



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/6/2020

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114972 CCF #200234

Property	1668 N. WARREN AV.	Brady Street
Owner/Applicant	MIKE EITEL/NOMAD FAUX FLAT LLC 2923 N MARIETTA AVE MILWAUKEE WI 53211	Chris Socha Kubala Washatko Architects, Inc. (The) W61 N617 Mequon Ave Cedarburg, WI 53012
Proposal	<ol style="list-style-type: none">1. Replace palapa bar at rear of property with new industrial-esque freestanding bar in the same location2. Storefront rehabilitation and general repairs to the 1668 N. Warren building3. Add deck, accessible ramp, new French doors, and new windows to north side of Warren building. Add transom window to south side of building.4. Siding and window repairs throughout the Warren building as needed.5. Metal gate on south driveway	
Staff comments	<ol style="list-style-type: none">1. Bar The new freestanding bar is more compatible in materials for the Brady Street area than the existing palapa bar. It is a wood structure with a corrugated metal roof. It is in-line with other approvals for the district and other projects at this site. These approvals have notably been only for freestanding structures at the rear of the property that are not permanent buildings.2. Storefront Rehabilitation This is general overhaul with new windows, new doors, and repairs to the siding. It is designed on traditional early 20th century models to bring back character that has been lost over time. While we don't know precisely what this building looked like, the proposal brings back all typical features of a period storefront with bulkhead, large windows, cornice, pilaster trim, while maintaining the existing raised entrance.3. Deck A 31' x 7' deck is proposed for the north side of the building. This creates an accessible entrance for the building and a new raised seating area to be shared with all the facilities on the property. It will have a shed roof attached to the building wall made of transparent polycarbonate material supported on wood posts. Two new wood double-hung windows will be installed along the north wall of the building onto the deck to act as service windows. The roofing is not ideal, but it could possibly be trimmed with edge boards to make it less visually prominent from certain angles.4. Various Repairs Repair of existing siding and windows throughout the building. This will involve patching aluminum and vinyl siding rather than recladding.5. Gate Location and materials are acceptable, final design is needed.	
Recommendation	Recommend HPC Approval with conditions. Hold gate for staff review of details and zoning approval.	

Conditions**Wood**

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas.

Previous HPC action**Previous Council
action**