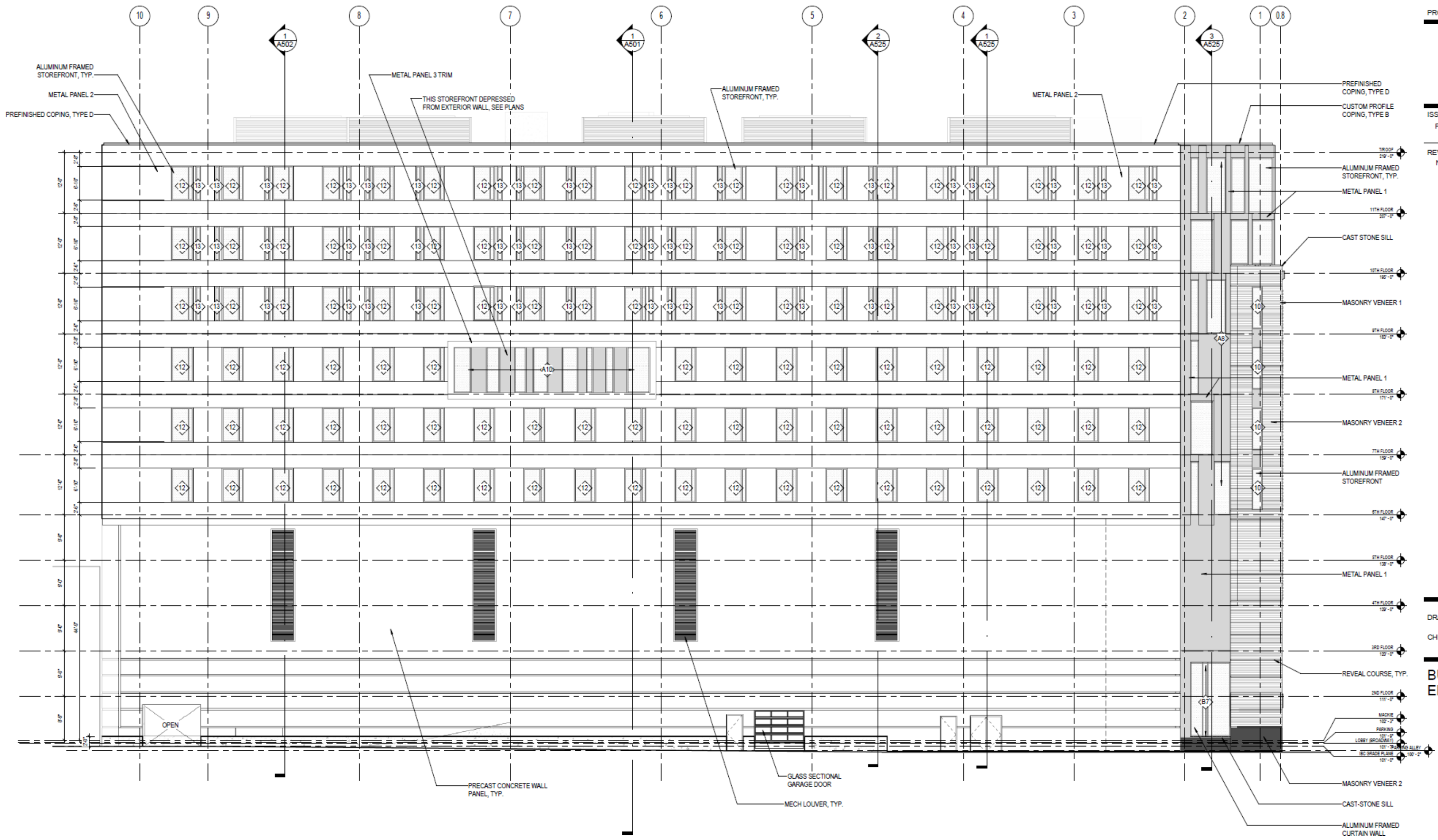
MASONRY DETAIL VIGNETTE



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

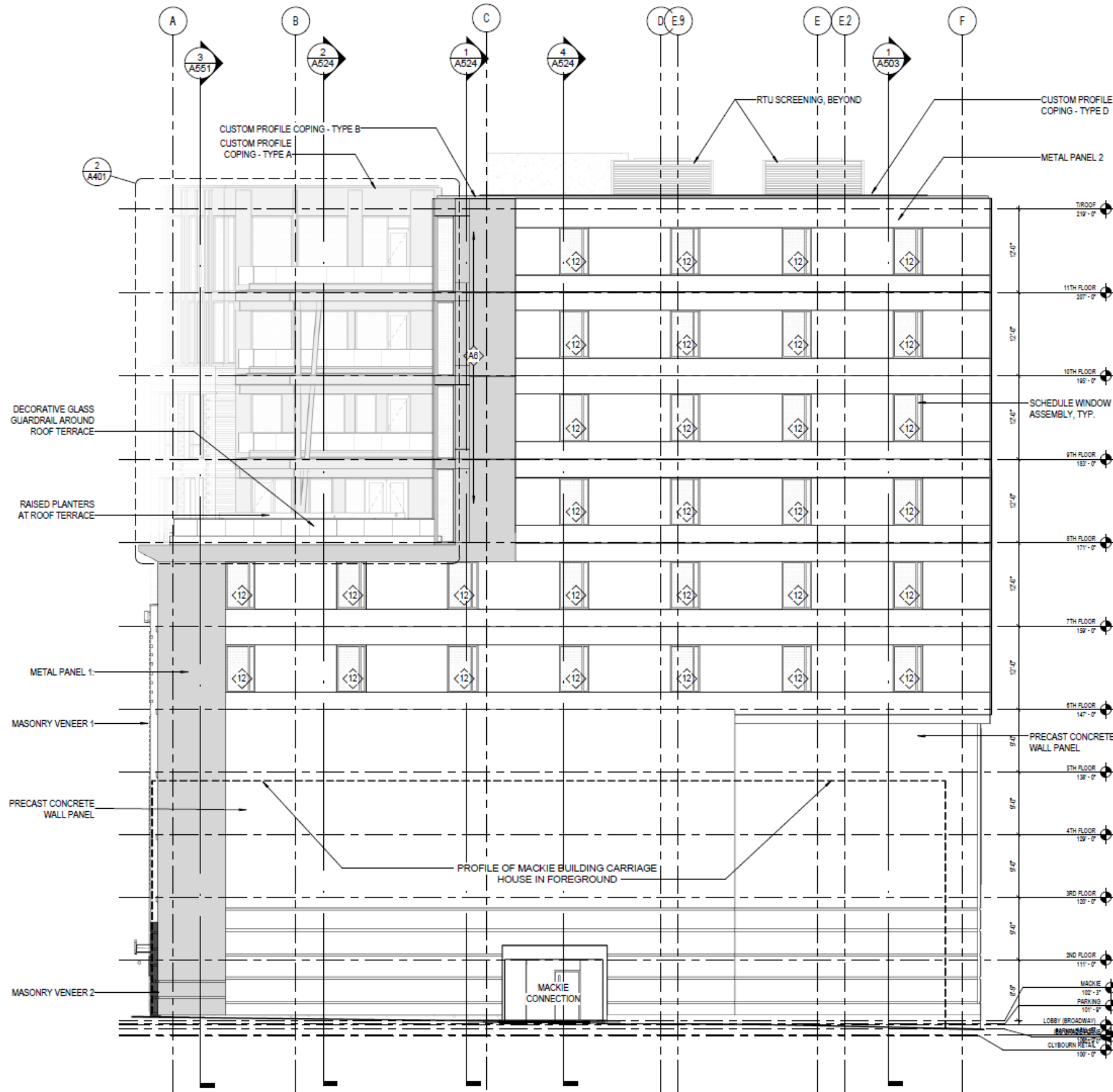


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

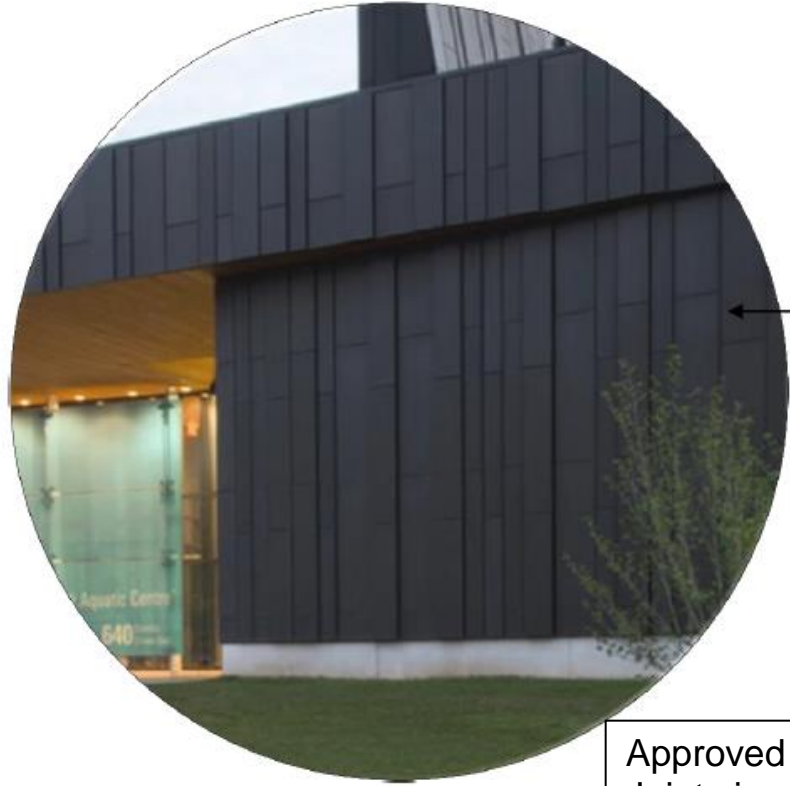
Indicated balconies in inset area will be reviewed as an addition on June 3, 2019.



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



METAL PANEL 1
DESIGN INTENT



Approved materials.
Joints in masonry must be
thinner than shown.



METAL PANEL 3
DESIGN INTENT, COLOR: COPPER
ANODIZED

MASONRY VENEER 2
HALQUIST STONE – CHARCOAL THERMAL

MASONRY VENEER 1
SIZE 2 1/4" x 16"