



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/10/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114229 CCF #161632

Property	1016 – 1024 E. BRADY ST. Brady Street Historic District	
Owner/Applicant	GLORIOSO BROTHERS REALTY LLC 1011 E BRADY ST MILWAUKEE WI 53202	Mr. Thomas Stachowiak Stack Design Group, Inc. 413 N 2nd St Milwaukee, WI 53203 Phone: (414) 224-8033 Fax: (414) 224-8034
Proposal	Facade rehabilitation on ground floor with selected brick replacement as needed.	
Staff comments	<p>The Mediterranean Revival building was originally built as a multi-tenant storefront in 1927, which included a tailor, a baker, and a greengrocer. It was attached to the earlier German Renaissance Revival building from 1910 that was built as a butcher shop. The Glorioso family has operated most or all of the site since 1946.</p> <p>Recent selective demolition of the ground floor has revealed very little salvageable material from the historic period for these two buildings. The proposed alterations re-create the essence of a historic storefront from the original date of the two buildings. While there is photo of the Mediterranean building from within its first year, no useful historic photos have been found of the ground floor level of the Germanic building.</p> <p>Applicant's proposal consists primarily of installing a modern storefront system from Tubelite. The system is intended to be a loose replica of what was present on the original Mediterranean building with a reconstructed bulkhead, transom, and standing seam metal awnings. The Mediterranean building will have all clear glass while the Germanic building will have opaque spandrel glass because of programming concerns. The reconstruction of the Germanic building is more speculative due to a lack of documentation; however, it keeps its own identity with a different bulkhead design and no alterations beyond basic paint and masonry repairs to the upper level.</p> <p>All second floor and roof work will be minor rehabilitation work to paint and repair existing materials.</p> <p>The project appears to meet the preservation guidelines for the district.</p>	
Recommendation	Recommend HPC Approval	
Conditions	Staff recommends approval with a request for one minor alteration, but not a requirement. The Commission may require them if they so desire. Staff would like to see a divided pane effect in the transoms to mimic the original more closely.	
Previous HPC action		
Previous Council action		