



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/14/2020
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115035 CCF #200927

Property 1239 E. BRADY ST.

Owner/Applicant WurstBAR MKE LLC (Scott Schaefer) Consortium ae
1013 N Old World Third St 2022 E North Avenue #300
Milwaukee, WI 53202

Proposal Significant remodeling of Brady Street facade and a change in fenestration on the Arlington façade. There are no present plans to alter the secondary facades.

The existing second floor loggia facing Brady Street will be increased in width to occupy the area between the existing east and west exterior walls. A new partial height wall with an open guard system (to comply with IBC Chap 10 requirements) has been delineated at the request of HPC staff. A new 3 panel wide French door system (painted wood with insulated glass non-divided lites) will replace the existing single French door. The outline of the Brady Street facade and roof line will not change.

The ground floor Brady Street elevation will have (3) painted wood, insulated glass "Fold Up + Out" windows to replace the three existing fixed glazing picture windows with transoms. The proposed replacement window systems on the Brady Street will have a center vertical mullion to provide the appearance of two mullied double hung wood windows when closed in each existing opening.

The Arlington elevation will have three ground floor painted wood, insulated glass "Fold Up + In" windows, (2) replacements of existing fixed glazing picture windows with transoms and (1) new opening to match the existing opening sizes and balance the elevation. The second floor will include the addition of a double, double hung window in a new opening on the south side. New opening fenestration to match existing second floor fenestration. The ability to have the fold up + in wood windows on this elevation provides a critical visual and auditory connection from the sidewalk cafe dining to the restaurant interior.

Staff comments This body reviewed and denied a loosely similar proposal in September involving an overhead door system for this 2010 piece of the Brady Street Historic District. Significant design changes have been worked out with staff in the meantime. As a newer building, there is more flexibility on storefront alterations, as long as the general character of the district is maintained.

The folding windows are decidedly a new treatment for our historic properties. The sample photos provided do suggest that these are believable as appropriate windows when in the closed position. It is likely to be much more aesthetically successful than a prior experimental approval that involved exterior pneumatic equipment. Given that we are starting with 21st century construction, it is a prime candidate for allowing such an experiment. This case should not set any precedents until completed construction can be reviewed.

All the second-floor alterations constitute a significant improvement over the existing condition.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action 200664 denied in September 2020.

Previous Council action