



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 9/9/2013
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #89821

Property 1329 E. BRADY ST. Brady Street Historic District

Owner/Applicant

Mike Lee	Joshua Malone
1329 E BRADY ST	1329 E. Brady St.
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Proposal Install metal clad double hung windows in place of existing windows on street level storefront. Phase two of the project would be to replace the stone with stained shiplap siding.

Staff comments According to research of fire insurance maps, the building appears to have originally started out as a one-story dwelling sometime prior to 1888 and by 1894 it had been enlarged to a two-story store designed in the Queen Anne/late Italianate style. In the 1950s the present stone, contemporary storefront was added and later still aluminum siding was installed on the remainder of the building. All of that work was done long before the street became a designated historic district.

Since the district was designated changes and restorations of storefronts in the district have all been done to reflect the original or historic designs as closely as possible. There are many excellent examples of this and several have won awards from Milwaukee's Historic Preservation Commission. Just recently completed is a new storefront at 1230 E. Brady, which was built in 1916. It too had been blocked down with masonry and new large new display windows were installed to reflect the original design of the building.

An early twentieth century photo shows the subject building had very large glass display windows that stretched completely across the front of the building. The windows in turn were topped with a projecting entablature composed of an architrave, frieze and cornice. While the proposed design does make the windows larger than what they are presently, they are double hung windows instead of fixed storefront windows and are not as large as typical display windows on Brady Street. The use of double hung windows for a storefront where they were never installed is not an acceptable preservation practice. The use of shiplap siding for the first story, which is a proposed second phase of the project, is also not recommended because the building never had ship lap siding and the overall contemporary effect is not compatible with the restoration work that has been occurring up and down Brady street for many years.

In summary, the commission has never approved a contemporary design storefront for an old building in a local historic district. It is recommended that the applicant work with HPC staff to develop an alternate plan that better reflects the original character of the building (ca. 1894) based on the historic photograph.

Recommendation Return to staff

Conditions

Previous HPC action

Previous Council action