



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Joseph Schlitz Brewing Company Saloon

ADDRESS OF PROPERTY:

2249 N. Humboldt Ave

2. NAME AND ADDRESS OF OWNER:

Name(s): City of Milwaukee

Address: 809 N. Broadway - 2nd Floor

City: Milwaukee

State: WI

ZIP: 53202

Email: matt.haessly@milwaukee.gov

Telephone number (area code & number) Daytime: 414-286-5736

Evening:

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): 2249, LLC c/o Todd Hutchison and/or Kyle Mack

Address: 2536 Fond Du Lac Rd

City: Oshkosh

State: WI

ZIP Code: 54902

Email: todd@4-abc.com

Telephone number (area code & number) Daytime: 414-791-4222

Evening: 414-791-4222

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

X Photographs of affected areas & all sides of the building (annotated photos recommended)

X Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

X Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

X Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

X Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Please see attached narrative.

6. SIGNATURE OF APPLICANT:



Signature

Todd Hutchison
Please print or type name

6/10/2019
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

Certificate of Appropriateness Application

Joseph Schlitz Brewing Company Saloon
2249 N. Humboldt Avenue
2019.06.10

Project Description:

This building is currently owned by the City of Milwaukee. In April of 2018, Todd Hutchison and Kyle Mack responded to an RFP by the City of Milwaukee to purchase the building and were awarded an option to purchase pending financing approval. Over the winter, while Todd and Kyle were working on securing a first floor tenant and financing for the building's redevelopment, a significant portion of the southern brick façade fell from the 1 story portion of the building damaging neighboring property.

The City of Milwaukee determined that it was necessary to tear down the 1 story structure due to significant degradation and safety concerns. At that point, the City of Milwaukee offered to sell the building to an LLC that Todd and Kyle were to create (2249, LLC) without having all of their financing yet in place, with the understanding that 2249 would replace the roof, tuckpoint and repair all exterior masonry, secure the exterior openings in a weather tight manner, gut the interior down to the studs, (there is significant water damage inside the building and the structure needs to dry out) and maintain the building according to City codes until financing was approved for the building. The cost to seal up the building in a weathertight manner is expected to approach \$150,000. The city also agreed to allow 1st floor residential in the building as an alternative to a commercial use, in the event a suitable commercial user could not be located.

Prior to taking ownership, Todd and Kyle would like some comfort from the Historic Preservation Commission that certain remodeling of the exterior will be allowed. The following items are contemplated to occur:

1. A new garage for up to 6 cars will be located on the site.
2. A new private patio will be installed at the previous location of the 1 story structure with decorative fencing installed along Humboldt Ave.
3. 2 new balconies will be installed on the southern façade of the building. One servicing the second floor and one servicing the third floor.
4. One large additional window and door with access to balcony, will be installed on the southern façade between the two current windows on the third floor.
5. Three additional windows and door with access to the balcony will be installed on the 2nd floor
6. The large openings on the south façade which will be exposed once the one-story building is removed will be in-filled in with windows and a door to the outdoor patio. A third opening with similar features will also be added.
7. A new elevator tower will be added to the west façade.
8. The exterior brick façade will be repaired and tuckpointed as necessary to complete a fully watertight building, however any historic elements that were removed from the building in the past and are not

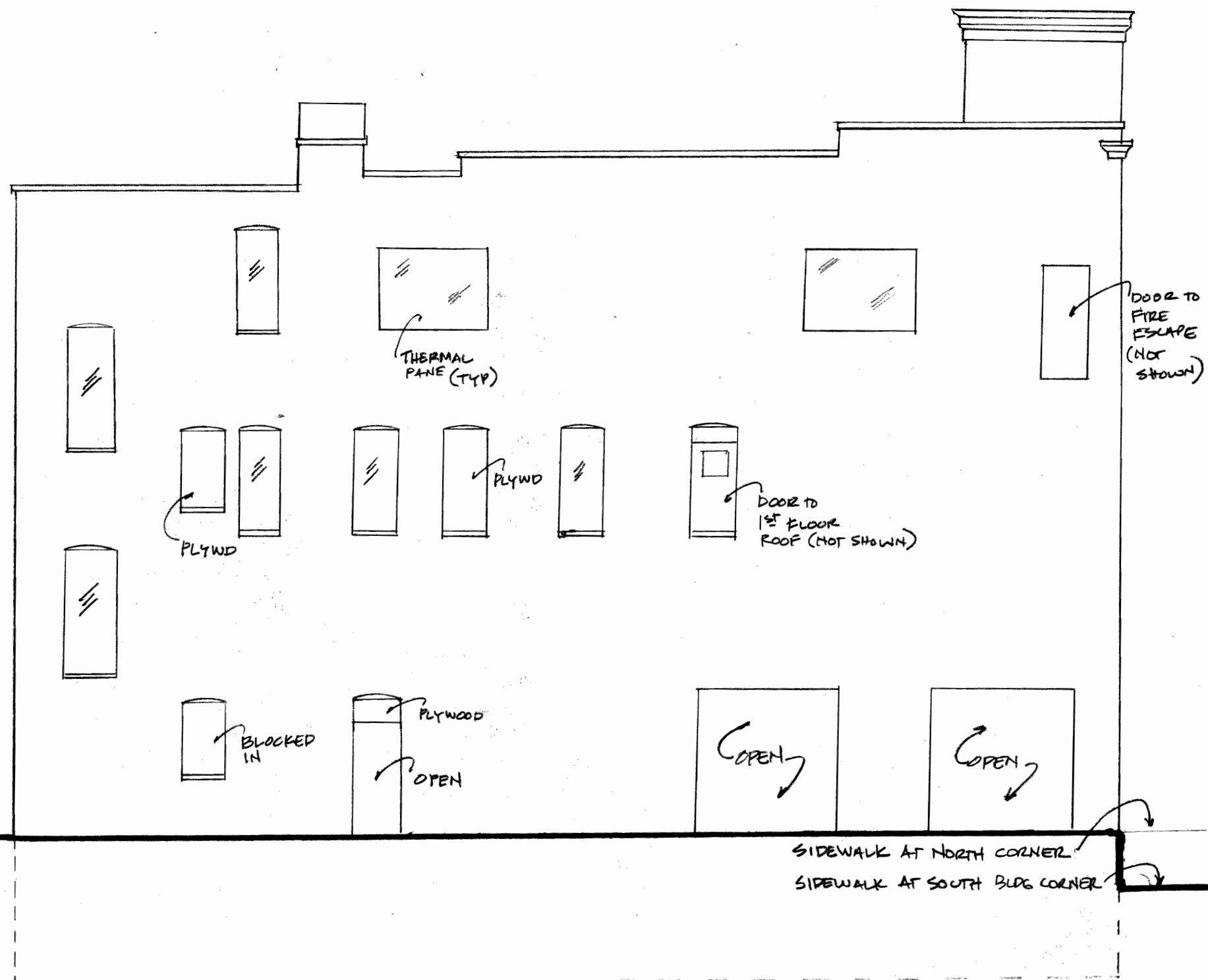
currently on the building will not be replaced or replicated.(example: tourelles and ornamental ironwork that once extended above the parapets, which can be seen on historic photos would not be replicated and replaced).

9. The roof will be re-roofed with a new rubber roof, including the current flat roof on the corner turret. The historical conical roof on the turret, which was removed many years ago, will not be replaced.

10. The entire building will be scraped, pressure washed and repainted after all of the brick has been repaired and tuckpointed and any rotting wood has been replaced.

11. The historic window openings, many of which currently have fixed glass, will be replaced with new double hung wood windows with no divided lights to match the style of the original windows .

We realize that the commission, may not be able to give final approval of all requested items without additional drawings and scope specifications, however we would appreciate clarification and direction as to whether or not the items listed above, especially new items being added to the building and site would be acceptable with further submission and review.



2249 N. HUMBOLDT AVE, MILW, WI.

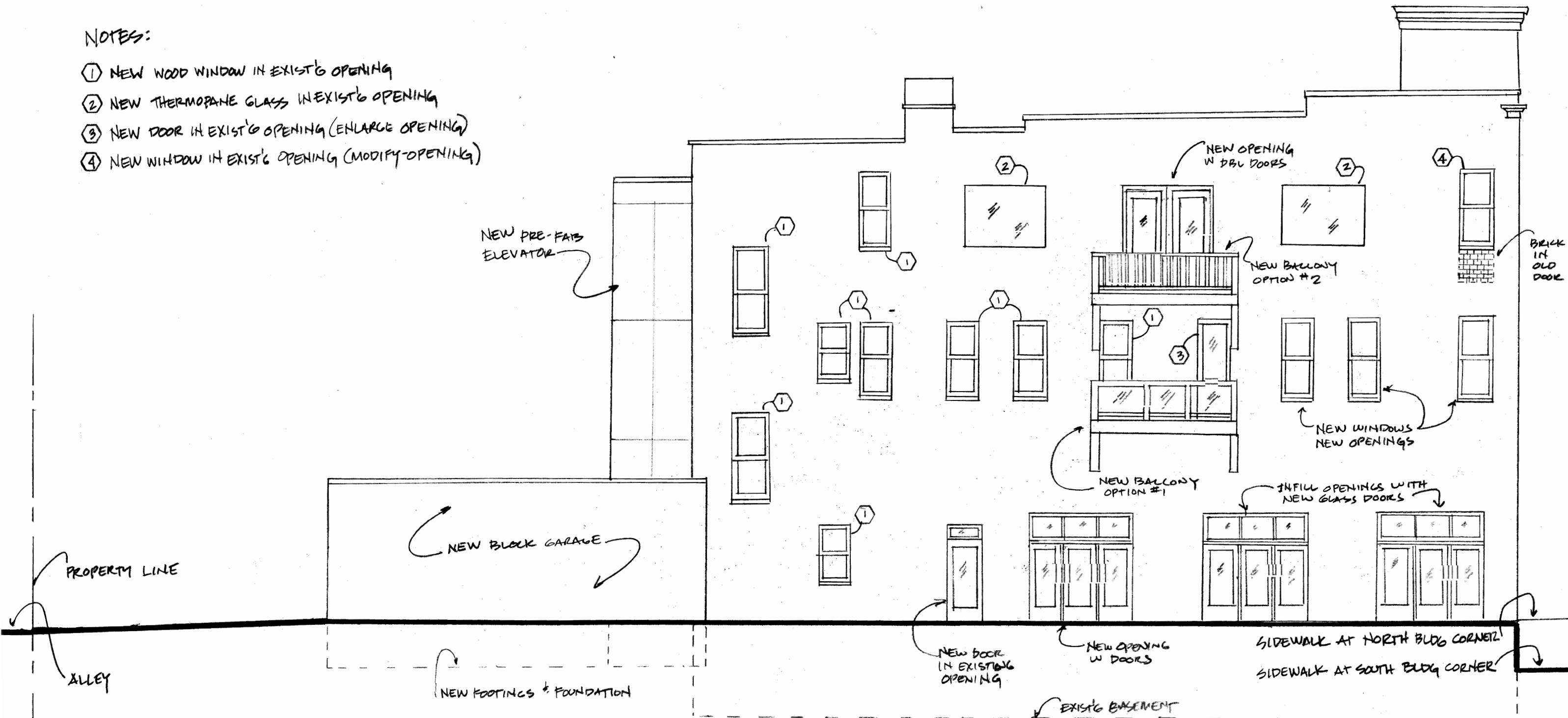


EXISTING SOUTH ELEVATION - (ONE-STORY ADDITION REMOVED)

2019.06.10

NOTES:

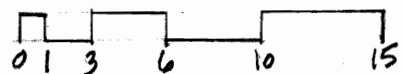
- ① NEW WOOD WINDOW IN EXIST'G OPENING
- ② NEW THERMOPANE GLASS IN EXIST'G OPENING
- ③ NEW DOOR IN EXIST'G OPENING (ENLARGE OPENING)
- ④ NEW WINDOW IN EXIST'G OPENING (MODIFY-OPENING)

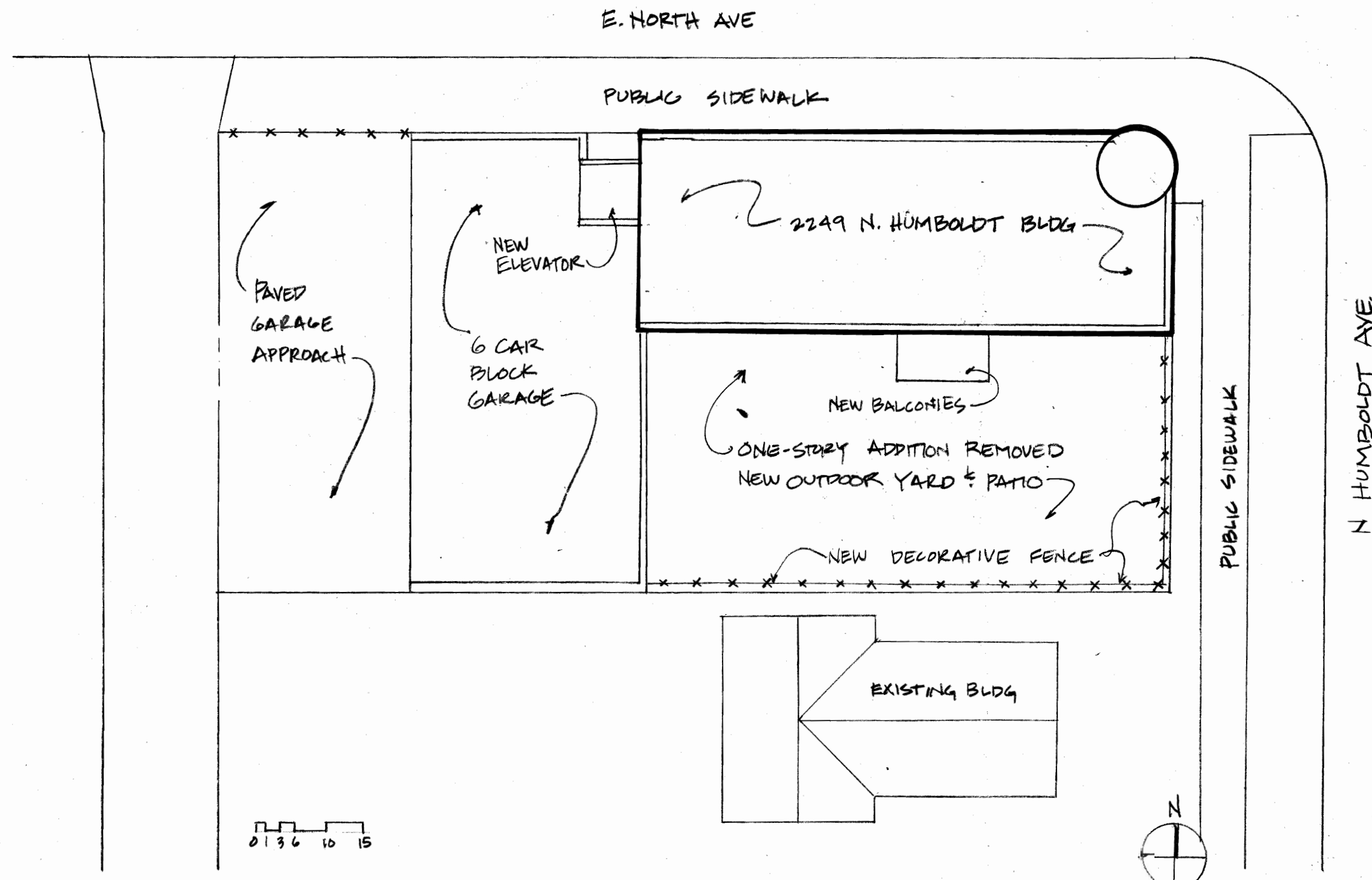


2249 HUMBOLDT AVE., MILW. WI

PROPOSED SOUTH ELEVATION

2019.06.10





E. NORTH AVE

PUBLIC SIDEWALK

2249 N. HUMBOLDT BLDG

NEW ELEVATOR

PAVED GARAGE APPROACH

6 CAR BLOCK GARAGE

NEW BALCONIES

ONE-STORY ADDITION REMOVED
NEW OUTDOOR YARD & PATIO

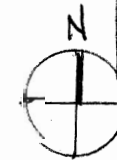
NEW DECORATIVE FENCE

PUBLIC SIDEWALK

N HUMBOLDT AVE

EXISTING BLDG

0 3 6 10 15



2249 N. HUMBOLDT AVE

PROPOSED SITE PLAN

2019.06.10



NEW DOORS & BALCONY

MODIFY DOOR OPEN IT FOR NEW WINDOW

REMOVE FIRE ESCAPE

NEW WINDOWS (2x4)

ONE STORY BLDG REMOVED BY CITY

SOUTH ELEVATION

PROFESSIONAL SALES & INSTALLATION
CAR AUDIO REMOTE STARTS
WINDOW TINT CAR ALARMS
PARKING REMEDIATION

WASH

NEW
BLOCK
GARAGE

REPAIR OR
REPLACE &
TUCKPOINT
(TYP)

NEW
ELEVATOR
TOWER

WEST ELEVATION

