



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 5/7/2018**  
**Ald. Jose Perez District: 12**  
**Staff reviewer: Tim Askin**  
**PTS #114503 CCF #180042**

**Property** 1635 S. 10TH ST.

**Owner/Applicant** SCHUSTER HISTORIC BLDG LLC  
1670 S 11TH ST  
MILWAUKEE WI 53204  
Steven M Esser  
Schroeder & Holt Architects, Ltd.  
311 E Chicago St #410  
Milwaukee, WI 53202  
Phone: (414) 276-1760

**Proposal** Reclad top section of north elevation, particularly penthouse and the area immediately below it in corrugated metal panels. Brick and stucco have recently failed and fallen to the ground.

**Staff comments** A major rehabilitation for this complex, including an addition and insertion of a light well were completed as a tax credit project in 2005. Corrugated metal panels were approved for other elevations of the penthouse along with the interior of the new light well at that time. HPC staff at the time did not enthusiastically recommend the use of the metal panels and preferred another treatment, however, approval was granted.

The scenario facing the Commission this time is different. The remaining elevation of the penthouse is highly visible and no areas proposed for metal cladding involve new construction.

The proposal does not meet the Mitchell Street guidelines. The guidelines are clear about conducting repairs with matching materials and maintaining the appearance of the roofline.

### 1. Roofs

Retain the original roof shape. Dormers, skylights, and solar collector panels may be added to roof surfaces if they are not visible from the street. Avoid making changes to the roof shape that would alter the building height, roofline, or pitch. This includes parapets, pediments, and cornices.

### 2. Exterior Finishes

#### a. Masonry

(v) Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or fake brick veneer.

Based on the guidelines and high visibility of this area, staff recommends denial.

**Recommendation** Recommend HPC Denial

**Conditions**

**Previous HPC action**

**Previous Council action**