



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/12/2020

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #115034 CCF #200663

Property	707 E. BRADY ST.
Owner/Applicant	Beckman Properties Jordan Stewart Street Chefs
Proposal	Install a sliding service window within an existing opening on the Van Buren side in the secondary attached building with the formstone façade
Staff comments	<p>Staff discussed the project extensively with the applicant to try to find a solution for a service window where it would not impact any architecturally significant part of the building. While this proposal is not the grand remodel of the ground floor that the Commission has been hoping to accomplish, this will allow a new business to move forward in a location that has been vacant for many years. While a slider window is not optimal, it was allowed in another unique situation where the architectural effect was negligible.</p> <p>The specific proposed window is vinyl and therefore inherently unacceptable. The building appears to be over 50,000 cubic feet, so stamped architect's drawings are probably required. With the conditions below, staff believes the details can be referred to staff for final approval.</p>
Recommendation	Recommend HPC Approval with conditions
Conditions	<ol style="list-style-type: none">1. Require wood or metal window, no vinyl2. Full manufacturer specification sheets for window3. Match color of the other window4. Fill full opening with new window. Do not block down.5. Submit stamped architect's drawings before COA issuance if they are required
Previous HPC action	
Previous Council action	