

Historic Preservation Commission Meeting

January 10, 2011



- Good Afternoon!
Please sign in at the door
- If you wish to speak on an issue or have your opinion noted by the commission, please fill out a form at the door and hand it to us

Demolish buildings; build
new hotel

**Southwest corner
Milwaukee and Wisconsin**

East Side Commercial Historic
District





E. Wisconsin Ave.

Preservation efforts with dramatic results



BRASS LIGHT GALLERY

S 1ST PL

ONE WAY
←



BRASS LIGHT GALLERY

S 1ST ST

ONE WAY
←

NO PARKING

GREAT



1035-39 S. 5th St. 1887



SCHROEDER

1887

1037

Interior design
and construction
by SCHROEDER



408-10 S. 3rd. St. 1857-58





Pabst Bldg. #10 before





2nd and Mineral before renovation





RAILWAY
EXCHANGE
BUILDING
FOR LEASE

4702

RAILWAY
EXCHANGE
BUILDING
FOR LEASE
LUXURY RENOVATED
OFFICES
SPECTACULAR LAKE VIEWS
500 - 9,000 SQ. FT.
NEW OWNERSHIP
(800) 276-8484
OR
(416) 406-5613



FOR LEASE
New Retail
Space
416-225-9711
www.sgreal.com



221 S. 2nd





928 E. Brady St. (Before)

928 E. Brady St. (after)









Dec. 13 proposal



Jan. 10 proposal

Guidelines for New Construction

1. Siting

2. Scale

3. Form

4. Materials

Proposed Hotel
Tower Beyond



Wisconsin Street

Johnson Bank

Proposed Restoration for Hotel

Existing Building

Broadway



— 411 Building

Johnson Bank

— 322 East Michigan

301-315 East Wisconsin







N. Broadway



411 Building

322 East Michigan

Broadway Street Building Facades in Foreground



PAINTED ALUMINUM TRIM

HIGH PERFORMANCE INSULATED GLAZING IN PAINTED ALUMINUM CURTAINWALL SYSTEM

MODULAR BRICK MASONRY VENEER (BRICK BLEND 1)

HIGH PERFORMANCE INSULATED GLAZING IN PAINTED ALUMINUM STOREFRONT UNIT

PHENOLIC ACCENT PANEL

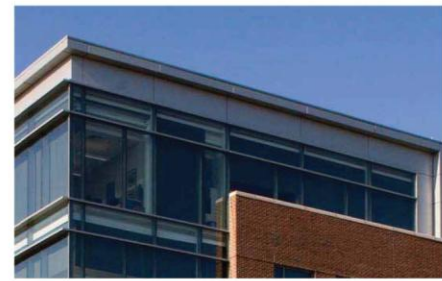
MODULAR BRICK MASONRY VENEER (BRICK BLEND 2)

HIGH PERFORMANCE INSULATED GLAZING IN PAINTED ALUMINUM STOREFRONT UNIT

SIGNAGE ON CANOPY

DECORATIVE LIGHTING

HIGH PERFORMANCE INSULATED GLAZING IN ALUMINUM CURTAINWALL SYSTEM WITH ENTRY DOOR SYSTEM



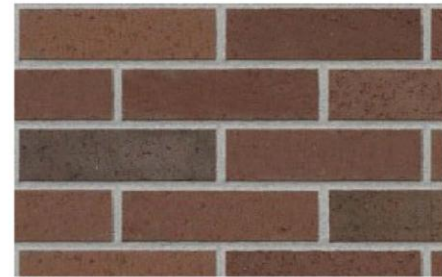
CURTAIN WALL AND ALUMINUM TRIM



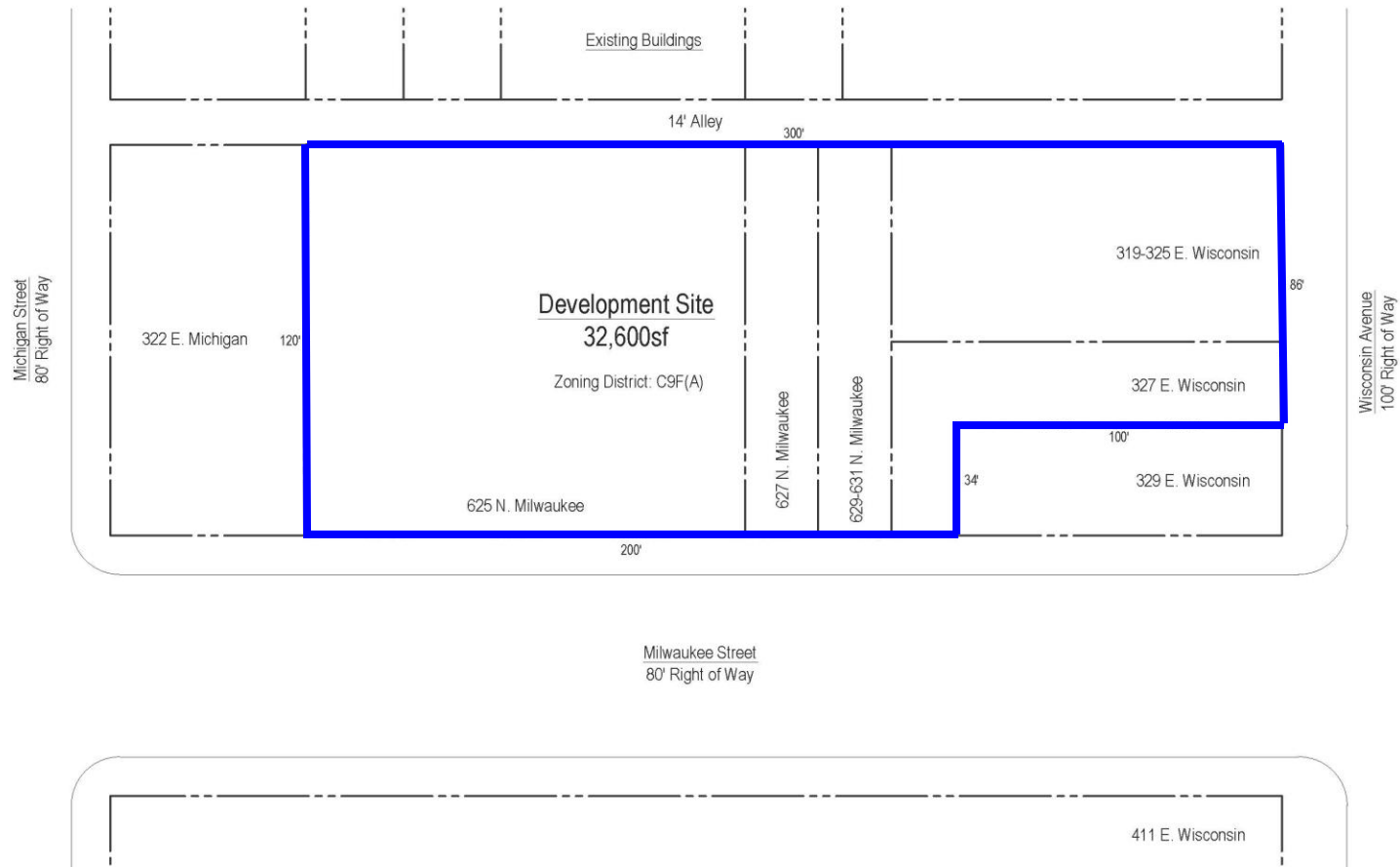
PHENOLIC ACCENT PANEL



BRICK BLEND 1



BRICK BLEND 2



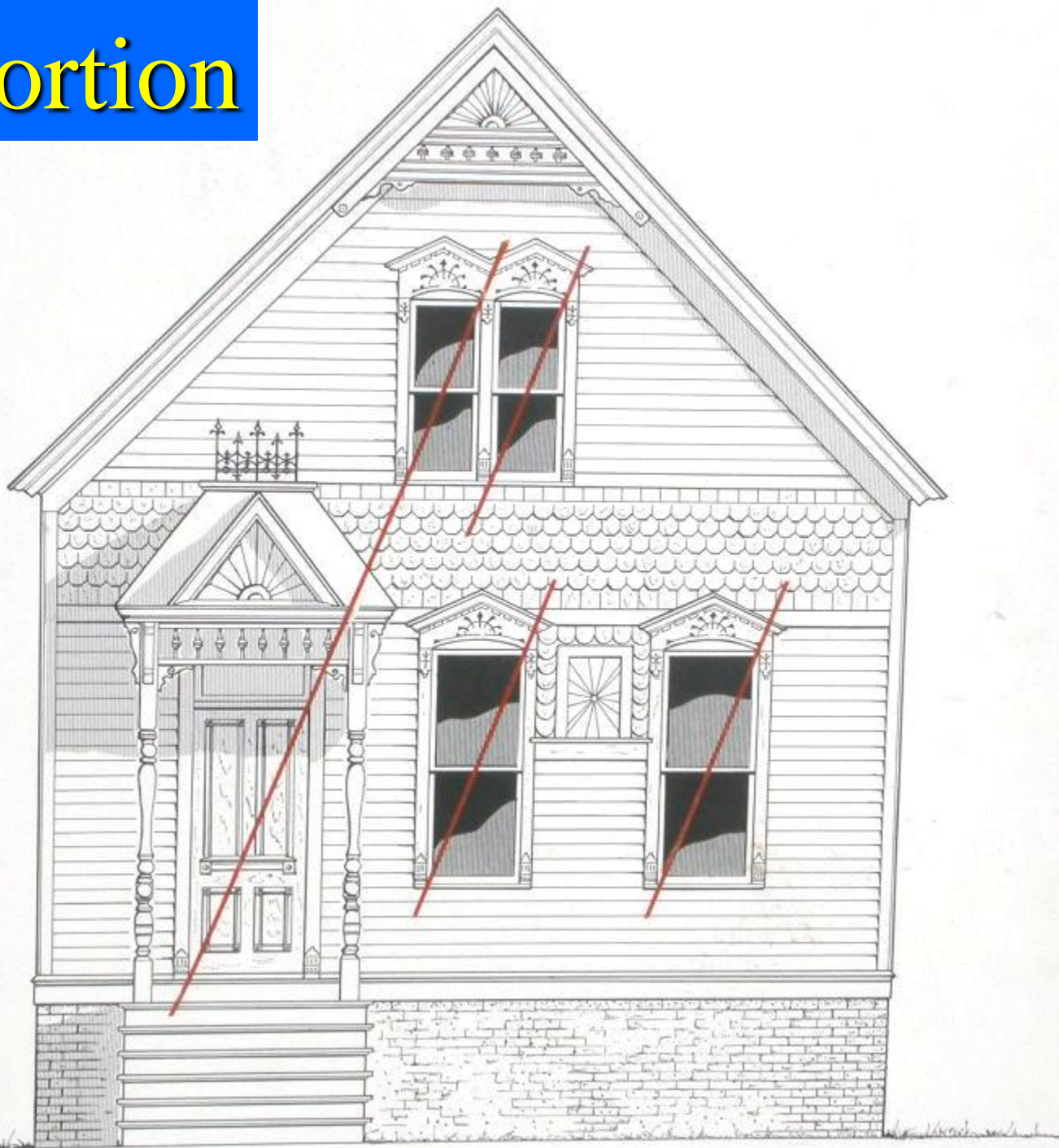
PROPERTY PLAN

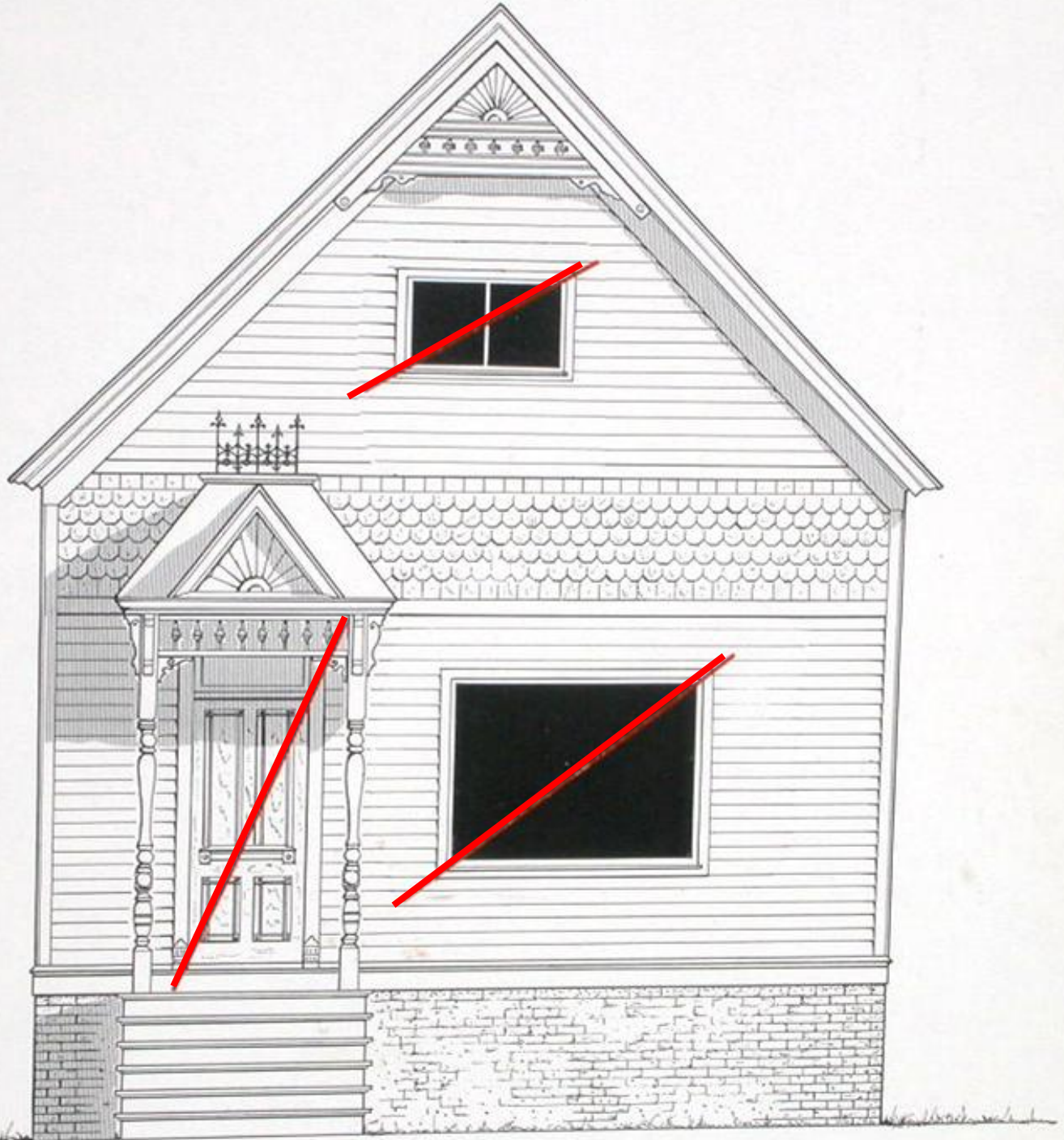


er
k



proportion





Criteria for Demolition

H-1 Whether the building or structure is of such architectural historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

H-2 Whether the building or structure, although not itself an individually designated historic building, contributes to the distinctive architectural or historic character as a whole and should be preserved for the benefit of the people of the city and the state.

H-3 Whether the demolition of the subject property would be contrary to the purpose and intent of this section and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council

H-4 Whether the building or structure is of such old and unusual or uncommon design texture, and/or material that it could not be reproduced without great difficulty and/or expense.

H-5 Whether the retention of the building or structure would promote the general welfare of the people of the city and the state by encouraging study of American history, architecture, and design, or by developing an understanding of American culture and heritage.

H-6 Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore or use it provided that any hardship claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for an issuance of a certificate of appropriateness.

H-7 Whether any new structure proposed to be constructed, or change in use proposed to be made, is compatible with the building and character of the district in which the subject property is located.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area

3. Location

Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive affect on other buildings in the district.

4. Potential for restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

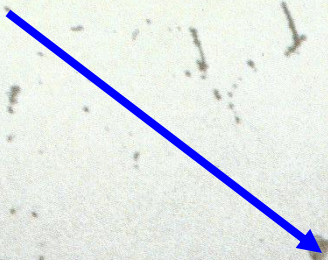
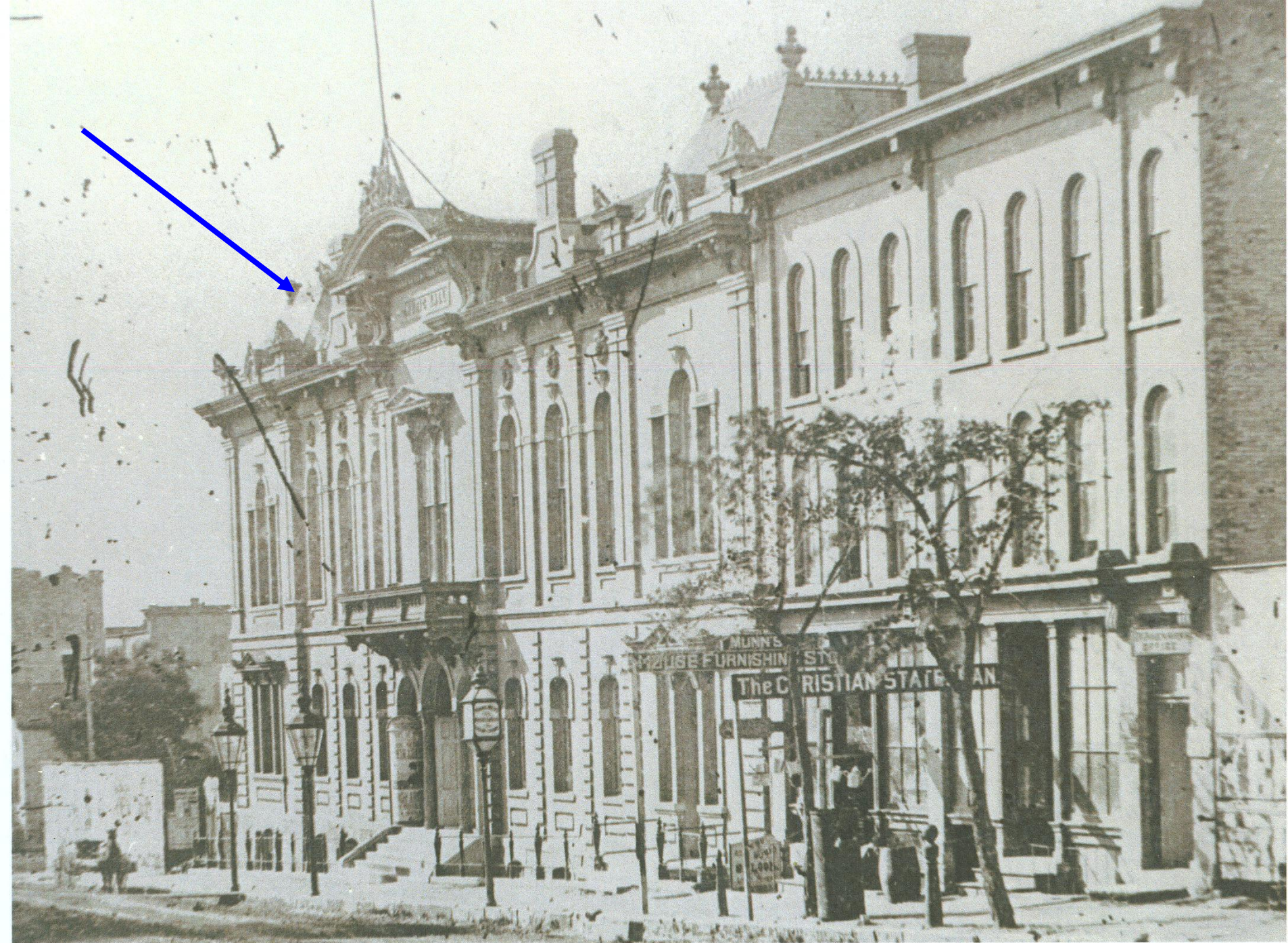
5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.

6. Replacement

Consideration will be given to whether or not the building is to be replaced by a compatible new building that would fulfill the same aesthetic function in the district as did the old structure





MUNN'S
FURNISHING STORE
The CHRISTIAN STATE BANK



Pioneer Bldg.
625 N.
Milwaukee
1925

Home of the first English
language Jewish Newspaper in
Milwaukee

Home of the Woman's Exchange
restaurant



**Diefendorf
Building
1867**



South half
of
Diefendorf
Bldg. today





SMARTWEAR

EMMA LANGENBACH

625

625



2567 2568





**Samuel A.
Field bldg.
*1877***



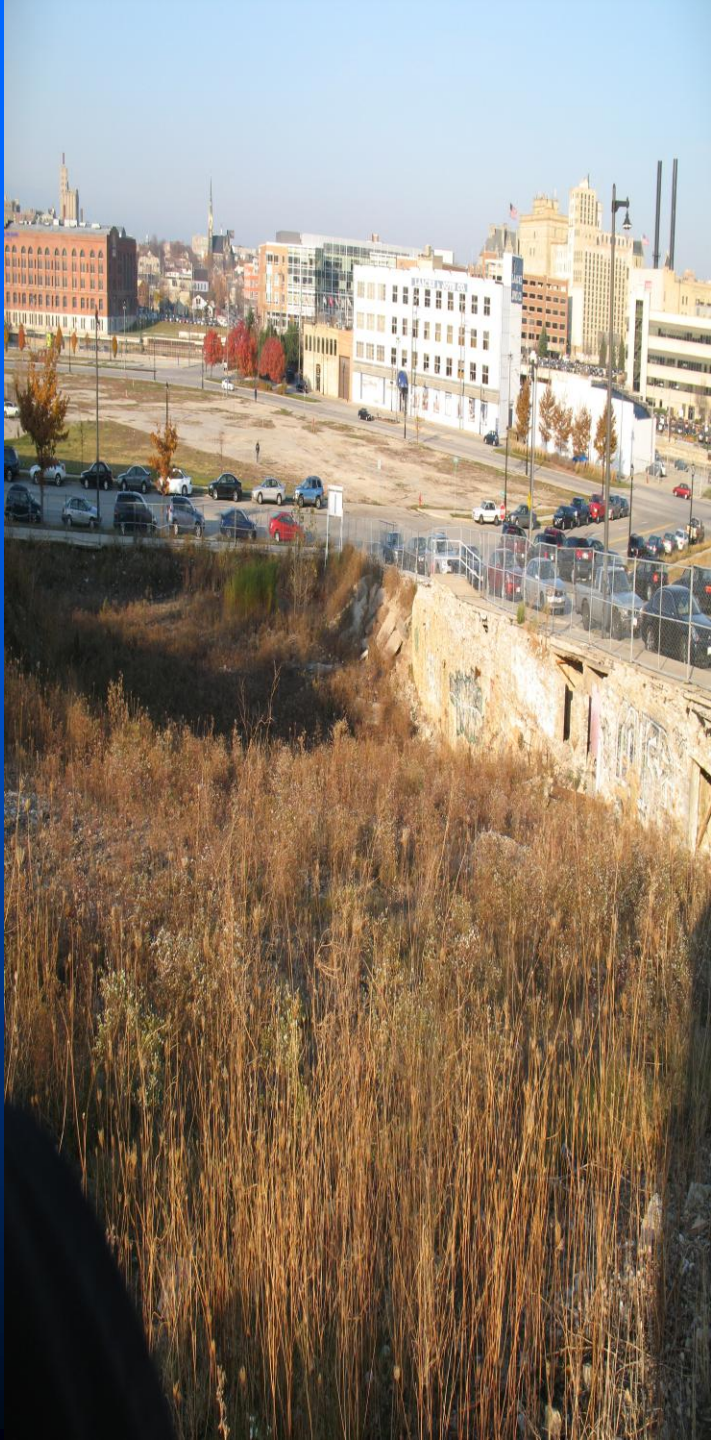




Follansbee Bldg. 1867















Second story remodeled *1901*