



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### **2401 W. Wisconsin Ave., The Eagles Club**

Add a freight elevator addition at the west façade of the building. Extend the existing loading dock and create an enclosed loading dock/elevator vestibule connection to the building at the loading dock level, first floor level, and ballroom level. With this addition, we are able to improve loading equipment into the concert venue and allow for 2 additional loading truck bays.

The elevator tower and single-story loading dock enclosure will be a precast concrete system with brick veneer to match the current buff brick color, running in a common bond with 6 course headers at the west façade. We plan to use the geometry of the existing limestone banding on the west façade at the parapet of the new elevator roof and single-story enclosure roof.

We plan to provide 3 loading truck bays at the enclosure and 2 exterior loading truck bays at the new concrete extension of the existing loading dock.

To provide a connection from the freight elevator addition into the existing building, we are proposing to use an aluminum curtain wall system with 1" clear insulated glazing and 1" insulated metal panels, to create a visually light-weight connection and allow for clear visibility of the existing building beyond. Glazing is to be Low-E glass, as long as the Visual Light Transmittance (or VLT) is 72 or higher.

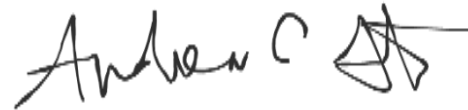
## **Date issued**                      6/6/23

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:

**Detailed information on the windows, railings, and brick to be supplied to staff for final approval.**

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) 286-5722 E-mail: [hpc@milwaukee.gov](mailto: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/lms](http://www.milwaukee.gov/lms), or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Andrew C." followed by a stylized, illegible mark.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Bauman



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
QUORUM ARCHITECTS, INC.

**THE RAVE FREIGHT ELEVATOR**  
2401 West Wisconsin Ave.  
Milwaukee, WI 53233

Revisions:

Sheer: Mover  
**SITE PLAN**

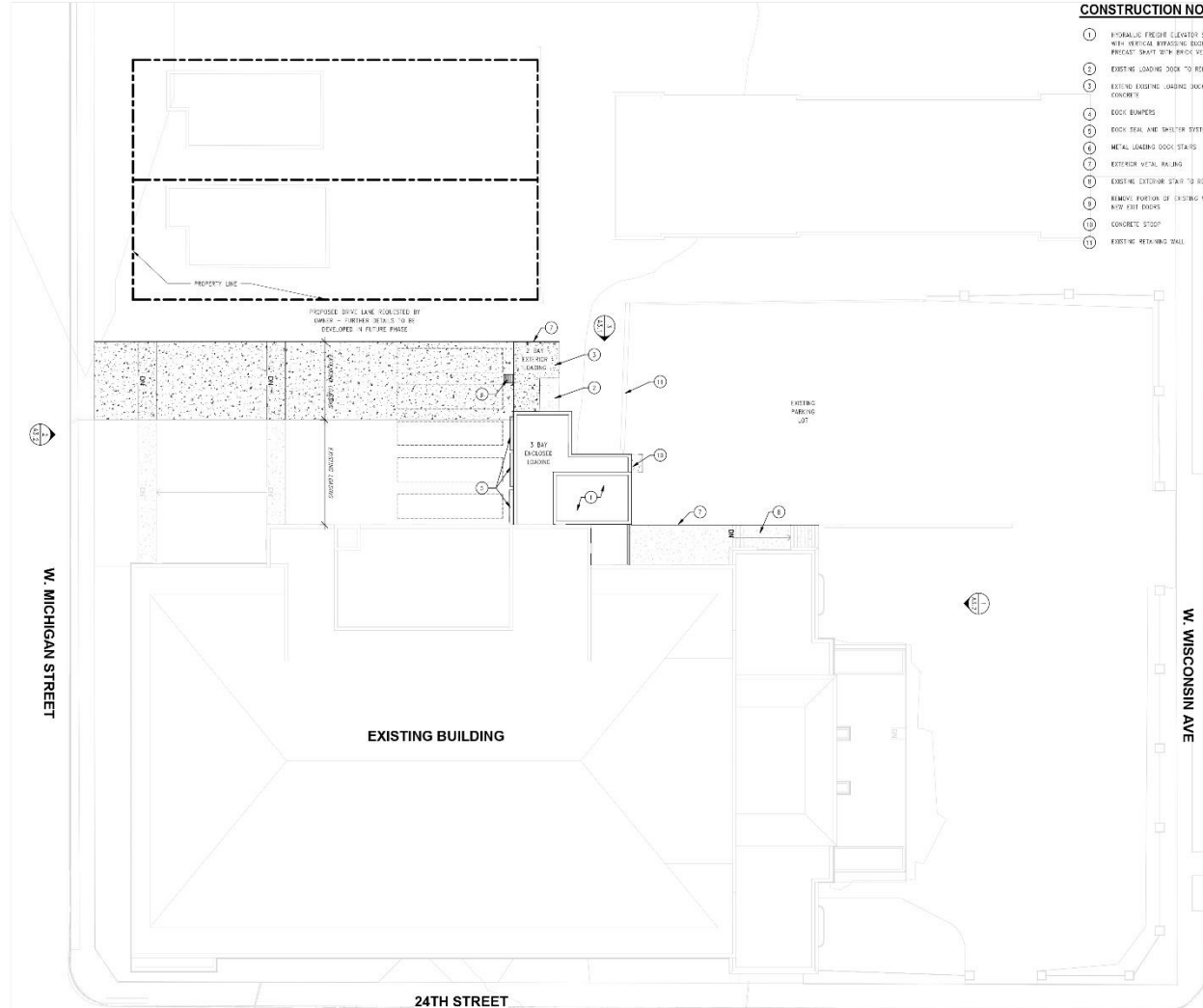
Date: 04/04/2023  
Drawn By: ECR/TL  
Project No.: 22619.00

Sheet No.

**L1.1**

**CONSTRUCTION NOTES**

- 1 NORMAL FREIGHT ELEVATOR SYSTEM WITH VERTICAL TRAVELING DOORS TO PRECAST SLAB WITH BRIDGE VESTER.
- 2 EXISTING LOADING DOCK TO REMAIN.
- 3 EXISTING EXTERIOR LOADING DOCK WITH CONCRETE.
- 4 DOCK BUMPERS.
- 5 DOCK SEAL AND SKULLER SYSTEM.
- 6 METAL LOADING DOCK STAIRS.
- 7 EXTERIOR METAL RAILING.
- 8 EXISTING EXTERIOR STAIR TO REMAIN.
- 9 REMOVE PORTION OF EXISTING WALL FOR NEW EXIST DOORS.
- 10 CONCRETE STUMP.
- 11 EXISTING RETAINING WALL.



**1 SITE PLAN**  
Scale: 1/8" = 1'-0"

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Proposed site plan

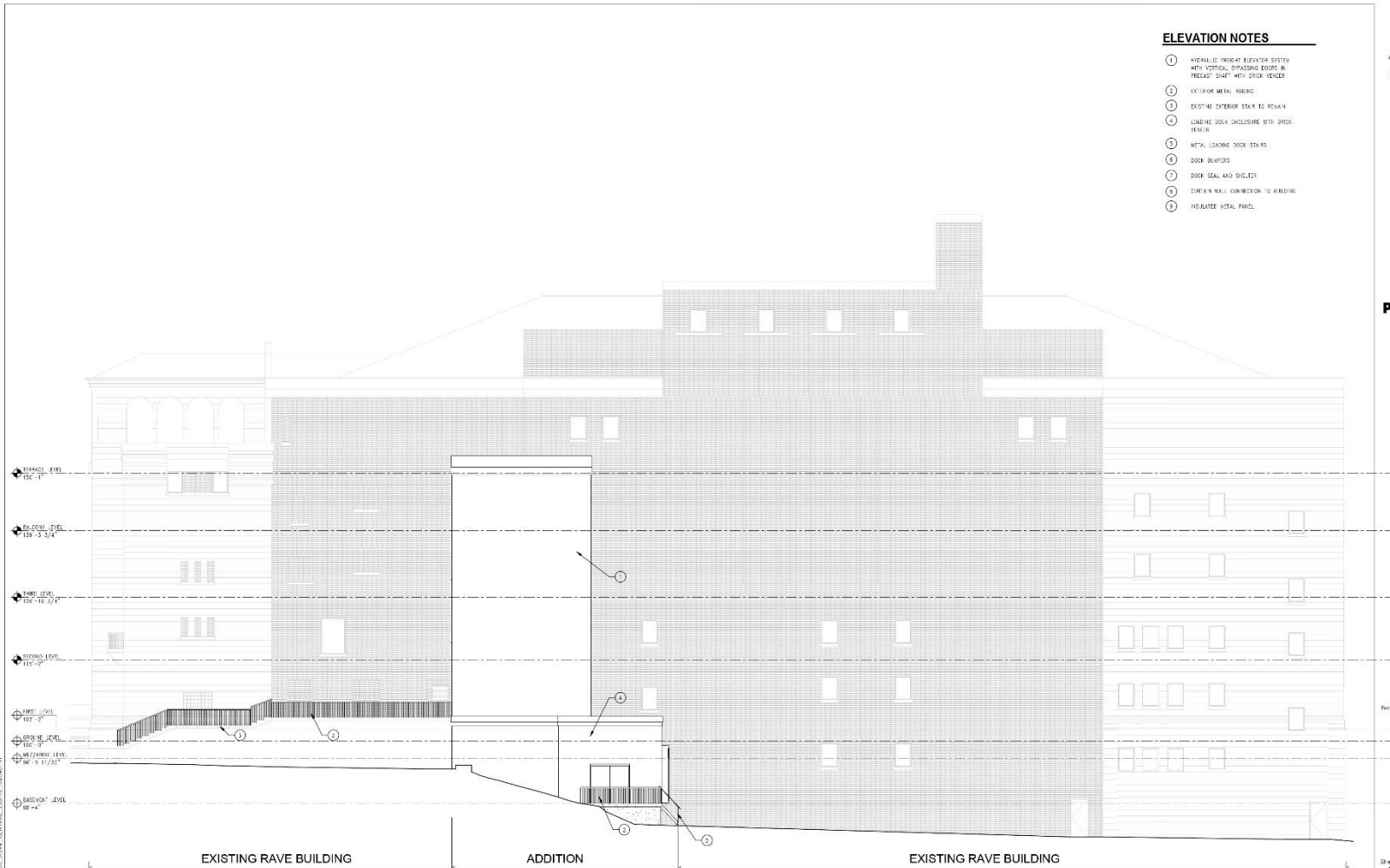


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**THE RAVE FREIGHT ELEVATOR**  
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Milwaukee, WI 53233

**ELEVATION NOTES**

- ① HYBRIDIC FREIGHT ELEVATOR SYSTEM WITH VERTICAL BRASSING ROOPS IN TREADS SHEET WITH STICK VENUE
- ② EXTERIOR METAL RAILING
- ③ EXISTING EXTERIOR STAIR TO 2ND FL
- ④ LOADING DOCK ENCLOSURE WITH BRICK VENEER
- ⑤ METAL LOADING DOCK STAIRS
- ⑥ DOOR BEAMERS
- ⑦ DOOR SEAL AND SHIELD
- ⑧ CONCRETE WALL CONNECTION TO BUILDING
- ⑨ INSULATE VERTICAL PANEL



Revisions:

Sheet Name:  
**EXTERIOR ELEVATION**

Date: 04/04/2023  
Drawn By: ECR/TL  
Project No.: 22010.00  
Sheet No.:

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West elevation



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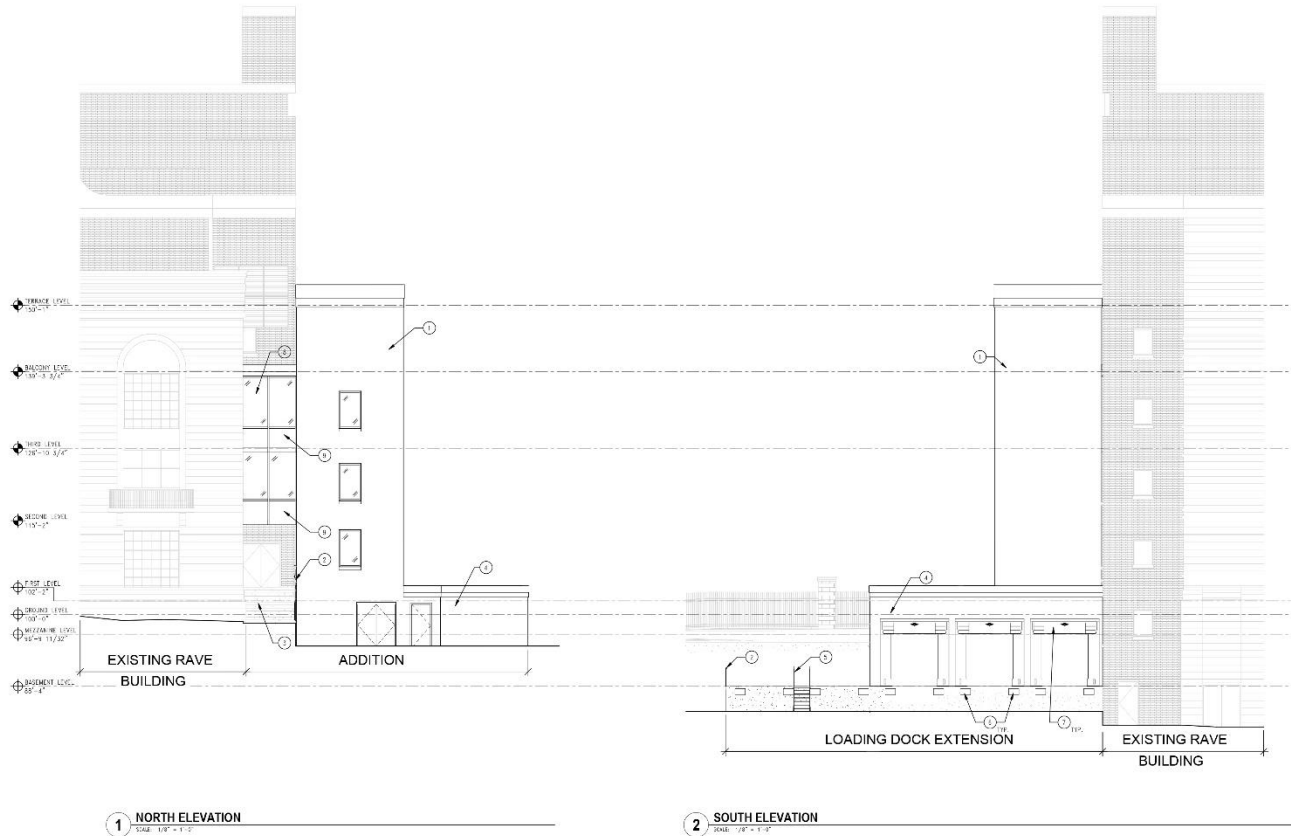
Sheet Name:  
**EXTERIOR ELEVATIONS**

Date: 04/04/2023  
Drawn By: ECR/TL  
Project No.: 22015.00  
Sheet No.:

**A3.2**

**ELEVATION NOTES**

- ① HYBRIDIC FREIGHT ELEVATOR SYSTEM WITH VERTICAL BRASSING ROOPS IN TREADS SHEET WITH STICK VENUE
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North and south elevations

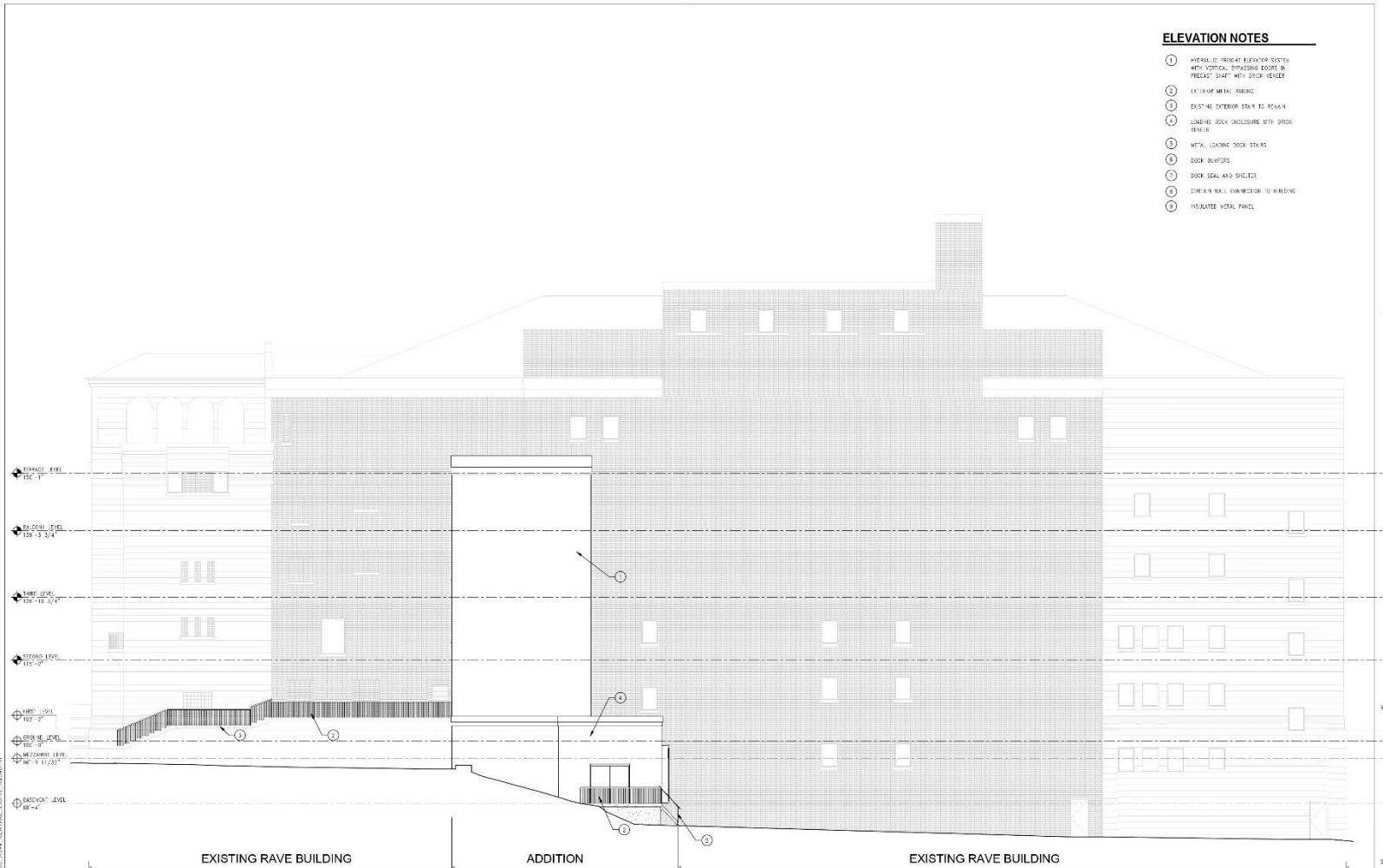


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**THE RAVE FREIGHT ELEVATOR**  
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Milwaukee, WI 53233

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Date: 04/04/2023  
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West elevation



1 SOUTH ELEVATION



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CONSTRUCTION

THE RAVE FREIGHT ELEVATOR  
PHILIP J. WILSON ARCHITECTS

PROJECT:  
OWNER:  
DATE:  
SCALE:  
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1 WEST ELEVATION



PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE RAVE FREIGHT ELEVATOR  
PHILIP J. WILSON ARCHITECTS

PROJECT:  
OWNER:  
DATE:  
SCALE:  
DRAWN BY:

HPC.2

Renderings