



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/7/2024
Staff reviewer: Andrew Stern

Ald. Bauman
CCF # 240605

Property 2322 S. 7th Street North Point North Historic District

Owner/Applicant Franciscan Fathers Minor of Convention of St. Josaphat Church of Milwaukee
2333 S. 6th Street
Milwaukee, WI 53215

Proposal

The applicants propose to add an elevator addition to the south façade of Parish Center building on the Basilica of Saint Josaphat campus. St. Josaphat is looking to provide greater accessibility to all floors (basement, first-third floor) of the building.

The elevator will be constructed of concrete block and clad primarily with 12" metal panel or James Hardie Arsan Shiplap Siding exterior. The raised basement will be clad with a thin brick veneer with limestone sill to match the height and design of the Parish Center. The entry has a shed roof with Fir overhang king post truss and black steel truss plate brackets. The windows and door for the addition have not yet been selected. The roof will have asphalt shingles and a design that resembles the Mansard roof on the primary building. The elevator tower would add a 260 sq. ft. footprint to the south side of the building.

Staff comments

Per the HPC ordinance:

Contemporary design for alterations and additions to existing properties shall not be discouraged when the alterations and additions do not destroy significant historical, architectural or cultural material, and the design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

Wherever possible, new additions or alterations to structures shall be done in such a manner that if the additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

While the preservation guidelines discourage additions, elevator addition will be located on a secondary façade for the building and will be partially obscured by a cream brick wall that runs along S. 7th Street. The Parish Center building has also undergone a number of modifications in the past, including a new entryway, replacement windows, and modifications to the upper level. The elevator will require removal of a portion of the historic brick façade. Staff recommends the brick be salvaged and retained in the event the addition is removed in the future.

The Parish Center is a secondary structure on this property with the Basilica itself being the primary structure on the property. The proposed elevator addition will not be visible from any of the primary views for the Basilica and will not be prominently visible on the Parish Center building itself. The proposal meets all the standards established in the guidelines for new construction, particularly height, materials, colors, and siting.

Recommendation Recommend HPC Approval

Conditions Detailed information on the windows and door to be supplied to staff for final approval.

Salvage and retention of the removed brick

Previous HPC action

Previous Council action