



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 12:00:00 AM
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #114859 CC File #190891

Property 511 N. BROADWAY

Owner/Applicant 511 NORTH BROADWAY LLC
C/O JEFFERS & CO LLC
PO BOX 305
MILWAUKEE WI 53201
Engberg Anderson, Inc.
320 E. Buffalo St.
Suite 500
Milwaukee, WI 53202
Phone: (414) 944-9000

Proposal This is an update to a previously approved project. The project includes the following materials changes for the commission to consider:

Brick veneer has changed to stone veneer. The module and detailing will remain the same as before, 4x4x16 unites. This reflects a material change only.

The shadow box detail at the parking levels has been removed and replaced with spandrel glass. HPC comment about block vehicle headlights from the parking garage will be maintained.

At the southeast corner, the metal panel accent color has changed to match the typical metal panel color.

The following are additional minor design changes that have been updated for review since the last commission meeting:

The louver location on the West elevation changed per design-build mechanical needs. Locations were coordinated with architect to maintain design intent of evenly space louvers.

Roof screens attached to independent RTUs were removed and replaced by continuous screen wall around all rooftop mechanical units and ducts.

The southern retail bays (3) were modified to be on plane (previously, the transom and side lite were recessed).

Staff comments The design is being maintained as approved by the HPC on January 14, 2019. The cladding change is acceptable. Other changes were dictated by either mechanical or budgetary reasons and are acceptable to staff.

Recommendation Approve

Conditions

Previous HPC action

Previous Council action