



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 3/14/2016

Ald. Nik Kovac District: 3

Staff reviewer: Carlen Hatala

PTS #109313

Property

1348 E. BRADY ST. Brady Street Historic District

Owner/Applicant

JC CAPITAL 1348 LLC
7451 N BEACH CT
FOX POINT WI 53217

The Redmond Company
W228 N745 Westmound Road
Waukesha, WI 53186
Phone: (262) 896-8735

Proposal

The property at 1348 East Brady Street was once occupied by a frame building constructed in 1890. It was still standing when Brady Street received local historic designation in 1990. It was demolished some time afterwards. The lot has remained vacant since that time.

The applicant proposes to construct a 2-story, flat roof, masonry building on a 27-foot by 90-foot vacant lot at the above address. It has two primary elevations, one fronting Brady Street and one fronting Warren Street. It will house a restaurant.

Staff comments

At 26 feet tall, the new building works within the scale of Brady Street. The main elevation fronts Brady Street and has a corner pier, windows traditionally placed at each story and a cornice that finishes the top of the building.

The cladding will be standard size brick with fiber cement in spandrels and an aluminum cornice and aluminum clad pier.

Contemporary touches include the simple glazing units, the recessed entry that helps to create a corner plaza-like space, a recessed second story on the Brady Street front and the use of roll up windows to allow for access to the balcony space.

The west elevation abutting Jimmy Johns has no openings. The rear or north elevation has a service entrance and a recessed enclosure for dumpsters. There is no designated parking on the site itself since the property backs up to a city parking lot and there is angled street parking along Warren Avenue. Mechanicals will be located on the rooftop and clustered near the center to be less visible from the street.

This proposed building meets the four criteria for new construction as listed in the Preservation Guidelines for the Brady Street Historic District.

1) SITING The building reflects the traditional siting of other buildings in the historic district. It occupies most if not all of its lot and fronts directly onto Brady Street without any front setbacks.

2) SCALE The overall height and bulk are compatible with other buildings in the district. Fenestration is regularly arranged along the facade and openings are rectangular in shape. The cornice at the top of the building is prominent and like other buildings in the district, serves to finish off the building.

3) FORM The massing and form is compatible with the historic buildings.

4) MATERIALS The building makes use of standard size brick, aluminum and fiber cement siding. The latter two materials are in keeping with the sheet metal details in many of the historic buildings as well as the wood siding and trim found in the historic buildings. Fiber cement has previously been allowed by the HPC in new construction, where not highly visible. In this instance it is used in small areas for spandrels or frieze details and the architect feels that greater detail can be achieved.

Recommendation

Recommend HPC Approval

Conditions

Details regarding windows, such as manufacturer, glazing bars, etc. will be worked out with staff.

Glass in the windows is to be clear, not tinted. If low-e is used, it must be clear.

The northernmost two bays along Warren Avenue are currently shown as all brick. The kitchen is located behind this area. There is some discussion with the owner about installing glazing that features a design (executed by a local artist) or perhaps some form of art work.

Previous HPC action**Previous Council action**