



MILWAUKEE JUNCTION

EAST GRAND + OAKLAND

HDC | NOVEMBER 2020





2857 & 2863 E GRAND BLVD SUMMARY



ORIGINAL PROPOSAL - SEPTEMBER 2019



HDC APPROVED - OCTOBER 2019



CURRENT PROPOSAL - NOVEMBER 2020

MAURICE FOX DEALERSHIP
2857 & 2863 E GRAND BLVD

FORMER COLOR PROPOSAL



EAST GRAND BLVD - NORTH FACADE
ORIGINAL PROPOSAL

- NEW WINDOWS IN EXISTING OPENINGS
- PAINT EXISTING BRICK
- NEW FACADE LIGHTING



ALLEY - SOUTH FACADE
ORIGINAL PROPOSAL

- NEW WINDOWS IN EXISTING OPENINGS
- PAINT EXISTING BRICK
- NEW FACADE LIGHTING



OAKLAND ST - EAST FACADE
ORIGINAL PROPOSAL

- NEW WINDOWS IN EXISTING OPENINGS
- PAINT EXISTING BRICK
- NEW FACADE LIGHTING
- REPLACE OVERHEAD DOOR, COLOR TO MATCH BRICK



2863 E GRAND



B:19 Black
MS: N 0.5/

2857 E GRAND



C:4 Yellowish White
MS: 5Y9/1



MURAL OR PROJECTED SIGNAGE
BY FUTURE TENANT / OWNER



2857 & 2863 E GRAND BLVD
ORIGINAL PROPOSAL



2857 & 2863 E GRAND BLVD
ORIGINAL PROPOSAL



2857 EAST GRAND - CERTIFICATE OF APPROPRIATENESS, 10/28/2019

- Paint the currently painted portion of the wall Yellowish White (The unpainted cornice shall not be painted)
- Paint sign on the wall which reads “Milwaukee Junction” (Color Grey)

2863 EAST GRAND - CERTIFICATE OF APPROPRIATENESS, 10/28/2019

- The only portions of the building that can be painted is the first story/rear elevation and the first story/front elevation. The approved paint color is black. The paint used at these locations must be mineral silicate based paint.

2857 & 2863 E GRAND BLVD

HDC APPROVED

If the brick could be cleaned, this was our proposal, which aligned with HDC Certificate of Appropriateness.



CLEANING PROCESS + EXISTING CONDITIONS



2857 & 2863 E GRAND BLVD NORTH ELEVATION

Contractor attempted to clean the graffiti from the brick facade on the upper levels of 2863 East Grand. He used HDC's Guidelines for Cleaning Masonry.

- CitriStrip paint stripper (no harsh fumes or NMP) was applied to a small test patch, in an area where brick had been painted with graffiti. After sitting for 15 minutes, the contractor used a power washer to attempt to remove the paint. **None of the graffiti or paint came off.**
- Muriatic Acid was applied to a small test patch of existing brick that had graffiti. After sitting for 15 minutes and power washing, no paint or graffiti were removed. See videos [here](#) and [here](#) of this process.

Conclusion: There is extensive damage and graffiti to the brickwork across both 2857 and 2863. Levels 2 and 3 of 2863 are also covered with extensive graffiti. Efforts to clean and remove this graffiti have shown no progress in rectifying this damage. It is our conclusion therefore that **the brick cannot be restored to its original condition. We propose that the building be painted in its entirety in order to resolve the inconsistencies and damages caused by graffiti.**

The cornice on 2857 is also in poor condition, despite extensive efforts to clean and repair. Paint and stains remain and have a negative visual effect on the finished look of this rehabbed building. It is our opinion that the cornice should be painted to match the look of the rest of the building - the historical character, texture, and profile will remain, but without the staining and inconsistencies.



BEFORE CLEANING ATTEMPT

2857 & 2863 E GRAND BLVD
NORTH ELEVATION
Current Condition



AFTER CLEANING ATTEMPT

AFTER CLEANING ATTEMPT

OOMBRA
ARCHITECTS



2857 E GRAND BLVD
CORNICE



AFTER CLEANING ATTEMPT

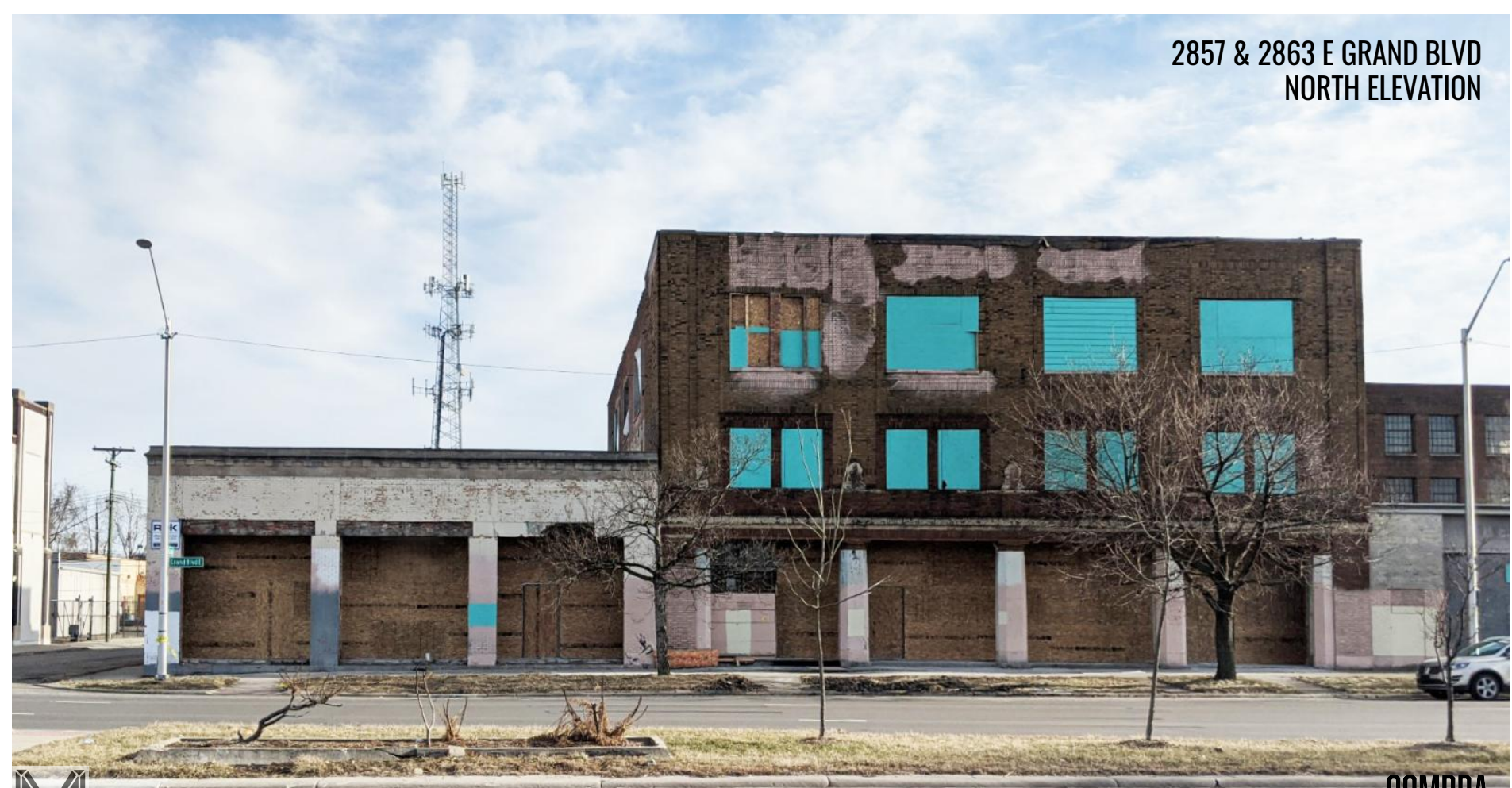


AFTER CLEANING ATTEMPT



AFTER CLEANING ATTEMPT

2857 & 2863 E GRAND BLVD
NORTH ELEVATION



2857 & 2863 E GRAND BLVD
NORTH ELEVATION
Proposed



2857 & 2863 E GRAND BLVD
NORTH AND EAST ELEVATIONS



2857 & 2863 E GRAND BLVD
NORTH AND EAST ELEVATIONS
Proposed



**2857 & 2863 E GRAND BLVD
SOUTH & EAST ELEVATIONS**



2857 & 2863 E GRAND BLVD
SOUTH & EAST ELEVATIONS
Proposed



2863 E GRAND BLVD
SOUTH ELEVATION



2863 E GRAND BLVD
SOUTH ELEVATION
Current Condition



DOMBRA
ARCHITECTS

2857 & 2863 E GRAND BLVD
SOUTH ELEVATION
Proposed



2857 & 2863 E GRAND BLVD
WEST ELEVATION



2857 & 2863 E GRAND BLVD
PROPOSED COLORS

2857 - Sherwin Williams 7636 Origami White



2863 - Sherwin Williams 7068 Grizzle Gray

