



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/15/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #114160

Property	627 N. BROADWAY East Side Commercial Historic District	
Owner/Applicant	DISTRICT SAVIOR LLC 322 E MICHIGAN ST STE 204 MILWAUKEE WI 53202	Uihlein-Wilson Architects 322 East Michigan Street Suite 400 Milwaukee, WI 53202 Phone: (414) 271-8899
Proposal	The current proposal is to add a temporary façade or cladding across the facades of three buildings on Broadway.	

Staff comments

The buildings under consideration today once had a very different appearance.

The rather bedraggled facades hide a history that dates back to the 1860s. The portion addressed as 627-629 North Broadway was once the north part of the building that houses Iannelli's today but was once famous for Marble Hall saloon. The top two floors were removed in 1946 and corrugated transite was applied to the front that same year.

The building addressed as 631 North Broadway was known as Brodhead's Building. The third story was removed in 1946 and the current siding applied.

The building at 633-635 North Broadway was likewise constructed in the 1860s and then remodeled into a three-story building in 1894. It connected with the buildings on Wisconsin Avenue. In 1946 corrugated transite was applied to the exterior and it is presumed that the third floor was removed at this time.

There was common ownership of these three buildings as well as the three buildings west of the Railway Exchange Building along Wisconsin Avenue in 1946. The buildings were interconnected on the interior.

In 2006, exploratory removal of the corrugated siding was conducted to investigate the condition. Since the buildings were determined to be beyond restoration, a temporary plywood enclosure was constructed along Broadway and clad with imprinted aluminum composite panels that resembled storefronts.

In 2011 two facades were restored on the Wisconsin Avenue side of the block. They remain vacant due to foreclosure.

Under the current ownership, the temporary panels on Broadway were removed and the facades were exposed.

An order from the Department of Neighborhood Services has led to the current proposal. The owner proposes to install a temporary plywood front to which will be adhered the depiction of three historic facades. This will not be a permanent solution as the owner is proposing to do new construction at the rear of the lot behind these facades at some time in the future.

Since the previous temporary cladding was approved, this proposal appears acceptable.

The only proposal before the commission is to review the temporary cladding.

Recommendation

Recommend HPC Approval

Conditions**Previous HPC action****Previous Council action**