



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 05/01/2023**

**District: 4, Bauman**

**Staff reviewer: Andrew Stern**

**CC File # 221947**

<b>Property</b>	2401 W. Wisconsin Ave.	Eagles Club
<b>Owner/Applicant</b>	Eagles Auditorium Inc. C/O A Balestrieri 2401 W. Wisconsin Ave. Milwaukee, WI 53233	Allyson Nemec, AIA, NCARB, LEED AP Quorum Architects

### **Proposal**

The applicant proposes to add a freight elevator addition to the west façade of Eagles Club building and to create a single-story 3-bay enclosed loading dock/elevator vestibule connection to the building at the loading dock level, first floor level, and ballroom level. The addition will improve loading equipment into the concert venue and will allow for two additional loading truck bays. An additional two loading docks and associated paving will be added to the west of the existing loading docks.

The elevator tower and single-story loading dock enclosure will be a precast concrete system with brick veneer to match the current buff brick color of existing brick on the west façade. The brick will run in a common bond with 6 course headers. The parapet of the new elevator roof and single-story enclosure will use the geometry of the existing limestone banding on the west façade. The connection from the freight elevator to the existing building is proposed to use an aluminum curtain wall system with 1" clear insulated glazing and 1" insulated metal panels, which will be at the second and third levels of the elevator connection.

The plan includes the demolition of the duplex at 2428 W. Michigan Ave. in order to pave the drive lane and provide the additional two loading docks. The duplex is not historic and a demolition permit has been issued for this property.

### **Staff comments**

While the preservation guidelines discourage additions, staff finds the proposed freight elevator and enclosed loading dock additions to be unobstructive and within the appropriate scale for the building. The elevator and loading dock will be located on a secondary façade for the building and will not result in the removal of any significant amount of historic fabric. The aluminum curtain wall connection between the primary building and freight elevator provides a differentiation between the historic building and the addition. The enclosed loading dock addition will have a minimal visible impact from the primary north façade due to the grade changes between W. Wisconsin Ave. and W. Michigan Ave. The proposal meets all the standards established in the guidelines for new construction, particularly height, materials, colors, and siting.

**Recommendation**

Approve

**Conditions**

Detailed information on the windows, railings, and brick to be supplied to staff for final approval.

**Previous HPC action**

**Previous Council action**