



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/14/2019
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #114838 CC File # 190712

Property 932 E. BRADY ST.

Owner/Applicant WIRED VENTURES BRADY LLC Nongluk Buranabunyut
ATTN: ELAN G PELTZ 2466 N Oakland Ave #222
330 CEDAR AV Milwaukee, WI 53211
HIGHLAND PARK IL 600354140

Proposal Construct deck area for sidewalk cafe. Proposed deck will be constructed of composite wood material and will level out the existing concrete which slopes toward the northwest. The deck will feature a single step up to grade from the south near the main entrance and a second entrance from the existing accessible ramp for ADA entrance to the north.

Staff comments The applicant wants to build a deck over the currently-used concrete due to the condition of the concrete and its slope. The deck will be constructed on a base of treated wood and finished with a composite material made of 60% wood and 40% plastic, having a bamboo-like grain in dark grey/black. The deck will be 7 inches off the concrete and level with the front entry step into the building and level with the deck of the handicap ramp to the north. It will cover the lower portion of the bulkhead below the windows. The finished side of the composite wood will be facing the street.

In addition, a new planter box of concrete will be installed at the corner and a handrail will be added at the step up on Brady Street.

Composite wood material has generally not been approved by the Commission for public, visible locations. It is known to become moldy.

It is not clear what material was used in the construction of the deck at the handicap ramp. It is painted to coordinate with the colors of the building.

Recommendation Approve design

Conditions Require natural material for decking that is decay-resistant. Design of planter and handrail to be submitted to HPC staff for approval.

Previous HPC action

Previous Council action