



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/7/2022

District: 3

Staff reviewer: Carlen Hatala

PTS #115342 CCF# 220950

Property 1307 E. BRADY ST.

Owner/Applicant JC CAPITAL 1301 BRADY LLC
7451 N BEACH CT
FOX POINT WI 53217

Jeremy Happel
Kahler Slater Inc.
790 N. Water Street Suite 1700
Milwaukee, WI 53202

Proposal

On August 8, 2022 the HPC denied a previous submittal to add a deck to the east side of the Dorsia restaurant building. It was erroneously thought the deck was under construction. There was also a question of how many decks could be added to the building without negatively impacting its historic character and the historic character of the Brady Street streetscape. There was already a deck installed at the rear of the building. The deck was not integrated into streetscape.

The current proposal adds a deck to the east side of the second story of Dorsia in the space between Dorsia and Jo-Cat's. Both businesses are under the same ownership. The space is small and has to accommodate both a handicap ramp to Dorsia as well as a new stair to the proposed upper deck.

The current proposal makes significant changes to the upper story of Dorsia's east elevation. Two original windows will be removed and replaced with one pass-through sliding window. Another fixed (?) window is added toward the front of the elevation. A new sliding patio door entry is cut into the elevation as well. New siding to match existing wood siding will be installed where original siding has been removed during construction.

New features in the current proposal include

1. trimming out first story supporting posts with historic detail such as fluting and base
2. installing a built in planter at the front of the first floor space
3. adding trim to continue the cornice line and entablature of the original storefront at Dorsia across the base of the deck; the deck is set back from Dorsia's façade.
4. changing the fenestration as indicated above
5. adding a solid surface counter below the sliding service window and window located toward the front of the elevation
6. balusters across the deck and at the handicap ramp that match those already on Dorsia
7. lights strung across the space to signal this is a public space and not storage for garbage containers, etc.
8. aluminum guard rail at stairs to upper deck

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Staff comments

The details on the posts and the entablature have to be done right in order to avoid looking cartoonish. Section details need to be provided to staff.

Recommendation

Approve with conditions

Conditions

The proposed new windows as drawn are not appropriate for this 1882 building. The window toward the front should give the appearance of a double hung. The slider serving window needs muntins or else a non-sliding operable window. The sliding "patio doors" need to be actual French doors. The tops of the supporting posts need to have a cap, a cap that is other than just a strip of molding. As already noted, section details need to be provided for the conice and entablature

Previous HPC action**Previous Council action**