



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 1/8/2024**  
**Staff reviewer: Andrew Stern**

**Ald. Bauman**  
**CCF # 231360**

**Property** 2401 W. Wisconsin Ave.

Eagles Club

**Owner/Applicant** Eagles Auditorium Inc.  
C/O A Balestrieri  
2401 W. Wisconsin Ave.  
Milwaukee, WI 53233

Allyson Nemec  
Quorum Architects

## Proposal

At the May 5, 2023, HPC meeting, the applicant received approval to build a freight elevator addition and loading dock/elevator vestibule connection to the building at the west façade of the Eagles Club. The applicant is now proposing modifications to the elevator proposal.

The elevator tower and single-story loading dock enclosure was initially proposed be a precast concrete system with 6 course brick veneer to match the current buff brick color of existing brick on the west façade. While the location remains the same, the addition is now proposed to be precast concrete without the brick veneer. The colored precast concrete will complement the tone of the historic brick façade. The connection from the freight elevator to the existing building is painted aluminum storefront system with 1" clear insulated glazing to create a visually light-weight connection and allow for clear visibility of the existing building beyond. The connection is now only proposed at the third (ballroom) levels and removes a previously proposed connection also at the 2<sup>nd</sup> level. The proposed loading dock removes on exterior loading bay, which will leave three loading bays at the enclosure and one exterior loading bay. While the height of the addition will not change, the overall footprint of the proposed addition is slightly smaller than originally proposed.

## Staff comments

While the preservation guidelines discourage additions, staff finds the proposed freight elevator and enclosed loading dock additions to be unobstructive and within the appropriate scale for the building. The elevator and loading dock will be located on a secondary façade for the building and will not result in the removal of any significant amount of historic fabric. The aluminum storefront system of the connection and cast concrete cladding of the elevator and dock provide a differentiation between the historic building and the addition. The enclosed loading dock addition will have a minimal visible impact from the primary north façade due to the grade changes between W. Wisconsin Ave. and W. Michigan Ave. The proposal meets all the standards established in the guidelines for new construction, particularly height, materials, colors, and siting.

**Recommendation** Recommend HPC Approval with conditions

**Conditions** Detailed information on the windows, railings, and samples of the concrete to be supplied to staff for final approval.

**Previous HPC action** May 5, 2023

**Previous Council action**