



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 4/10/2012
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #77621

Property 728 E. BRADY ST. **Brady Street Historic District**

Owner/Applicant AIM INVESTMENTS, LLC J French & Associates
Alaa Musa 5028 N Lake Dr.
728 E BRADY ST Milwaukee, WI 53217
MILWAUKEE WI 53202 Phone: (414) 234-0299

Proposal Construct elevated steel deck, approximately 33 feet by 34 feet, over the parking lot on the west elevation of the existing building.

Staff comments The commission at its February meeting approved plans for a new second story addition to this contemporary style 1956 building. As that building project is moving forward, the owner is now proposing an elevated deck to be built off the west side of the building along E. Brady Street and over the existing parking lot. The deck will be made of steel and fitted with composite guardrails and balusters and it will provide additional outdoor seating for the restaurant.

The design is straightforward in character with the most prominent detail being the guardrails which will match those that will be installed on the front of the new second story addition. The posts that support the deck are slightly inset from the perimeter of the deck due to engineering necessities. The perimeter of the deck features a simple steel banding.

A large, elevated deck over a parking lot has never been proposed to HPC in the past. While this type of addition/alteration would probably not be a good fit for most existing commercial buildings in Milwaukee's local historic districts, in this case it is acceptable given the contemporary design of the building and its somewhat isolated location on a large lot.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action Approved second story addition at February 2012 meeting

Previous Council action