



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/6/2019
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114728 CCF #190045

Property	1709 N. ARLINGTON PL.	Brady Street HD
Owner/Applicant	HI HAT REAL ESTATE, LLC 1713-15 N ARLINGTON PL MILWAUKEE WI 53202	Hi Hat Real Estate, LLC 1701 N. Arlington Pl. Milwaukee, WI 53202
Proposal	Applicant intends to construct a new metal canopy on the patio at the 1713-1715 N Arlington Pl. elevation of the property. The structure is composed of the parts of an agricultural grain bin.	
Staff comments	This application is best addressed by proceeding directly through the Brady Street Historic District guidelines. It is true that particular land involved was not part of the district as original drawn. It was added by combining parcels with what was included in the district. In general, the Brady district included all commercial land on the side streets between Van Buren and Cambridge, regardless of address. Annexation to a district has never been a factor in HPC decisions and the guidelines remain applicable in their full force throughout the district.	

B Guidelines for Streetscapes

The visual character of the streetscapes in the district is maintained by the general consistency of the blockfaces in terms of height, scale, siting and density. This has resulted in a compact, cohesive building stock with relatively few intrusions that detract from the district's historic character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.

Bare white metal is an incompatible material that is rarely approved anywhere. The mass of this cone-capped cylinder is uncharacteristic of the district. It also fronts directly onto Arlington Place with high visibility.

2. Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.

The proposed installation would be built of agricultural equipment for which there is no precedent in the district.

[C]. Guidelines for New Construction

It is important that additional new construction be designed so as to harmonize with the character of the district.

1. Siting

New construction must reflect the traditional siting of buildings in the Brady Street Historic District. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures.

Opening is functionally the full circle. Spacing is widely separated from the main buildings. This is nontraditional.

2. Scale

Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.

Foundation, body, and roof are distinctly incompatible. There is exactly one conical tower in the district and it is integrated into an original building and not freestanding. Fenestration of 360 degrees is also new to the district.

3. Form

The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.

There is exactly one round tower in the district at the corner of Brady and Marshall. It is constructed of traditional materials and is integrated in the main building as an architectural element.

4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in the Brady Street Historic District. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

Bare white metal is an incompatible material that is rarely approved anywhere.

Recommendation Recommend HPC Denial

Conditions

**Previous HPC
action**

**Previous Council
action**