



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/2/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115168 CCF #210518

Property	1005 N. EDISON ST	State Street Bridge
Owner/Applicant	ROJAHN & MALANEY CO P O BOX 410 MILWAUKEE WI 53201	Angus-Young Associates 555 S. River Street Janesville, WI 53548
Proposal	Alter NE bridge abutments to accommodate a change in riverwalk alignment and new construction on the site of the Rojahn-Malaney Building. The primary purpose of the project is to straighten the riverwalk and eliminate an awkward triangular recess created by the design of the bridge abutments. Part of the angled portion of the bridge abutment will be shortened and capped so that the riverwalk can rise over it.	
Staff comments	<p>Applicant architects represent a developer named Neutral Project that is purchasing and redeveloping this riverfront property.</p> <p>HPC's purview is limited entirely to the alterations to the State Street bridge's abutments. The project proposes reasonable goals of widening the riverwalk and expanding the potential development area for the project.</p> <p>Guidelines invoked by this project are as follows:</p> <ul style="list-style-type: none">• "The ornamental railings with their distinctive detail are to be retained."• "Historic photographs show that the concrete bridge abutments and piers were generally plain in design as they are today. They should be retained in their current form." <p>It is also noteworthy that this is the last remaining historic abutment of the bridge. All others were replaced by either PAC or Riverwalk construction. We must therefore take special care here. It is reasonable to do the project as proposed to straighten out the riverwalk. Adequate care has been taken to recreate the panel detail in the concrete in its shortened form and that is sufficiently compliant with guidelines, but the railings on the bridge abutments must be retained to the maximum extent possible. Historic railings should only be removed from the section of the abutment that is proposed for shortening. The removed railing should be returned to the Department of Public Works for use as future replacement if damage occurs to the bridge. The proposed change to the riverwalk railing is not within HPC's purview.</p>	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. Require retention of existing railings on sections of abutment not being altered by this project.2. Return removed section of railing to DPW for storage.	
Previous HPC action		
Previous Council action		