

## HISTORIC DESIGNATION STUDY REPORT

### I. Name

Historic: Hausmann Building

Common: Same

### II. Location

Street Address: 1748-50 North Martin Luther King, Jr. Drive  
227-229 West Vine Street

Legal Property Description:

Tax Key No: 353-0940-000

Sherman's Addition in NE 1/4 Sec 20-7-22; Block 44 Lot 2

### III. Classification

Structure

### IV. Owner

Name: Charlotte H. Kondos

Mailing address: 8434 West Auer Avenue

City: Milwaukee

State: Wisconsin 53222

### V. Year Built: 1891 & 1896

Architect: Henry C. Koch & Co. (both)

### VI. Physical Description

The Hausmann Building is a three-story, flat-roofed, cream brick, eclectic Victorian commercial building built in 1891. It was designed by Henry C. Koch & Co., Architects. It is located on the southeast corner of North Martin Luther King Jr. Drive and West Vine Street on a street of late Victorian commercial buildings just north of the central business district. The building has two stores on the first floor and flats on the upper two floors.

The facade of the building is basically symmetrical and faces King Drive. The only other architecturally designed elevation faces Vine Street, but it is clearly of secondary importance. The King Drive front is trimmed with limestone, both rockfaced and smooth, and ornamented with foliated terra cotta decorative panels. Patterned brick work ornaments the frieze and parapet in place of the usual projecting wood or metal cornice. Pressed sheet metal stamped with classical features including paneling, swags and cartouches clads the prominent oriel, corner turret and storefronts.

The Vine Street elevation is functional in design and has little in the way of ornamentation. The wood shingled oriel and bay windows are the main decorative features. Its present appearance is the result of a 1904

remodelling by Henry Messmer and Son, Architects. Originally the first floor of the two-story portion was used as a store, but in 1904 it was remodelled into apartments.

The Hausmann Building has been little altered since the storefronts on King Drive were modified to their present appearance in 1928. The wrought-iron balconies, stand-pipe and fire escape added to the front are the principal exterior changes.

227-229 West Vine Street is attached to the back of the Hausmann Building. It is a two-story, four-unit brick apartment building built in 1896. Like the Hausmann Building, it was designed by Henry C. Koch & Co. The principal elevation facing Vine Street is a symmetrical, Colonial Revival inspired composition with a prominent central entrance with a broken pediment flanked by bay windows. A denticulated sheet metal cornice girds the building at the eaves. The other elevations are utilitarian in design and are devoid of ornamental features.

#### VII. Significance

The Hausmann Building is a good example of an eclectic Victorian commercial block designed by prominent Milwaukee architect Henry C. Koch displaying elements of the Romanesque and Neo-classical Revival styles. It is prominently sited on a hillside site above the downtown on a historically important commercial street.

#### VIII. History

The Hausmann family settled at the southeast corner of today's Martin Luther King Jr. Drive (formerly North 3rd Street) and West Vine Street (formerly Sherman Street) in 1872. They operated a drygoods and grocery store in a commercial building on the site and lived in the flat above the store. As the business prospered, they hired Henry C. Koch & Co., Architects, to design a fine new commercial/apartment block for the site. The \$7,000, three-story, solid brick structure with a two-story, brick-veneered rear wing containing another store was built in 1891-92. The Hausmann's lived in one of the second floor flats. In 1893, they had the unfinished third floor completed as two apartments.

Hannah and Julius Hausmann lived in the building with their growing family and relatives including Louis, Rose and Abraham. In 1896, they had 227-229 West Vine built on the site of an old wooden building. The four-unit apartment building was also designed by Henry C. Koch & Co. and became the Hausmann's residence.

The Hausmann's operated a dry goods and real estate business at this site until 1928. In 1928 a grocery store first occupied one of the King Drive stores. The storefronts were remodelled to their present appearance at this time. In early 1931, the building was sold out of the Hausmann family. From the late 1920's through the early 1980's, a grocery store occupied the north storefront, while the other retail space housed a variety of businesses.

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A barbershop was also located in the building for many years. Theresa Sanchez owned the building and operated the grocery store from 1945 until the present owner acquired it from her estate in November of 1984.

IX. Staff Recommendation

Staff finds that the Hausmann Building appears to satisfy the criteria for historic designation.

IX. PRESERVATION GUIDELINES

The following preservation guidelines represent the principle concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the Hausmann Building. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

A. Roofs

Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they are not visible from the street. Avoid making changes to the roof shape which would alter the building height, roof line or pitch.

B. Materials

1. Masonry

- a. Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.
- b. Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar colors and pointing styles which were unavailable or were not used when the building was constructed.
- c. Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products which could have an adverse reaction with the masonry materials, such as the use of acid on limestone.
- d. Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material which is inappropriate or was unavailable when the building was constructed.

2. Wood/Metal

- a. Retain original material, whenever possible. Avoid removing

architectural features that are essential to maintaining the building's character and appearance.

- b. Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials which are inappropriate or were unavailable when the building was constructed.

C. Windows and Doors

1. Retain existing window and door openings. Retain the existing configuration of panes, sash, surrounds, sills, doors, and hardware except as necessary to restore the building to its original condition. Avoid making additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of window panes or sash.
2. Respect the building's stylistic period. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted aluminum combination storm and screen units. Avoid the filling-in or covering of openings with inappropriate materials such as glass-block or the installation of plastic or metal strip awnings or shutters. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

D. Porches, Trim and Ornamentation

There shall be no changes to the existing trim or ornamentation except as necessary to restore the building to its original condition. Replacement features shall match the original member in scale, design and appearance.

E. Additions

The north and west elevations are integral to the structure's architectural significance. Additions are not recommended and require the approval of the Commission. Approval shall be based upon the addition's design compatibility with the building in terms of height, roof configuration, fenestration, scale, design and materials, and the degree to which it visually intrudes upon the principle elevations.

F. Signs

The installation of any permanent exterior sign shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign with the historic and architectural character of the building.

G. Site Features

New plant materials, fencing, paving and lighting fixtures shall be compatible with the architectural character of the building.

