



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 5/8/2012**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Paul Jakubovich**  
**PTS #78676**

<b>Property</b>	1101 E. BRADY ST. <b>Brady Street Historic District</b>	
<b>Owner/Applicant</b>	VELLA REAL EST HOLDINGS LLC 1101 E BRADY ST MILWAUKEE WI 53202	Mr. Guiseppe Vella 1101 E Brady St Milwaukee, WI 53201 Phone: (414) 807-7301
<b>Proposal</b>	Build new two-story, masonry addition on south elevation of existing bakery.	
<b>Staff comments</b>	<p>The Sciortino Bakery building, located at the southeast corner of Brady Street and Humboldt Avenue, was built in 1888 for dry goods merchant Felix Trzebiatowski according to the designs of a local architect identified only as Schutz. The 2-1/2 story Queen Anne Style structure is one of the most prominent and best-known buildings in the Brady Street Historic District.</p> <p>Sciortino's Bakery has long been a fixture at this corner and the owner wants to expand at the present location to meet growing demand rather than relocate--a commendable decision. The addition, facing N. Humboldt Avenue, would serve as a bakery production facility on the rear part of the first story, a garage on the front part of the first story, and a residential unit on the second story. The entire mass of the addition is set back from the bakery building by about 2 feet--an important factor to provide some separation between the new and old construction.</p> <p>The addition has been designed to appear as a separate commercial building reflecting the designs of late nineteenth century commercial architecture in Milwaukee. This is a different approach than was proposed in earlier drawings. As it stands now, it is a two story, flat-roofed structure featuring a brick front trimmed with natural stone.</p> <p>The first story of the front elevation is composed of a large overhead wood garage door made to look like a sliding or swinging door. Flanking the garage door is a wood entry door topped with a glass transom. The second story is composed of a projecting bay window on one half of the elevation and a recessed, open-air porch on the other half. A corbelled brick cornice tops the facade. While it would have been preferable to have the windows in the projecting bay a bit longer to better reflect the proportions of the original building, their size was limited by the fact that kitchen cabinets are located beneath them on the interior. The architect did agree to make the ceilings taller on the second floor which did allow for some additional height to these windows. The windows should be made of wood.</p> <p>The proposal calls for a red brick facade and tinted mortar. The materials are consistent with those in the district and the height of the addition is less than the original building so that it does not overpower the existing building. The south and east elevations are mostly utilitarian in character although the first bay of the south elevation is finished with red brick to match the front of the building. This is a welcome detail. The proposal meets the preservation guidelines for the district.</p>	
<b>Recommendation</b>	Recommend HPC Approval	

**Conditions**

A brick sample panel with actual mortar must be reviewed and approved by HPC staff prior to general installation of the material. Final decisions about the type and finish of the stone trim should be approved by HPC staff prior to installation of the material. Provide wall section drawings through bay window and main elevation.

**Previous HPC action**

**Previous Council action**