



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/9/2016

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114801 CCF #190577

Property 1327 E. BRADY ST.

Owner/Applicant JC Capital
7324 N Crossway
Fox Point, WI 53217

Jeno Cataldo
7324 N Crossway
Fox Point, WI 53217

Proposal This is a revision to previous design proposals. The project consists of a rear addition and general rehabilitation to the existing building. The proposed addition is 1.5 stories and matches the height of the existing structure. It features a basement level and will contribute an accessible entrance to the existing structure. The addition will be clad in cedar siding painted to match the existing conditions. An 8" wood frieze board and 4" wood corner board will be painted to match existing trim. The prefinished metal soffit and fascia match the scale of the existing metal fascia. The addition features three double hung fiberglass simulated windows at the upper level and two entrances at the lower level on the East elevation. The South and West elevations are unfenestrated.

The applicant proposes to replace all existing windows on the West and East elevations with fiberglass simulated double hung windows. The entire roof will be replaced with new asphalt shingles. The vinyl on the existing structure will be removed and existing wood siding underneath it will be repaired and repainted as possible. Any damaged wood siding will be replaced with cedar siding and painted to match. The existing tiles covering the storefront will be removed and replaced with wood panel and trim. The proportion of the storefront will be painted and the wood will be painted to match existing trim. The existing windows, sills, front door, and stained glass transom window will remain. The existing double hung windows at the upper level will remain. At the ground level, thin veneer masonry units will cover the foundation. The applicant proposes to paint the existing masonry foundation on the East and West elevations.

Staff comments This appears to be amongst the least photographed buildings on Brady Street. Staff could only locate photos of the property done for historic preservation purposes and no casual photos of the property at our local repositories. Photos are therefore from the 1970s and 1980s and show a permastone storefront.

After an on-site inspection conducted at the invitation of the city's condemnation inspectors, it would appear that painting the foundation is a reasonable and appropriate request. The foundation contains various sections of different brick types and concrete block and has already been painted for quite some time. Staff must insist on limewash paint or some other highly permeable paint to prevent further deterioration of the masonry.

The roofline for the addition is awkward. While it does allow for windows and it matches the existing dormers, there is no denying the unusual appearance it creates. The high parapet for the mechanical area is a unique and commendable solution, as otherwise mechanical equipment would be highly visible from Warren Avenue. Nonetheless, there does appear to be a need to have a door to access this area.

Staff comments	The masonry component of the storefront is inadequately specified, samples are needed and natural stone is preferred. Additionally, the masonry should stop below the window sill and not rise to the top of the sill.
Recommendation	Hold for material specifications, material samples, window details and section drawings.
Conditions	<p>If the Commission chooses to approve today:</p> <ol style="list-style-type: none">1. No COA shall be issued until the condemnation order is lifted and all other violations issued by the Department of Neighborhood Services are remedied. This includes COAs footing and foundation of the addition.2. New and replacement windows will be all wood both inside and out, except the metal-trimmed storefront glass that is retained. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles and sash heights must match originals.3. Side elevation doors should have some degree of decoration. Wood veneer is required unless there are fire code requirements to use a rated door. Applicant must prove need for fire-rated doors if steel doors are to be used. Traditional four-panel doors are readily available either way.4. Require limewash or other similarly permeable paint on masonry foundation.5. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.6. Consider requiring a different roofline at the addition.
Previous HPC action	Held in August for design improvements.
Previous Council action	