



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 10/19/2015
Ald. Robert Bauman District: 4
Staff reviewer: Dean Doerrfeld
PTS

Property 1023 OLD WORLD THIRD STREET. Old World Third Historic District

Owner/Applicant

SUSAN MAYER 1023 N. OLD WORLD THIRD ST. MILWAUKEE, WI 53203 PHONE: (414) 430-1824	Tom Vavra Vavra Design, LLC 1905 S. 1 st St. Milwaukee, WI 53204 Phone: (414) 732-9163
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Proposal This proposal involves the construction of a rooftop addition to the referenced property. A different version of the addition was brought before the Commission earlier this year; however, the applicant has completely revised the design. The earlier version, a movable, glazed structure was deemed impractical. The present proposal calls for a fixed structure with a steel frame clad in corrugated metal with a standing-seam metal roof.

Staff Comments This building was constructed as a four story structure in 1894 for Enno Dorestan & Son, a dealer in paints, oils and glass, putty, artist's materials and painters' supplies. The company supplied builders and contractors and occupied the entire premises until 1911. The building was designed by Milwaukee architect C. F. Ringer. The upper two floors were damaged by fire in 1952 and removed. Despite the loss, the building is still a contributing building in the Third Street National Register historic district and Old World Third Street local historic district.

The applicant appeared before the Commission on 6 June 2015, and was granted a Certificate of Appropriateness to reconstruct the storefront. That project was completed and The Brass Alley is now operating in the building.

The applicant currently proposes to remove the rooftop structure that was built in 2008 for Bootleggers. This structure is irregular in shape and clad with cement board siding and is set back from the north and east walls for minimal visibility. Permanent planter boxes were built along the east and north perimeter to hold evergreen plants that would screen the cable rail guardrail system and screen the structure from the public rights-of-way.

The proposed structure measures roughly 85 by 33 feet and is 18 feet to the ridge. It is set back from the Old World Third Street elevation by 33 feet and from the north wall of the building by 3 feet 10 inches. The west elevation is flush with the building plane. The building will be constructed with a steel frame covered by corrugated metal. The north and west walls are pierced in numerous locations by aluminum-framed, storefront-type windows. The east elevation is composed of a full light passage door, and a movable window wall. The gables of both the east and west elevations have angular, aluminum-framed windows. The south elevation is blind. The existing roof and wall structure over the east stair well will remain, but will be re-clad in metal siding. The plans call for a standing-steam metal roof with several skylights near the eastern edge. The building has a slight verge and eave with simple metal trim. The eastern portion of the roof will contain an open patio area framed with planters and a cable-rail fence system.

Great care was taken in 2008 to make the Bootleggers rooftop addition almost invisible from Old World Third Street, both from vantage points across the street and to the north. It adds an accessory structure to the building but does not detract from

viewing the building as a two-story structure. The proposed new structure is larger than its predecessor but is set back sufficiently from the east wall to minimize visibility from the street. Set back slightly on the north, the addition is visible but reads as an ancillary element. Its “industrial” character is typical of rooftop structures and additions, and does not imply an additional level to the building. The four-story building to the north holds a Mansard-roof addition with exposed ductwork that is visible from Old World Third Street, while the view of the proposed addition will have minimal visual impact. The west elevation of the building contains numerous layers of exposed ductwork and wood-fence screening. The proposed rooftop addition will not diminish further the visual qualities of the building or the streetscape.

Recommendation

Demolition of existing rooftop addition: Approve.
Construction of rooftop addition: Approve as submitted.

Conditions

Final details submitted to staff for approval.

Previous HPC action

Previous Council action