



## Milwaukee Historic Preservation Commission Staff Report

### LIVING WITH HISTORY

HPC meeting date: 5/8/2017  
Ald. Jose Perez District: 12  
Staff reviewer: Tim Askin  
PTS #114245 CCF #161723

<b>Property</b>	219 S. 2ND ST. South Second Street Historic District	
<b>Owner/Applicant</b>	ANN MARIE PATTEN LLOYD R PARKS 219 S 2ND ST MILWAUKEE WI 53204	Bruce Wydeven Wydeven Architects, LLC P.O. Box 100378 Milwaukee, WI 53210 Phone: (414) 614-4677
<b>Proposal</b>	<ol style="list-style-type: none"><li>1. Re-create a period-appropriate storefront and replace upper story windows.</li><li>2. Reconfigure rear facade with new entries and remove non-historic features. Infill with brick to match historic brick as needed. Infill door with modern hollow metal door.</li></ol>	
<b>Staff comments</b>	<p>This is one half of the Salentine Brothers building, which dates to 1860. The other half of the building has historically been under different ownership and remains so to this day.</p> <p>Applicant intends to install a historically sensitive storefront of all wood materials. It will consist of a bulkhead, main display window area, a transom, a frieze, and reproduction detailing at the top corners. Door trim has been aligned with windows. Applicant has agreed to order reproduction wood exterior windows for the upper floors that are two-sash and fill the full arch.</p> <p>Overall, staff feels that new storefront meets approval criteria and recommends approval with conditions that primarily consist of additional documentation requirements.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Low-E coating on glazing must be clear with no tint.</li><li>2. Supply staff with final drawings for replacement windows that meet with staff approval.</li><li>3. The cementitious board in the frieze/sign zone should have its butt joints sealed to be invisible and be painted to match surrounding materials until a tenant is found. Wood would be a preferred treatment here, but cementitious board is acceptable with these conditions.</li><li>4. Submit door hardware for review by staff.</li></ol>	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		