



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/1/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115210 CCF #210919

Property 790 N. VAN BUREN ST. Wisconsin Consistory/Scottish Rite Cathedral

Owner/Applicant Saxony Capital
MARK PASCHKE
RAMLOW/STEIN ARCHITECTS
322 E MICHIGAN ST SUITE 400
MILWAUKEE, WI 53202

Proposal Create rooftop penthouse enclosures for four new staircases leading to multiple rooftop decks. Cladding is proposed as Nichiha Block, a synthetic stone rain screen panel. Railings for multiple decks areas are also proposed with an outline of where they will be placed.

Staff comments Most of these alterations should have little or no sightlines to public rights of way. Two along the alley will have limited visibility. The two that are roughly at the center line are unlikely to have ground visibility, although it may be possible from the sidewalk on the opposite side of Van Buren.

The cladding is at staff's suggestion after its approval on the Eastcastle Place ramp enclosure. It is suitable as differentiation from historic material while blending in with the historic cladding and providing minimal distraction from the historic character where in the few places public visibility will occur.

The deck railings are approvable in concept and location. There is virtually no chance of visibility of a typical 42" railing at the locations proposed. Nonetheless, no materials are proposed, so it would be inappropriate to approve at this time. The matter can be worked out with staff.

Recommendation Recommend HPC Approval, pending staff approval of a specific railing design.

Conditions

Previous HPC action

Previous Council action