



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 2/7/2022
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115233 CCF #211398

Property	135 W. WELLS ST.	Germania Building
Owner/Applicant	GERMANIA HISTORIC LLC 901 S 70TH ST WEST ALLIS WI 53214	Korb + Associates Architects 790 N. Milwaukee St. Suite 210 Milwaukee, WI 53202
Proposal	The current main entry has reached its lifespan and is creating problems. It is not original and believed to date to 1981. A new aluminum system is proposed. The aluminum system will feature ¾-lite doors and broad mullions.	
Staff comments	<p>After discussion with staff, applicants are proposing an aluminum storefront system that approximates the original the documented original design. It is not an exact replica but goes a long way towards matching the character that has been lost over time. It is notable the original entry was removed long before 1981.</p> <p>It is presented to the Commission primarily because it presents sufficient change to a merit a public hearing. Staff has no concerns with the proposal as drawn.</p> <p><i>February comments</i> Per original drawings, the original doors were metal. Further, the building was designed to be a showcase of fireproof construction. Wood doors on the exterior would have been illogical.</p> <p>After review of original drawings, midcentury photographs, and comparison with present conditions, little change is possible from the present proposal. Proportions differ from original drawings for several reasons: 1) exterior steps were eliminated prior to the Zimmerman renovation, resulting in changed proportions of the entry, 2) the lobby was severely altered by Zimmerman, 3) significantly recessing the entry would expose marble that was installed by Zimmerman to weathering 4) Building codes and difficulty in making the entry recessed limit the potential for width and depth of the central mullion.</p>	
Recommendation	Recommend HPC Approval	
Conditions	N/A	
Previous HPC action		
Previous Council action		