



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	5/13/2024	CCF # 231999
Ald. Brostoff	Staff reviewer: Tim Askin	
Property	1027 E Brady St	Brady Street HD
Owner/Applicant	ANZALA GROUP LLC	KCB Buildings

Proposal

Modest remodel of storefront and a probable former attached garage and including signage for a new business.

Staff comments

This vernacular Queen Anne mixed use building dates to about 1880. It has not seen serious investment in a long time. It is entirely unchanged since at least 1988 and therefore it must have early second generation vinyl siding. Vinyl siding debuted in the 1950s, but that early version did not have sufficient lifespan to last until today.

Permit history on this building is unhelpful, but historic maps indicate that this side wing began as an attached garage. There is no remaining visual evidence that the wing began as garage, thus it is not unreasonable to put it to a new use and re clad it with a more open appearance. Further, there is no conceivable way it could be put to its original given changes in building codes and modern vehicle sizes. The alteration does not harm any historic features.

Alterations to the historic storefront façade are minimal. Doors and storefront glass be replaced. A new aluminum storefront system will be installed within the existing opening and replace existing mullions. It appears that no ground floor doors or windows are not original; only the center recessed entry door can possibly be original. Historic trim and bulkheads will be retained.

Signage, lighting, and patio furnishings are acceptable as proposed. Zoning limitations on signs cannot be confirmed without measurements that were not included in this submittal.

As no historic features will be harmed, staff recommends approval, pending plan exam review of signage.

Recommendation

Approve as submitted.

Conditions