



Milwaukee Historic Preservation Commission Revised Staff Report

Living with History

HPC meeting date: 06/08/2015
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 1111 OLD WORLD THIRD ST MILWAUKEE WI 53202	Kenneth McNulty Phone: (414) 272-3544
Proposal	<p>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.</p> <p>The applicant has revised his previous submission to reflect some of the recommendations suggested by the Historic Preservation Commission at its May 11, 2015 meeting.</p>	
Staff comments	<p>Per survey photos, the current storefront was installed between 1979 and 1985, before the area became a local historic district.</p> <p>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.</p> <p>The architect has added a transom to the current design which has brought the storefront into better proportion with the façade.</p> <p>Openable storefronts have become popular in commercial buildings that have a hospitality use. In the Milwaukee local historic districts, only Pizza Man has been approved such windows and they are sliding windows. In this proposal the entire doors would fold back opening the storefront to the sidewalk. They would be made of metal clad material.</p> <p>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.</p> <p>The existing awning will be re- installed and cover part of the area currently sheathed in corrugated metal.</p> <p>The new submission shows the second story glass block windows removed and the area restored to an appearance that matches the third story. All windows will be of wood. Surviving details on the third story windows will be replicated.</p>	
Recommendation	Approve with conditions.	

Conditions

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

The existing awning will be recovered with fabric and not plastic and not have internal lighting.

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**