



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/9/2016
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #77621

Property 728 E. BRADY ST. Brady Street Historic District

Owner/Applicant AIM INVESTMENTS LLC William A. Morris - Architect, LLC
728 E BRADY ST 5313 87th Place
MILWAUKEE WI 53202 Pleasant Prairie, WI 53158
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Proposal The building at 728 East Brady Street was constructed in 1956 and had two storefronts, one of which housed a grocery. The east half was converted into a restaurant in 1967 and then the entire building was converted to restaurant use in 1972. At that time the business was called "Beyond the Sea" and had a nautical appearance. New french doors and stucco cladding were applied in 1998 to give a rustic Italian character to the building. After the building was acquired by its current owner, a second story addition and second story patio were constructed in 2012.

The current proposal is to enclose the patio space by adding a louvered roof and glass wall panels. Along with heaters at the ceiling, the new enclosure will allow for three season dining as well as dining in inclement weather.

Staff comments

The glass wall panels will be set behind the current 48 inch tall balustrade by 6 inches and fit into narrow tracks. Each piece of glass is frameless so that when extended the butt glazed glass will appear almost invisible. The panels will fold back like an accordion when open and store at the west side of the patio. Each glass panel will measure approximately 29-30 inches wide by 9 foot 1/8 inch tall. Enough space was allotted to allow for cleaning the glass and maintaining the balustrade.

The pergola roof will undergo changes to allow for the louver panels. At the present time, three pairs of columns support three beams with shaped ends that run perpendicular to the main building. Across these beams rest thin joists, also with shaped ends. The current proposal will preserve the shaped ends but cut and remove the joists behind them to allow for new glu-lam beams to be installed around the perimeter. New pairs of joists will be installed between which the louver panels will be hung. These louver panels will be made of extruded aluminum and powder coated to match the existing features. They are considered a permanent feature and are not just seasonal awnings. There is a built in gutter system to catch rain water and the system will drain to one area and be directed off of the roof. Each louver section will be 8 feet wide. The louvers themselves are made of metal and are motorized to open and close for light, shade and rain.

Also included with the louvered panels are six heaters hung flush with the panels. Each will be 8 feet long and will not extend below or above the panels.

New roof framing will also exist above the bar serving area that is located at the east end of the patio along the building.

There are currently no installations for viewing in our area.

Some of the things staff took into consideration:

1) There will be a small change to the exterior appearance of the pergola roof. The open end at the west side, that allows for views up through the joists, will instead have a beam that will aid in supporting the louver panels. This will give the roof a more permanent appearance.

2) This building was constructed in the 1950s, later than most of the buildings along Brady Street

3) This is the fourth remodeling of the building

4) This is a permanent change to a new exterior feature of the building but the attempt is to keep the look as transparent as possible in order to preserve the customers' outdoor dining experience

Recommendation

Approve

Conditions

Previous HPC action

Previous Council action