



# Certificate of Appropriateness

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

## **Property**

1348 E. BRADY ST. Brady Street Historic District

## **Description of work**

The applicant proposes to construct a 2-story, flat roof, masonry building on a 27-foot by 90-foot vacant lot at the above address. It has two primary elevations, one fronting Brady Street and one fronting Warren Street. It will house a restaurant.

At 26 feet tall, the new building works within the scale of Brady Street. The main elevation fronts Brady Street and has a corner pier, windows traditionally placed at each story and a cornice that finishes the top of the building.

The cladding will be standard size brick with fiber cement in spandrels and an aluminum cornice and aluminum clad pier.

Contemporary touches include the simple glazing units, the recessed entry that helps to create a corner plaza-like space, a recessed second story on the Brady Street front and the use of roll up windows to allow for access to the balcony space.

The west elevation abutting Jimmy Johns has no openings. The rear or north elevation has a service entrance and a recessed enclosure for dumpsters. There is no designated parking on the site itself since the property backs up to a city parking lot and there is angled street parking along Warren Avenue.

**Date issued**

3/22/2016

PTS ID 109313 COA Construct 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:

**Details regarding windows will be worked out with staff. (Glazing bars, framing of openings, etc.)**

**Glass in the windows is to be clear, not tinted. If low-e is used, it must be clear.**

**Art work will be designed for the northernmost two bays of the Warren Street elevation. The design for the art installation will go back to the Historic Preservation Commission for their approval. They requested this be done before an occupancy permit is issued. Otherwise, construction permits can be issued for the building if other permitting requirements are met at the permit center.**

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](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Carmen Hatal". The signature is written in a cursive style with a diagonal slash separating the first and last names.

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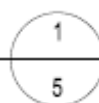
City of Milwaukee Historic Preservation Staff

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



## EAST ELEVATION

1/8" = 1'-0"



## WEST ELEVATION

1/8" = 1'-0"

4

5

PREFINISHED ALUMINUM OVERHEAD  
DOOR W/ CLEAR GLASS (COLOR: MATCH  
STOREFRONT)

PREFINISHED ALUMINUM CORNICE  
(COLOR: MATCH STOREFRONT)

4" PREFINISHED FIBER CEMENT SIDING  
(COLOR: SEE MATERIAL SAMPLE)

FIBER CEMENT PANELING AND  
TRIM BOARDS (PAINT COLOR:  
MATCH STOREFRONT)

PREFINISHED METAL GUARD  
RAIL (COLOR: MATCH  
STOREFRONT)

WALL SCONCE - SEE DETAIL  
5/5 (COLOR: MATCH  
STOREFRONT)

STANDARD BRICK IN RUNNING BOND  
(COLOR: SEE MATERIAL SAMPLE)

PREFINISHED ALUMINUM STOREFRONT  
FRAME W/ CLEAR LOW-E GLASS (COLOR:  
SEE MATERIAL SAMPLE)

## SOUTH ELEVATION

1/8" = 1'-0"

3

5

PREFINISHED ALUMINUM CORNICE  
(COLOR: MATCH STOREFRONT)

STANDARD BRICK IN RUNNING BOND  
(COLOR: SEE MATERIAL SAMPLE)

T.O. CORNICE  
EL = 126'-0"  
T.O. ROOF  
EL = 123'-6"

PREFINISHED ALUMINUM  
CANOPY (COLOR: MATCH  
STOREFRONT)  
WALL SCONCE - SEE  
DETAIL 5/5 (COLOR:  
MATCH STOREFRONT)

B.O. CANOPY  
EL = 110'-0"

PAINTED HOLLOW METAL  
DOOR AND FRAME (COLOR:  
MATCH BRICK)

FINISH FLOOR  
EL = 100'-0"

T.O. FOOTING  
EL = 96'-8"

METAL GUARDPIPE (PAINT COLOR:  
MATCH STOREFRONT)

4" PREFINISHED FIBER CEMENT BOARDS  
(COLOR: MATCH SIDING)

## NORTH ELEVATION

1/8" = 1'-0"

2

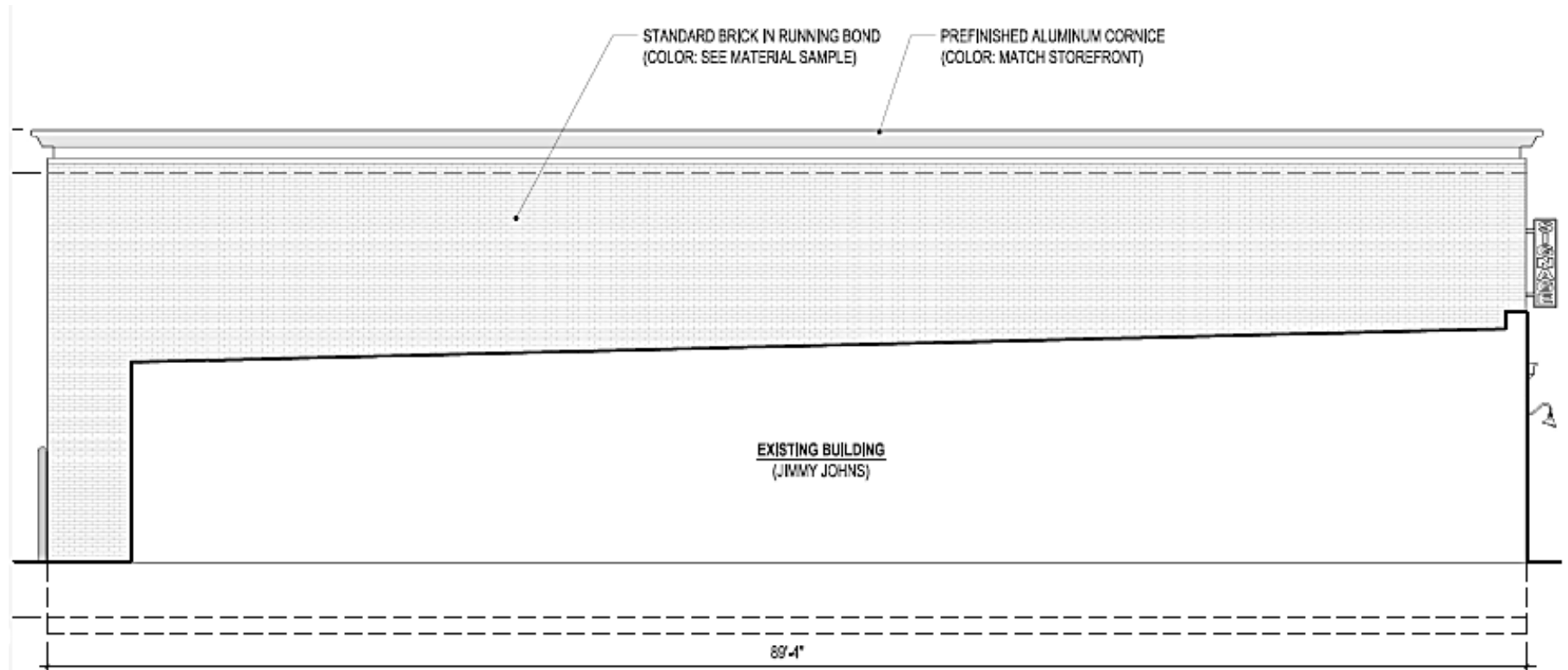
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STANDARD BRICK IN RUNNING BOND  
(COLOR: SEE MATERIAL SAMPLE)

PREFINISHED ALUMINUM CORNICE  
(COLOR: MATCH STOREFRONT)

EXISTING BUILDING  
(JIMMY JOHNS)

89'-4"





TREETScape PHOTOGRAPH



THE REDMOND COMPANY  
CREATING  
CONSTRUCTION  
CONSULTING  
MANAGEMENT  
SERVICES FOR THE  
CONSTRUCTION  
INDUSTRY

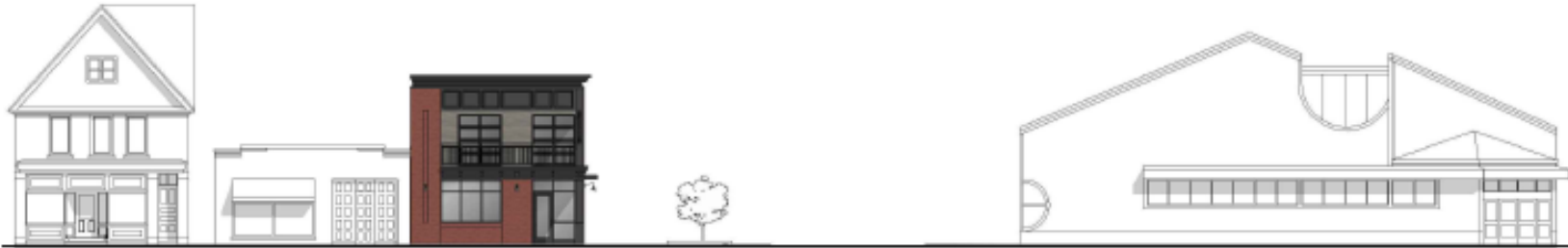
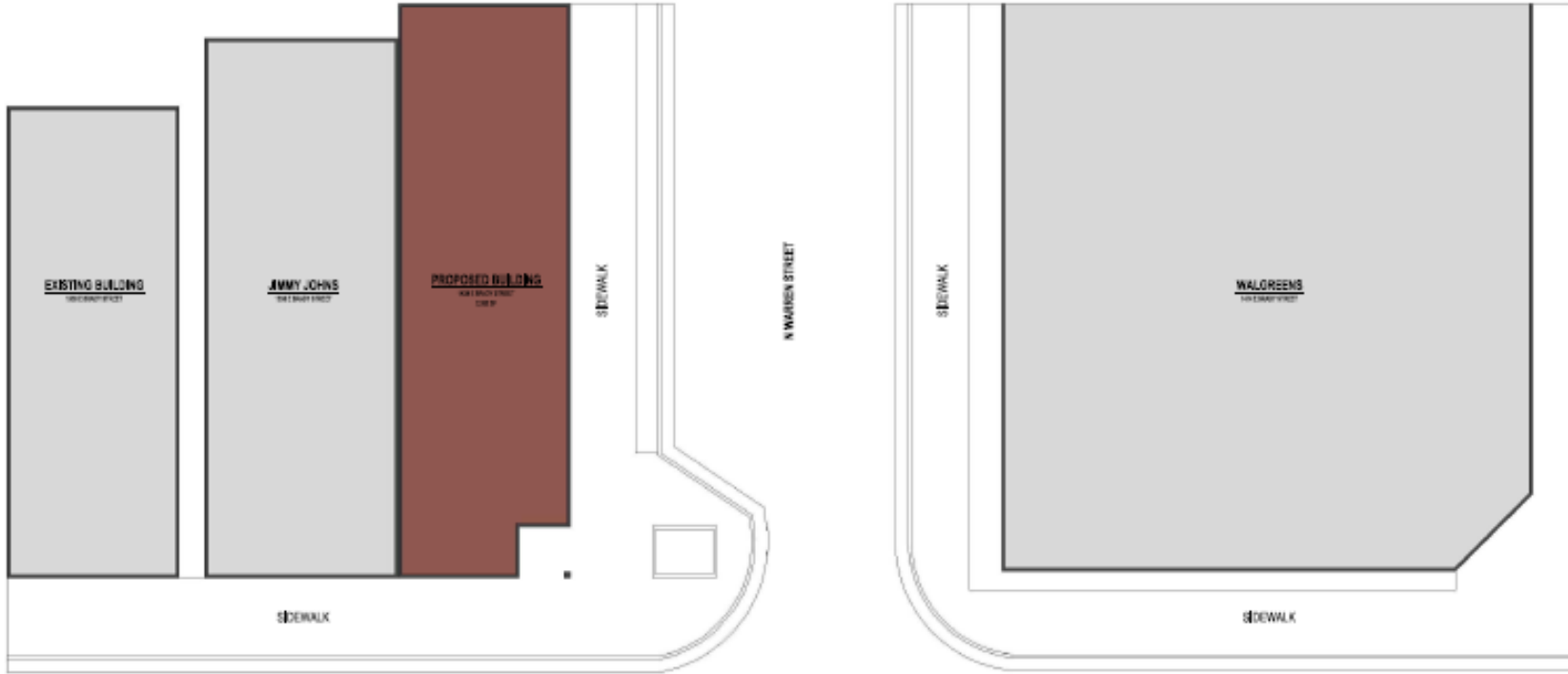
PROPOSED BUILDING AT:  
**1348 E BRADY STREET  
MILWAUKEE, WI 53202**

SHEET CONTENTS  
STREETSCAPE ELEVATION

PROJECT DATA  
PROJECT NAME: 1348 E BRADY STREET  
SHEET NUMBER: 4

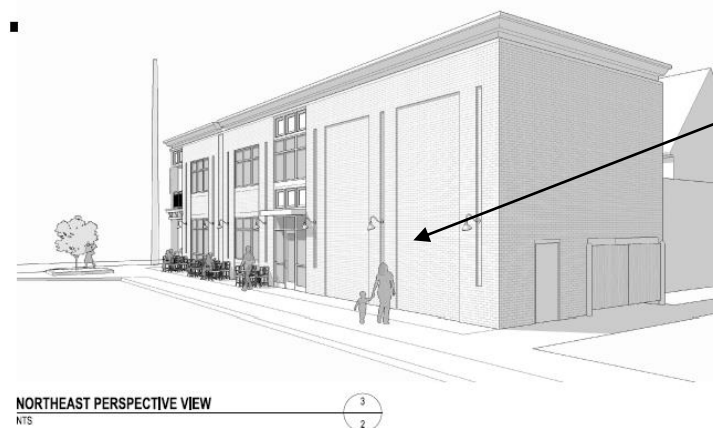
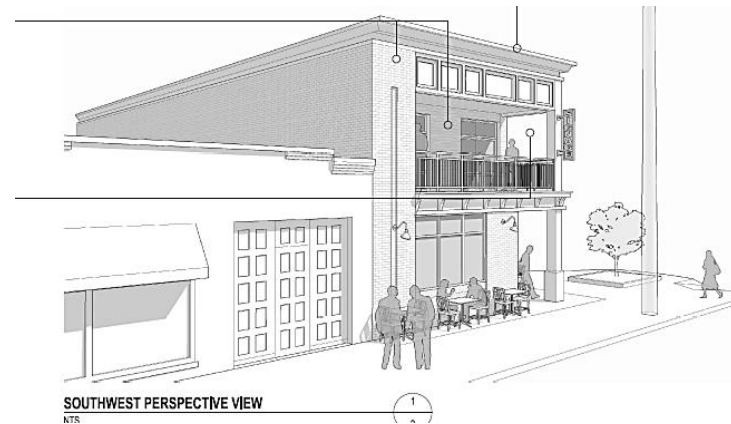
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SHEET 4 OF 5



STREETSCAPE ELEVATION  
1/8" = 1'-0"

1  
4



Art installation to go in this location and will be reviewed as a separate application.