



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/5/2019

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114801 CCF #190577

Property	1327 E. BRADY ST.	One story version	Brady Street HD
Owner/Applicant	JC Capital Corp 7324 N Crossway Fox Point, WI 53217	Jeno Cataldo 7324 N Crossway Fox Point, WI 53217	
Proposal	One-story addition at the rear of the property with shed roof. It is 20' x 28' and 11'6" tall. Design is very simple with wood clapboard siding. There are two windows on the east elevation and no others. An accessible ramp wraps around the back to a new door.		
Staff comments	<p><i>5. Additions Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.</i></p> <p>An effort has been made to meet most of this criterion. It is barely visible from Brady Street. The size works with the existing structure, but a shallowly pitched roof may be better. A roof of matching pitch would not be ideal, as it would interfere with existing windows.</p> <p>A. Guidelines for New Construction It is important that additional new construction be designed so as to harmonize with the character of the district.</p> <p><i>1. Siting New construction must reflect the traditional siting of buildings in the Brady Street Historic District. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures.</i></p> <p>This guideline appears to be met. Building depths are highly variable on Brady Street.</p> <p><i>2. Scale Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.</i></p> <p>The addition does not have the traditional separation of foundation, body, and roof. This variation has a clearer separation of foundation, the roofline needs some degree of architectural detailing, even just some basic trim boards. Overhangs exist, but the main roof of the building is gabled, so the overhangs do not align perfectly.</p> <p><i>3. Form The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.</i></p> <p>The concerns are similar to those with scale. The addition reads as a singular mass without any definition to the divisions of building parts. There is no visual continuity of features with the historic structure to which it would be attached. The addition lacks windows. There can certainly be an allowance on the west elevation for fire separation concerns, but the other two sides should have some fenestration.</p>		

4. Materials *The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in the Brady Street Historic District. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.*

Materials are not strictly specified, but the applicant has verbally agreed to all wood siding and all wood windows. Roof is proposed as a rubber membrane. This has been acceptable in locations for flat roofs that are well hidden.

Recommendation

HOLD. Approve size and concept, return with windows and architectural detailing of roofline and possibly different roofline.

Conditions

Previous HPC action

Previous Council action