



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/13/2021
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115183 CCF #210679

Property 1307 E. BRADY ST.

Owner/Applicant JC CAPITAL 1301 BRADY LLC KAHLER SLATER
7451 N BEACH CT 111 W WISCONSIN AV, STE 300
FOX POINT WI 53217 Milwaukee, WI 53203

Proposal Remove oriel window, sliding door, and balcony from a 1995 renovation. Construct addition to create one exterior staircase, one enclosed staircase, and a deck area for use by upper floor tenants that is screened from the neighboring building.

Staff comments The proposal is competently designed and discreetly placed at the rear of the building while also being deeply set back from the side street. Preservation goals are accomplished by this discreet placement and the removal of prior less-sensitive alterations.

Staff's only concern is the proposal for treated wood for the decking and stair treads. This could be acceptable if the commission were to disallow visible injection marks in the wood.

There is a conditional objection on file. A neighbor opposes the project if staircase is related to increasing restaurant capacity. This objection is outside HPC's purview and staff does not believe that the staircase is to be used for this purpose.

Recommendation Recommend HPC Approval with conditions

Conditions All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. No visible injection marks in wood.

Previous HPC action

Previous Council action