



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 9/9/2019**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114832 CCF #190694**

**Property** 707 E. BRADY ST.

**Owner/Applicant**

707 BRADY LLC  
2329 KERES DR  
Grafton, WI 53024

Salvatore Sivilotti  
1002 E Michigan Ave  
Oak Creek, WI 53154

**Proposal**

The project entails general rehabilitation to the exterior of the ground floor of the north and west elevations. The majority of the work is to the ground floor of the Brady Street elevation. This includes the replacement of two large picture windows at the first floor on the west elevation. The remaining existing windows on this elevation will remain. The southern-most door on the west elevation will be removed and replaced with an additional window. All siding, trim, and stone veneer on the west elevation will remain. The existing shingled pent roof overhang on the west facade will be removed and replaced with a wood waistband to be set off the face of the building and continuous across the west and north elevations. The addition of the wood waistband will be carried through the north elevation. Three new wood double hung windows and one wood fixed window with transom will be added to the first floor elevation. Wood lap siding along the north elevation will be replaced and a paneled bulkhead will be added at the base of the building.

At the northwest corner of the building, the corner entrance will receive a new wood door. Above the door, a new projecting vertical sign will be installed at a 45-degree angle at a minimum of 10' above the sidewalk.

**Staff comments**

The new cornice at the ground floor is well-designed, subtle, and commendable. It replaces an ill-conceived pent roof that presumably dates to the 1970s.

Proposals for the south building along Van Buren are wholly inadequate. Apart from the replacement of the pent roof with a new cornice, it would be inadvisable to allow any further construction at this time. Plans are not complete other than to "prep for new window" where a door exists presently. How this will be detailed is not indicated. As such, the plans for this building must be considered incomplete.

At the main building, the ground floor of the Brady Street elevation is mostly appropriate. Three wood double hung windows are proposed at the first level and are in reasonable locations for placement within a bay back. The proposed fixed window and transom on the North elevation echo the design of the transoms on the West elevation, but create a disharmony in the elevation.

The dimensions of the proposed wood paneled bulkhead along the North elevation are not in dialogue with the location of the proposed wood double hung windows. The elevation appears to be lacking proportional order. Previously reviewed conceptual designs indicated more thoughtful window placement and bulkhead design. The bulkhead should be placed only below windows and have a simple water table connecting it between windows.

**Staff comments**

The Van Buren elevation of the main building is minimally altered. Two windows are to be replaced, but the design is not indicated. This elevation needs to be brought into harmony with the wood of the Brady Street elevation and made into a traditional storefront appearance out of wood. Retaining the brick and current window dimensions are not acceptable features.

The new wood door proposed for the corner entrance is appropriate. Staff questions the intention for the existing fanlight transom window as it is not indicated as removed or altered on proposed elevations but lacks the existing muntin design. The proposed sign location is generally approvable but will be subject to future design review by staff and compliance with code. As shown, it appears larger than the door and therefore disproportionate.

Compared to last year's conceptual approval, this is a disappointing submission. While it is reasonable to hold significant modifications to the south building for a more precise business plan, the architectural effort on the corner building is inadequate as proposed. While it is not necessary at this time to fulfill the entire design intent of last March's conceptual approval with a rooftop addition and balcony on the south wing of the building, more needs to be done to bring back the character of this elevation.

**Recommendation**

Hold

**Conditions**

If approved:

1. Bulkhead detail should be simplified such that it is present strictly under windows. A simple water table should connect sections of bulkhead
2. Submit exact windows to be used for staff review.
3. Replace all windows on primary corner building.
4. Remove all vinyl/aluminum siding and repair/replace and paint underlying wood siding as needed.

**Previous HPC action****Previous Council action**