



# Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 5/11/2015**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Carlen Hatala**  
**PTS #102661**

**Property** 1109 N. OLD WORLD THIRD ST. Old World Third Street Historic District

**Owner/Applicant** MCNULTY HOLDINGS LLC Kenneth McNulty  
1111 OLD WORLD THIRD ST  
MILWAUKEE WI 53202 Phone: (414) 272-3544

**Proposal** The applicant proposes to remove the existing corrugated metal panel above the storefront, remove the existing storefront, install a door style storefront and replace windows on second and third stories.

## Staff comments

Per survey photos, the current storefront was installed between 1979 and 1985, before the area became a local historic district.

The storefront will be replaced with folding doors that will allow the front of the building to be open in the warm season. The doors have been designed with panels at the bottom to simulate the appearance of a bulkhead and to reference the type of doors that were commonly part of storefronts from the 1860s through the 1870s. There is no transom in this design. In the five local commercial historic districts there have been only a handful of proposals for openable windows and staff generally worked with the applicant to modify their design and drop their request for such a storefront. The Pizza Man sliding windows are one example of an openable storefront.

New full light side entry doors will be installed to either side of the storefront. These entry doors will have sidelights and transoms. They are recessed from the storefront.

A new awning will be installed that will cover part of the area currently sheathed in corrugated metal.

The second story was altered at some time before the local historic district was created on August 2, 1991. The permit fiche are currently missing from the files so staff cannot provide a specific date for that alteration. The applicant proposed to replace the single light windows with clad windows but is willing to consider wood windows.

The third story windows have had this appearance since at least 1979. The applicant proposed to replace these with clad windows but is willing to consider wood windows to meet guidelines.

**Recommendation** Approve with conditions.

**Conditions**

The replacement windows will be made of wood to match the current windows on the building.

The new awning design will be made of fabric and not plastic, not have internal lighting, and be of traditional design (no bubble style, etc.)

The Historic Preservation Commission has not approved openable storefronts in the past with the exception of Pizza Man. The latter retained a traditional storefront arrangement of transom, glass and bulkhead. In this example, the full front would open. Perhaps the door style can be modified. All glass in the storefront and entry areas to be clear, non-tinted glass. Should the Commission approve this style of door, it would not constitute a blanket approval of such doors in the future.

No signage has been proposed with this submittal. Any future signage will be approved with a separate COA.

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