



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 9/13/2021
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115192 CCF #210651

Property	1323 E. BRADY ST.	
Owner/Applicant	SCHAEFER LAND LLC 2375 WOODBERRY CT BROOKFIELD WI 53045	Consortium ae 2022 E North Avenue Milwaukee, WI 53202
Proposal	<p>Add additional toilet room capacity to the mezzanine level at Jack's American Pub & Grill.</p> <p>The (2) proposed unisex toilet rooms will be designed to ADA and current WI accessibility standards and be located to the east of the 2010 mezzanine outdoor deck and egress stair addition approximately centered on the ground floor roof.</p> <p>The addition cannot be viewed from the east as it's blocked by the wood, clap board sided 2010 egress stair addition. Views to the east are nearly completely blocked from view by three properties between the subject property and Warren Street. Additionally, the mezzanine deck is located at the rear (south) side of the building and cannot be viewed from Brady Street.</p> <p>This project is contemplated as part of a roof membrane replacement on the existing ground floor roof as well as replacing the existing kitchen hood exhaust/makeup air unit (MAU) and relocating to an elevated struct steel structure which will be become part of the toilet room roof (toilet rooms will "infill" under the kitchen hood MAU.</p> <p>The exterior of the toilet room addition is proposed to be wood horizontal lap siding to match the east mezzanine egress stair (constructed as part of the 2010 deck alteration).</p>	
Staff comments	Project is just enough of an alteration to require commission review, as new enclosed space is being created. The change is minor and mostly functional while adhering to basic HPC standards.	
Recommendation	Recommend HPC Approval	
Conditions	All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.	
Previous HPC action		
Previous Council action		