



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

1401 E. BRADY ST. Brady Street Historic District

Description of work

This project had come before the HPC in June of 2015 and was approved at that time. The project was not built. Since then, the owner and architect have re-designed the project.

In addition to the property at 1672 North Warren Avenue that was acquired and razed for biergarten expansion last year, the Nomad has now acquired the property at 1668 North Warren Avenue. It too will be demolished to provide for an extended season biergarten. The additional property resulted in the current re-design of the project. The existing building at 1668 North Warren Avenue had too many structural issues to allow for adaptive re-use.

This newest proposal consists of a large permanent building at the south end of the lot that includes a concrete driveway and rear flat roofed garage. It also includes a roofed seasonal outdoor space and an open seasonal outdoor space. In looking at the Warren Avenue frontage the project will reference the adjacent residential neighborhood and appear as two gabled structures with outdoor seating. The different bar locations will give patrons the choice of complete open air seating or roofed seating.

Date issued

12/21/2016

PTS ID 114159 COA New Proposal for Outdoor Biergarten

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 smaller center building, clad in reclaimed wood, will be painted on the exterior.

The larger building with storefront will have wood windows.

The larger building will have a storefront façade that features modifications as shown in this COA.

The garage at the rear will consist of a flat roofed, concrete block structure with raised parapet walls. It will be painted.

The concrete masonry unit wall at the south property line will be parged for a finished appearance.

All HVAC work is approved if constructed as drawn. Any changes, additional openings or vents will require a separate COA.

Final signage will need a separate COA.

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.

Carl Hatal

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector John Cunningham (286-2538)

North Exterior Wall:
Reclaimed Wood Siding on
2x4 Wood Studs

Seasonal Seating Roof:
1" Translucent Polycal on
2x4 Wood Sleepers on
Exposed 2x6 Wood Roof Trusses

North Outdoor Roof:
EPDM Roof Membrane on
Plywood Sheating on
2x6 Wood Joists

New Window:
3'-0"W x 4'-6"H Window
in Existing Wall

String Lights Above
Seasonal Outdoor Seating

Outdoor Bar Roof:
1" Translucent Polycal on
Tapered 2x Framing on
2x6 Joists Supported By
4x4 Wood Posts & Beams



Roof:
Fully Adhered 60Mil Roof
on Tapered Insulation on
Roof Decking on
Wood Joists with
R40 Insulation

Roof top Mechanical Location

Roof:
Dimensional Asphalt Shingle on
Felt Paper on
Roof Sheathing on
Wood Joists with
R40 Batt Insulation with
Vapor Barrier

Office Windows:
Aluminum Clad
Wood Windows

West Porch:
Doors @ North and South,
Aluminum Clad Wood Windows
@ East

Canvas Awning @ West Elevation

1 **WARREN AVENUE AERIAL PERSPECTIVE**
A2.3 Scale: NTS

Windows:
Aluminum Clad Wood Windows

Seasonal Seating Roof:
1" Translucent Polycal Roof Deck
on 2x4 Wood Sleepers on
Exposed 2x6 Wood Roof Truss

Wood Wall:
Reclaimed Wood Siding on
2x4 Wood Studs

North Exterior Wall:
Reclaimed Wood Siding on
2x4 Wood Studs

North Outdoor Roof:
1" Translucent Polycal on
2x6 Joists

String Lights Above

Seasonal Seating Lower Wall:
2x2 Dim. Lumber w/ 2" Gaps on
2x4 Wood Studs

Man Doors:
Wood Doors w/ Glass Lite

New Window:
3'-0"W x 4'-6"H Window
in Existing Wall

Seasonal Outdoor Seating:
Concrete Slab on
Compacted Sub Base



Office Windows:
Aluminum Clad
Wood Windows

Wood Wall:
Painted Wood Siding on
Furring Strips on
Rigid Insulation on
Air and Water Barrier on
Exterior Sheathing on
Batt Insulation on
Wood Studs on
Vapor Barrier on
Interior Wall Finish

West Porch:
Doors @ North and South,
Aluminum Clad Wood
Windows @ East

Outdoor Bar Roof:
1" Translucent Polycal on
Tapered 2x Framing on
2x6 Joists Supported By
4x4 Wood Posts & Beams

Canvas Awning

8" CMU Retaining Wall

Driveway:
Concrete Slab on
Compacted Sub Base,
Ramp Slope = 1:20

1 WEST ELEVATION
A2.4 Scale: NTS



WARREN AVE.



1
A2.10

PERSPECTIVE - SEASONAL BAR LOOKING WEST

Scale: NTS



1
A2.9

PERSPECTIVE - SEASONAL BAR LOOKING EAST

Scale: NTS

Seasonal Seating Roof:
1" Translucent Polycal on
2x4 Wood Sleepers on
Exposed 2x6 Wood Roof Trusses

North Outdoor Roof:
EPDM Roof Membrane on
Plywood Sheathing on
2x6 Joists

String Lights Above
Seasonal Outdoor Seating

Outdoor Bar Roof:
1" Translucent Polycal on
Tapered 2x Framing on
2x6 Joists Supported By
4x4 Wood Posts & Beams



Backyard Seating:
Thatch Umbrellas

Roof:
Fully Adhered 60Mil Roof
on Tapered Insulation on
Roof Decking on
Wood Joists with
R40 Insulation

Roof top Mechanical Location

Roof:
Dimensional Asphalt Shingle on
Felt Paper on
Roof Sheathing on
Wood Joists with
R40 Batt Insulation with
Vapor Barrier

Canvas Awning @ West Facade

1 **ROOF LEVEL - AERIAL PERSPECTIVE**
A2.2 Scale: NTS

Wood Wall:
Painted & Reclaimed Wood Siding on
Furring Strips on
Rigid Insulation on
Air and Water Barrier on
Exterior Sheathing on
Batt Insulation on
Wood Studs on
Vapor Barrier on
Interior Wall Finish

Painted Metal Coping

CMU Garage/Demising Wall

Backyard Seating:
Thatch Umbrellas

Wood Fence

Seasonal Backyard Bar



Roof:
Dimensional Asphalt Shingle on
Felt Paper on
Roof Sheathing on
Wood Joists with
R40 Batt Insulation with
Vapor Barrier

Outdoor Seating Roof:
1" Translucent Polycarb on
Tapered 2x Framing on
(2)2x6 Joists with
Steel Fitch Plates
Mounted to 8" CMU Wall

Seasonal Seating Wall:
Reclaimed Wood Siding on
2x4 Wood Studs

Office Windows:
Aluminum Clad Wood Windows

Outdoor Bar Roof:
1" Translucent Polycarb on
Tapered 2x Framing on
2x6 Joists Supported By
4x4 Wood Posts & Beams

Infra-Red Gas Heaters

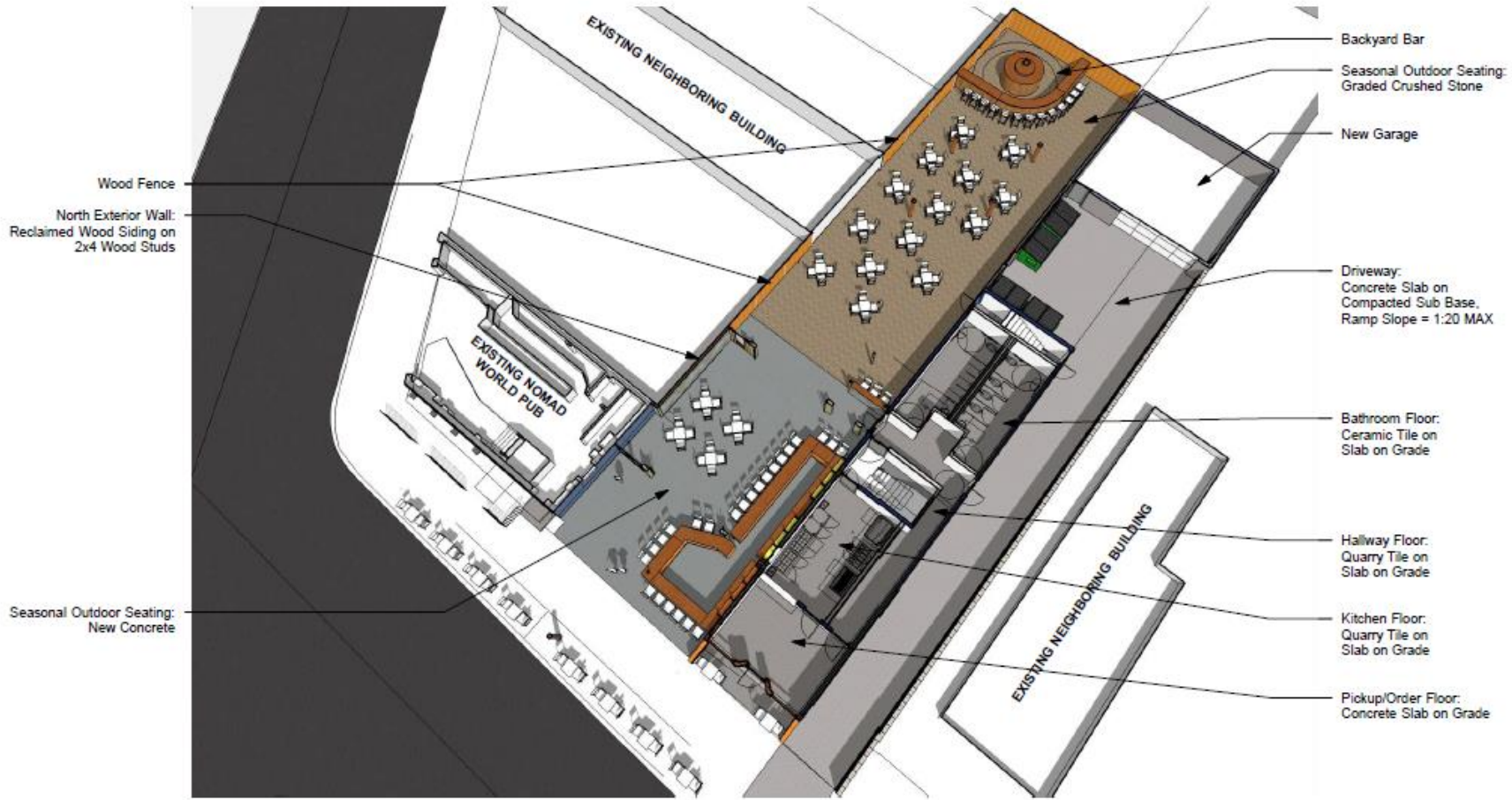
1 NORTH ELEVATION
A2.5 Scale: NTS



1
A2.6

AERIAL PERSPECTIVE - LOOKING SOUTH EAST

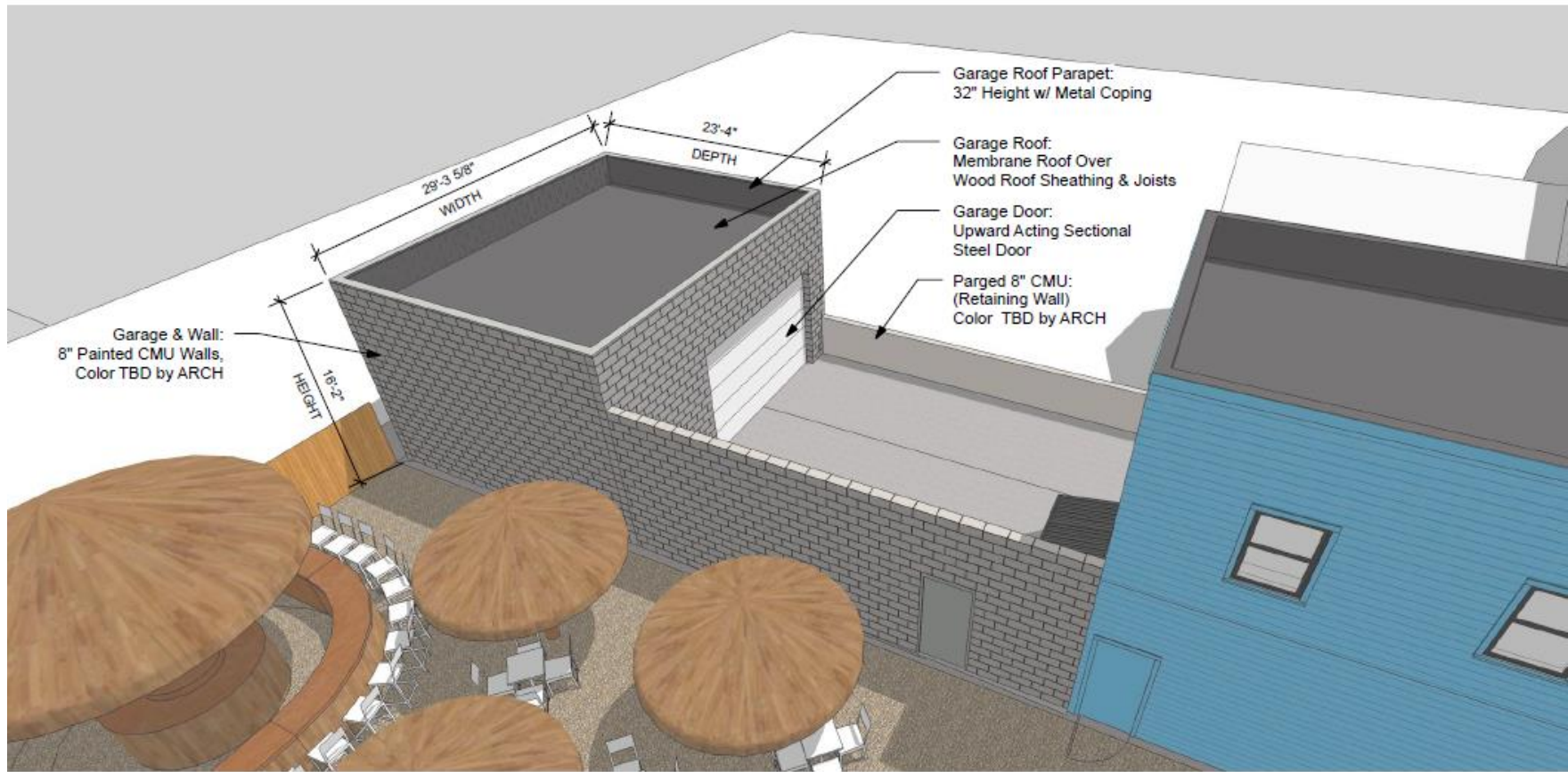
Scale: NTS



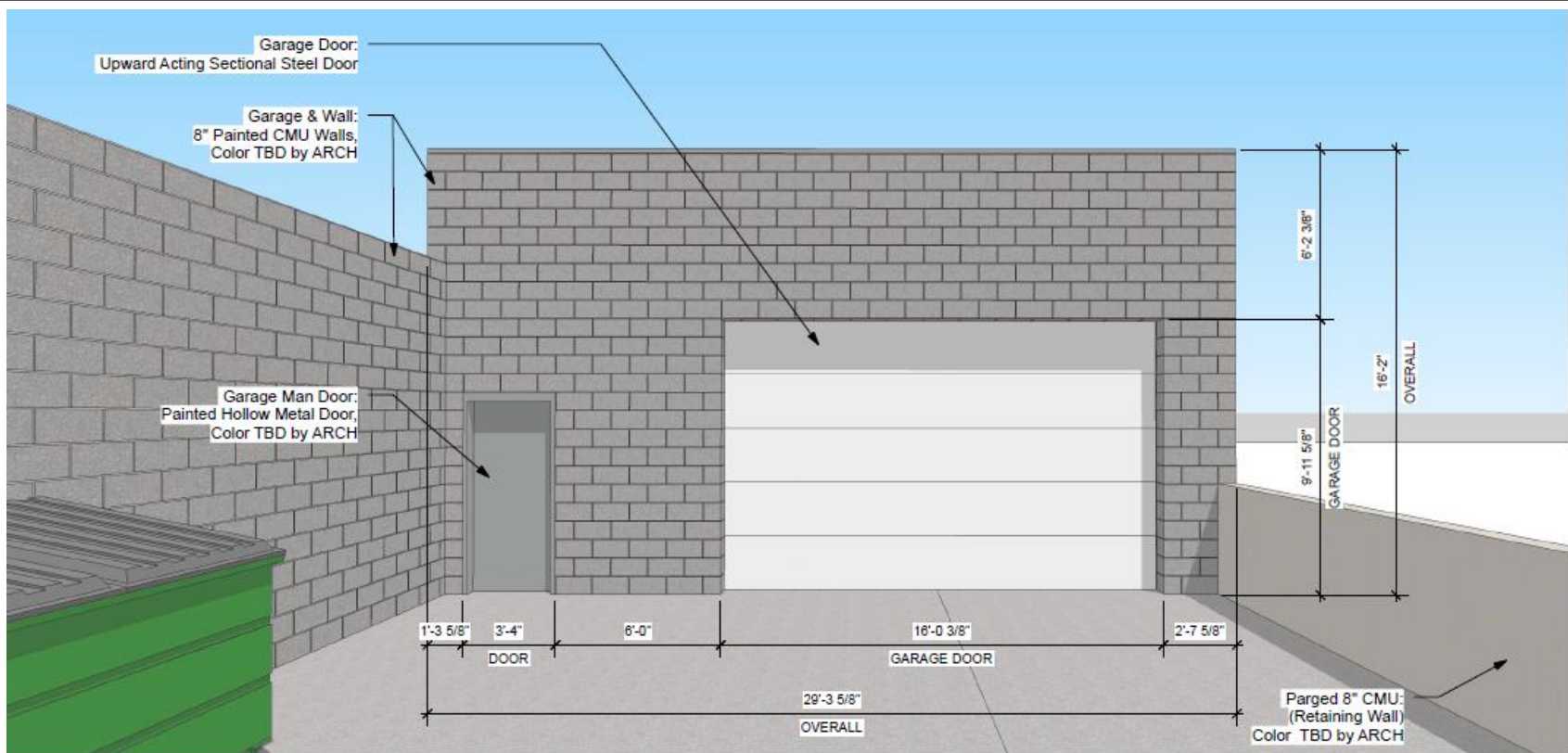
1 **GROUND LEVEL - AERIAL PERSPECTIVE**
 A2.0 Scale: NTS



The final storefront design features a taller bulkhead and a transom. The wing walls are replaced by railings. The concrete masonry wall at the south property line will be parged for a finished look and painted.



1 GARAGE - AERIAL PERSPECTIVE



1 **GARAGE - WEST ELEVATION**
 A1.1 Scale: NTS

The new garage will be located at the east end of the lot and not visible from Brady Street. It is utilitarian in character