



Milwaukee Historic Preservation Commission

Living with History

HPC meeting date: 10/13/2014
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #93006

Property	1311 E. BRADY ST. Brady Street Historic District	
Owner/Applicant	PATRICIA A CATALDO INCOME TRUST 2108 N NEWHALL ST MILWAUKEE WI 53202	Mr. Kevin J Rogers Korb Tredo Architects 790 N Milwaukee St Suite 210 Milwaukee, WI 53202 Phone: (414) 273-8230
Proposal	Construct an addition at the rear, southeast corner of the building to accommodate a second exit, a second floor deck for patrons and an accessible lift.	
Staff comments	<p>The proposed is a small, utilitarian, 2-story flat-roofed structure placed on the east side of the building at the end of a narrow gangway. The addition will not be seen from the street unless looking straight down the gangway.</p> <p>The only articulated side of the addition is the north elevation facing E. Brady Street. It is fitted with wood clapboard siding, windows and doors and a second story balcony with a cable-style balustrade. The two doors should be four-panel wooden ones, a full view wood door or one of each. A ladder style wooden door could also be substituted where a solid door with no glass is desired. The six panel door should be avoided here because they are usually associated with colonial revival style architecture. Window and door tops would also be changed to better reflect the traditional detailing of these features. Finally, the wall is fairly tall facing e. Brady Street and a projecting cornice at the top of the first floor at the line of the second floor deck should be added to not only better reflect the traditional frame construction of the building's era, but also to better visually divided the two floors, much the same as a storefront cornice over the display windows. The architect has agreed to incorporate these ideas and will furnish new drawings as soon as possible prior to the HPC meeting.</p> <p>Section drawings of the windows should be furnished to staff and they should include the historically-correct, thick sill of at least 1-3/4" which are made by many window manufacturers today. These could be furnished after the HPC meeting.</p> <p>All new siding and rim and doors must be smooth wood and free of knots.</p>	
Recommendation	Recommend HPC approval with changes as noted above.	
Conditions		
Previous HPC action		
Previous Council action		