



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 4/10/2017**  
**Ald. Khalif Rainey District: 7**  
**Staff reviewer: Carlen Hatala**  
**PTS #114230**

**Property** 3114 N. SHERMAN BL. (formerly 4246 W. Burleigh) Sherman Boulevard Historic District

**Owner/Applicant** SIDHU PROPERTY LLC Stack Design Group, Inc.  
18925 CAVENDISH RD 413 N 2nd St  
BROOKFIELD WI 53045 Milwaukee, WI 53203  
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**Proposal** A filling station has been located at the northeast corner of West Burleigh Avenue and North Sherman Boulevard since at least the early 1960s. It was remodeled/rebuilt over the course of time. During the civil unrest on the night of August 13, 2016, this filling station was set on fire. It was totally destroyed. The remains have been removed.

The business owner is proposing a new filling station and convenience store for the property. The site plan for the corner will change. To accommodate better use of the site, two empty lots adjacent to the original property are being acquired from the city. Four gas pumps will be located under a canopy that is positioned in the south half of the site. The new building will be located at the north end of the property.

The new building will measure 50 feet by 76 feet, have a flat roof and will be clad in brick on all facades.

The main facade faces south and has a double door glass entry with adjacent storefront windows at the southwest corner of the structure. A small single glass entry door will be located at the southeast corner and have flanking windows. Window muntins will consist of dark bronze glazing bars.

The West elevation will feature a single steel exit door along with the continuation of the storefront that wraps around from the front elevation.

The East elevation features a single steel exit door.

The North or rear elevation has no openings.

**Staff comments** Staff finds the design acceptable for this service building in a historic district. It is simple, uncluttered yet is clad with brick, has limestone details and has windows fronting toward both Burleigh Avenue and Sherman Boulevard. The rear wall is articulated with recessed panels to give dimension to the otherwise blank elevation.

**Recommendation** Recommend HPC Approval with conditions

**Conditions**

1. Landscape plans are to be submitted to staff that can meet HPC guidelines and BOZA requirements. Landscape to include brick piers and metal picket style fencing as well as plantings.
2. HPC staff is in agreement with the Department of City Development that the brick color scheme should change to all red instead of the red and yellow scheme proposed.
3. Windows will have clear, untinted, glass.
4. Code will require a window on the east elevation to accommodate the tenant space. HPC staff will need to see amended drawings to include such window.

**Previous HPC action****Previous Council action**