



## Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 9/15/2015**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Carlen Hatala**

**PTS #105376**

**Property** 827-829 E. BRADY ST.

**Owner/Applicant**

CITY OF MILW	Pepperoni Cannoli LLC
809 N BROADWAY	1019 East Kewaunee Street
MILWAUKEE WI 53202	Milwaukee, WI 53202

**Proposal**

As part of the rehabilitation plan for 827-829 East Brady Street, the applicant proposes to demolish a rear concrete block addition behind the residential portion of the buildings. There has been a house at this location along the alley since at least 1888 per fire insurance maps dated 1888, 1894 and 1910. The house featured a small one-story wing at the rear. When the house was rebuilt or remodeled in 1916, it is likely that the rear wing was rebuilt in concrete block. The historic use of this wing is not known. It is not large enough to serve as a garage but may have served as storage. It is only partially visible from Brady Street.

**Staff comments**

This building or pair of buildings, long known as Pecoraro's Food Mart, has been vacant for about 10 years and has been owned by the City of Milwaukee. The City is in the process of completing the sale of this property to new owners. A staff COA was issued to the new owners for general exterior rehabilitation that includes a new roof and new wood windows.

The demolition of the rear wing would be acceptable according to the guidelines of the Brady Street Historic District and the Historic Preservation Ordinance 320-21-11-h. The wing is not of any architectural or historic significance, it does not display quality material and craftsmanship, it does not contribute to the neighborhood or general street appearance, and it is to be replaced with new open porches for the apartments within.

The new porches will be constructed of wood. There will be a metal spiral staircase due to fire codes. The staircase will be 5 foot in diameter with diamond plate treads and landing and 1-1/4 inch diameter aluminum handrail with vertical pickets. The new porches/decks will extend out from the building 6 feet-2 inches. The decks and railings will be constructed of pressure treated lumber (4 x 4 corner posts, 2x6 or 2x8 framing, and 1x6 decking). The railings will be 36 inches high with top and bottom rails in a profile that will shed water. The vertical pickets in the balustrade will measure 2x2.

Light fixtures will be installed at the rear entrances.

**Recommendation**

Approve demolition of concrete block wing  
Approve construction of new porches with minor conditions

**Conditions**

The demolition is to be carried out with minimal damage to the existing structure.

While pressure treated lumber is acceptable for the rear porches, it is recommended that the owners consider using decay-resistant wood species (western red cedar, redwood, domestic Spanish cedar, white oak). Wood should be smooth and free of knots. All wood should be painted upon completion. The picket style balusters can be spaced somewhat closer, 1-1/4 inch apart rather than 2 inches.

The doors to the deck will be flush metal with a 1/2 light. It is preferable to have a 1/2 light wood door and full light wood storm door rather than aluminum storm door, unless metal is required to meet fire code.

The owners can work with staff to select an alternative to the more nautical style light fixtures that are proposed.

**Previous HPC action****Previous Council action**