



Archaeological Research Laboratory Center
Cultural Resource Management

UWM Cultural Resource Management
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Benji Timm
Sr. Real Estate Development Specialist
City of Milwaukee
Dept. of City Development & Redevelopment Authority
809 N. Broadway
Milwaukee, WI 53202

Re: Architecture/History Investigations
Century City Business Park
City of Milwaukee
Milwaukee County, WI
UWM-CRM: 2023-1035

Dear Mr. Timm,

In June 2025, UWM-Cultural Resource Management conducted investigations for the Century City Business Park project in the city of Milwaukee, Milwaukee County, Wisconsin in accordance with Wis. Stat. §44.40 (see attached map for project location). The project site currently consists of a large empty lot; previous buildings on the site were razed between 2010 and 2015. Following building demolition, the City conducted extensive environmental cleanup and infrastructure installation. The proposed project consists of additional site preparations for future construction within the subject portion of the Century City Business Park. Given the project description and its potential to impact the project area, an Area of Potential Effect (APE) was established to coincide with the project footprint. Per Wis. Stat. §44.40, all previously surveyed resources (i.e., those resources included in the Wisconsin Historic Preservation Database) within this APE were examined for potential historical and/or architectural significance.

Literature Search

Prior to the field survey, UWM-CRM conducted a literature review that included searches of the National Register of Historic Places (NRHP) and the Wisconsin Historic Preservation Database (WHPD). One property was identified in both databases:

- **A.O. Smith Corporation Headquarters Historic District**, 3025 W. Hopkins Street and 3533 N. 27th Street (NR 100008256)

This historic district was listed in the National Register in 2022 under *Criterion A* in the areas of *Industry* and *Engineering* and under *Criterion C* in the areas of *Architecture* and *Engineering*. The district's period of significance is 1910 (the construction date of the earliest building in the district) to 1982 (the year the A.O. Smith Corporation leadership transitioned away from the Smith family).

Resources included within the A.O. Smith Corporation Headquarters Historic District include the following:

- 16202 – Main Office (contributing)
- AHI 16200 – Research and Engineering Building (contributing)
- AHI 16206 – South Plant (contributing)
- AHI 244915 – South Plant Substation (contributing)
- 244916 – Guardhouse (noncontributing)

The northernmost portion of the historic district (containing no built resources) is located within the proposed project area. See attached map for the location of historic district resources.

Field Survey

UWM-CRM conducted a site visit on June 4, 2025 to view the NRHP-listed A.O. Smith Corporation Headquarters Historic District. Following SHPO guidance for NRHP listed properties, the complex was not resurveyed. The site visit confirmed that the building complex remains extant, retains integrity, and is in good condition. See below for property photos.



A.O. Smith Corporation Headquarters Historic District: Main Office, AHI 16202 (left) and Research and Engineering Building, AHI 16200 (right). WHPD.



A.O. Smith Corporation Headquarters Historic District: South Plant, AHI 16206 (left) and South Plant Substation, AHI 244915 (right). WHPD.



A.O. Smith Corporation Headquarters Historic District: Guardhouse, AHI 244916. WHPD.

Effects Assessment and Recommendations

The result of this investigation is that one historic resource is located within the project APE: A.O. Smith Corporation Headquarters Historic District. This property is NRHP listed under *Criterion A* and *Criterion C*. The proposed work is limited to site preparations for future, undetermined construction work within the existing vacant lot immediately north of the district. The current project does not include any new above-ground installations and will not result in any substantial changes to the existing setting of the historic district. The historic district will continue to be eligible for NRHP listing with no changes to any of its contributing or noncontributing resources. For these reasons, a no adverse effect recommendation is considered appropriate. Should future construction work at this location utilize state or federal funding or permitting, additional cultural resources investigations may be required.

Please feel free to contact me at grklein@uwm.edu with any questions or concerns.

Best Regards,

Gail Klein
Architectural Historian
UWM-Cultural Resource Management

Attachment 1: Project Location and Previously Surveyed Properties

