



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 1/9/2017 CCF# 161208**

**Ald. Robert Bauman District: 4**

**Staff reviewer: Tim Askin**

**PTS #114185**

**Property** 801 N. CASS ST.

**Owner/Applicant** MIKE & PAM BUCKLEY  
801 N CASS ST  
MILWAUKEE WI 53202

Paul Gondek  
Savills Studley  
9355 W. Regent Rd.  
Milwaukee, WI 53217  
Phone: (414) 704-6412

**Proposal** Applicants seek to build a connector addition between two buildings in the Cass-Wells Historic District by infilling a vacant lot. The plan will allow substantial expansion of the restaurant to include 2 bars, a larger kitchen, a bakery, and additional dining facilities. It will be of two stories, slightly recessed behind both historic buildings. They will also reconfigure the facade of 807 with storefront windows on the ground floor, while removing the door.

**Staff comments** The Italianate Dr. John Garner house (801-803) was constructed in 1874 at a location roughly three blocks straight west and was moved to the current location in 1895 by Bridget Hutchinson when the Yankee Hill residential neighborhood was at its peak. It is the keystone of the Cass & Wells Historic District. The building was divided into a duplex c. 1900 and the ground floor converted to commercial in 1931. The adjacent vacant land held a one-car garage through at least 1969.

The secondary building to the north is known as Cherrier's Grocery and was built as a typical residence-over-storefront building in 1922, replacing an earlier building for the same owner.

The new addition will be highly fenestrated in imitation of a historic storefront, much like the imagined original state of Cherrier's grocery. The upper level will feature a shallow balcony with a pair of French doors to each side of a central recessed decorative panel. The building will have a flat roof.

The project will require the removal of the oriel window from the south facade of Cherrier's and the removal of a non-original balcony and a non-original door from the Garner House, while retaining its two-story bay within the addition. The door will be replaced by a window matching its existing immediate neighbors. While the loss of the oriel on the Cherrier's building is unfortunate, the building already has noticeably reduced integrity with limited documentation of its historic character. The loss of the oriel does align with demolition criteria in that it is on a secondary elevation of a secondary building in the district and its loss will not detract from the street appearance (D2 & 3), the building is functional and retains some historic character, but it is not restorable to original condition (D4), it is being replaced by a full new building of character compatible with the district (D6).

The project is generally approvable, as while the design is historically inspired, it is of a style not typically found in Milwaukee and will be differentiated from historic work by setbacks and finishes. Minor partial demolitions do appear to meet demolition criteria for the district.

**Recommendation** Recommend HPC Approval with conditions.

<b>Conditions</b>	Final material samples, finishes, signage, and sconces should be submitted to staff before issuance of the COA. Signage may also be separately approved under a later COA.
<b>Previous HPC action</b>	N/A
<b>Previous Council action</b>	N/A