



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property

728 E. BRADY ST. Brady Street Historic District (Casablanca Restaurant)

Description of work

The building at 728 East Brady Street was constructed in 1956 and has undergone three major remodelings, once into a nautically-themed restaurant in 1972, then an Italian restaurant in 1998 and more recently into a Middle Eastern restaurant when a second story and second story patio were constructed in 2012.

The current proposal is to enclose the patio space by adding a louvered roof and glass wall panels.

The glass wall panels will be set behind the current 48 inch tall balustrade by 6 inches and fit into narrow tracks. Each piece is frameless so that when extended the butt glazed glass will appear almost invisible. The panels will fold back like an accordion when open and store at the west side of the patio. Each glass panel will measure approximately 29-30 inches wide by 9 foot 1/8 inch tall.

The pergola roof will undergo changes to allow for the louver panels. At the present time, three pairs of columns support three beams with shaped ends. Across these beams rest thin joists, also with shaped ends. The current proposal will preserve the shaped ends but cut the joists behind them to allow for new glulam beams to be installed around the perimeter. New pairs of joists will be installed from which the louver panels will be hung. These louver panels will be made of extruded aluminum and powder coated to match the existing features. They are considered a permanent feature and are not just seasonal awnings. There is a built in gutter

system to catch rain water and the system will drain to one area and rain will be directed off of the roof. Each louver section will be 8 feet wide. The louvers themselves are made of metal and are motorized to open and close for light, shade and rain.

Also included with the louvered panels are six heaters hung flush with the panels. Each will be 8 feet long and will not extend below or above the panels.

New roof framing will also exist above the bar serving area that is located at the east end of the patio along the building.

Date issued

5/10/2016

PTS ID 77621 COA Enclose second story patio

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:

The project will be constructed according to the plans submitted.

The current pergola-like roof will retain its shaped rafter tails and the new louver panels will fit between new joists.

The sliding window installation will feature frameless glass panels that will be clear, not tinted.

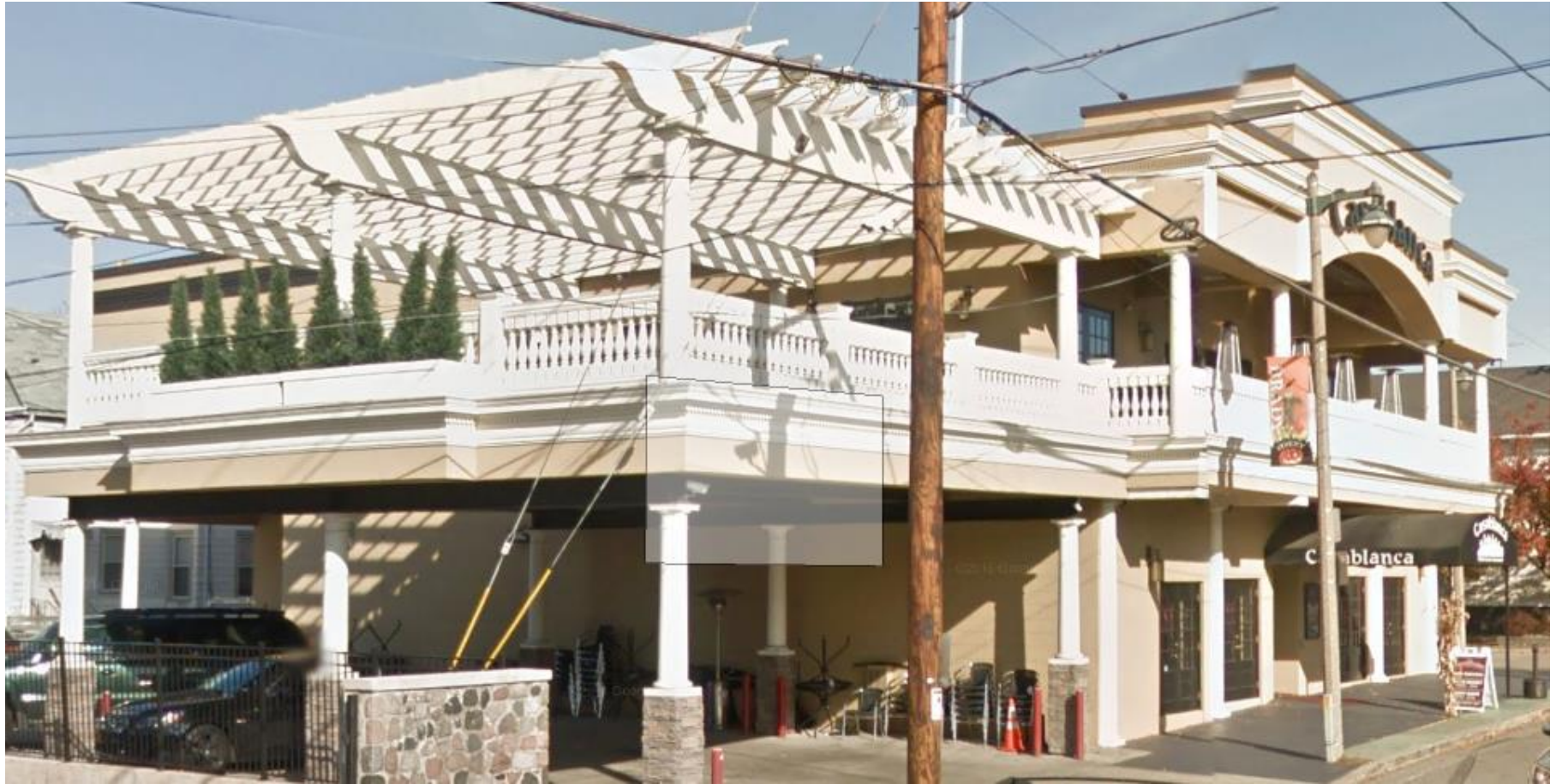
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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, appearing to read "Carol Hatal". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

City of Milwaukee Historic Preservation Staff

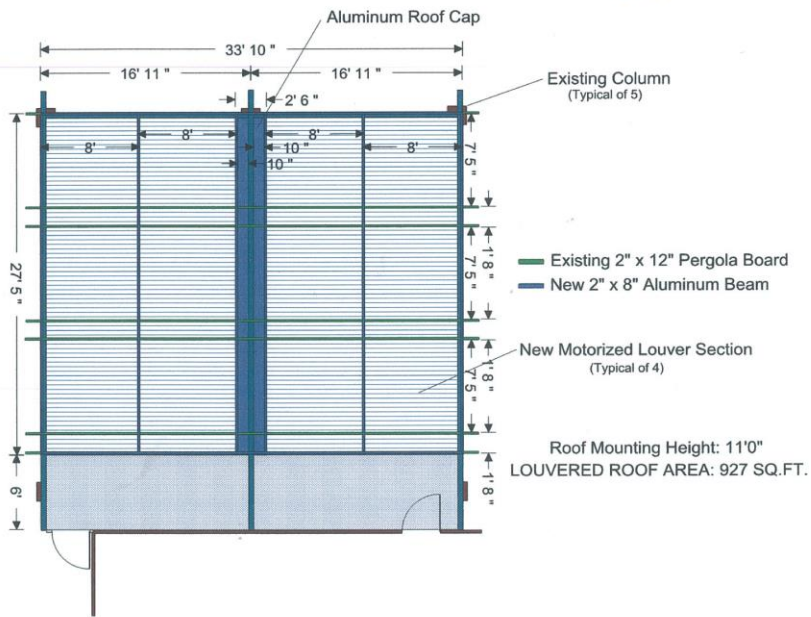
Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



Patio at 728 East Brady Street as it appears today.

CASABLANCA - PATIO/PERGOLA AREA

PROPOSED LOUVERED ROOF SYSTEM LAYOUT (REVISED)

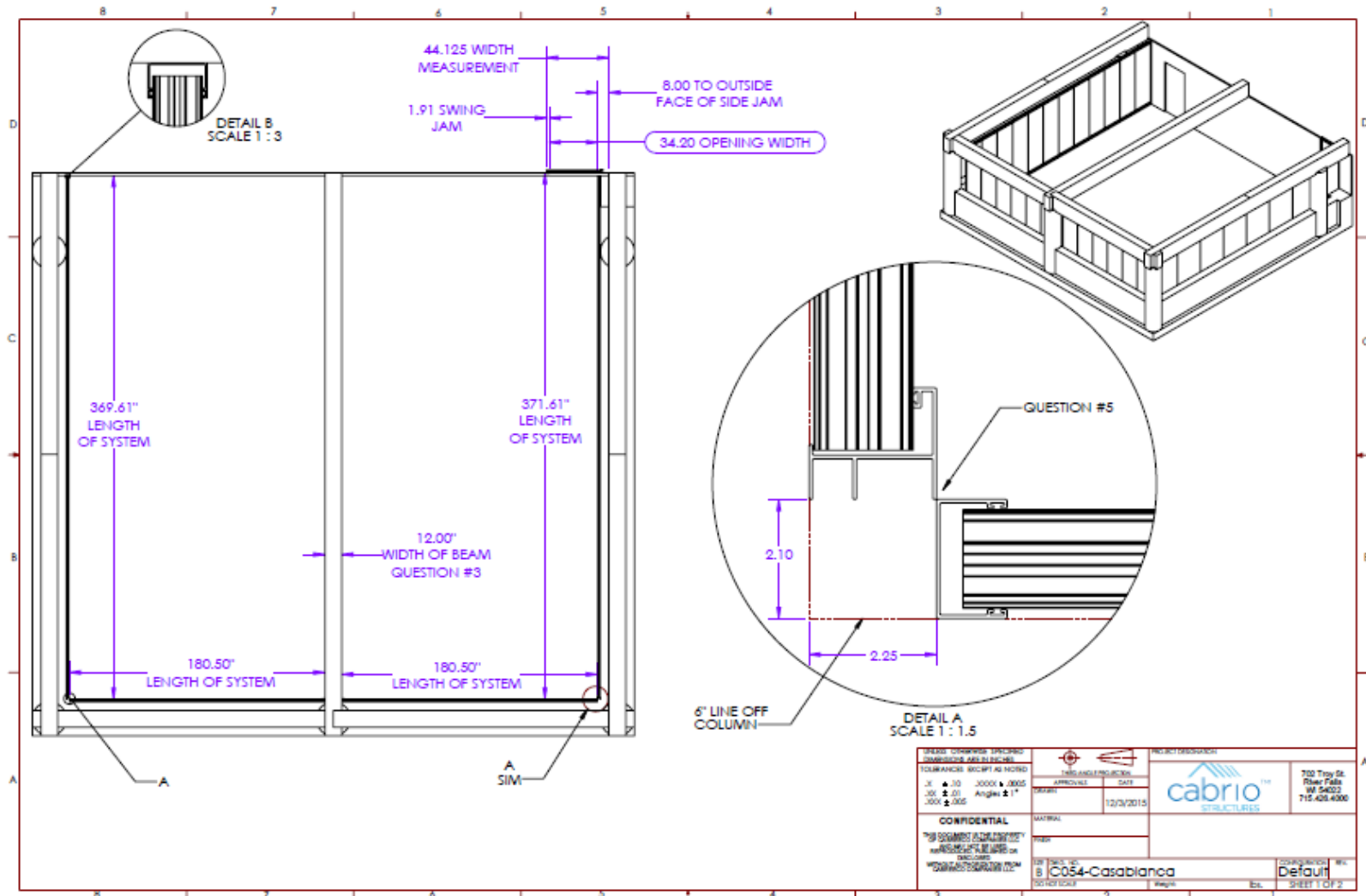


Overhead view of pergola roof today

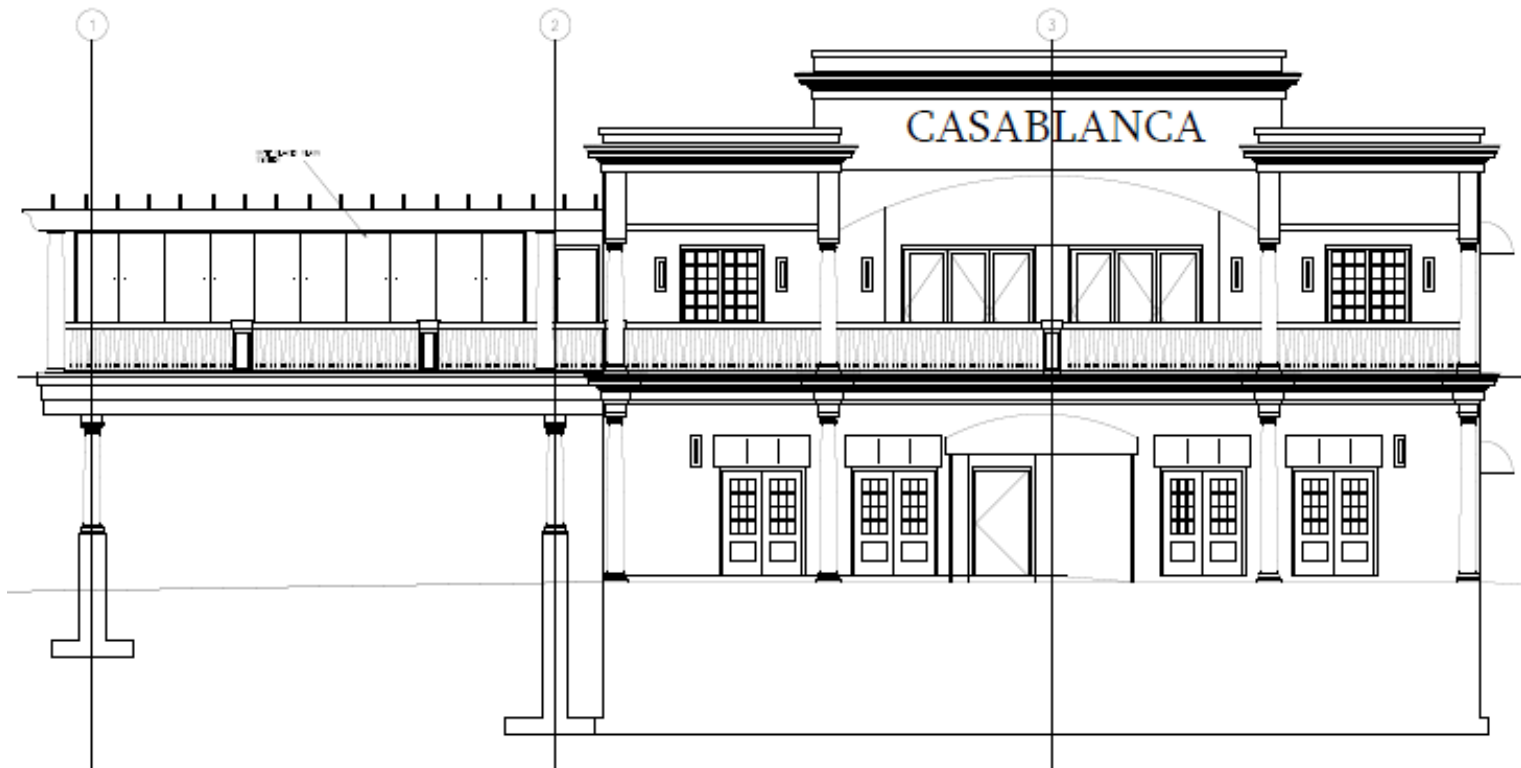


Final appearance will resemble these examples.





Window enclosure details.



This drawing portrays the project at completion.