



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/15/2016

Ald. Nik Kovac District: 3

Staff reviewer: Carlen Hatala

PTS #114159

Property

1401 E. BRADY ST. Brady Street Historic District

Owner/Applicant

FAUX FLAT LLC
2923 N MARIETTA AVE
MILWAUKEE WI 53211

The Kubala Washatko Architects
W61 N617 Mequon Avenue
Cedarburg, WI 53012
Phone: (262) 377-6039

Proposal

This project had come before the HPC in June of 2015 and was approved at that time. The project was not built. Since then, the owner and architect have re-designed the project.

Like the prior project, this proposal seeks to make a more permanent seasonal biergarten on the lot behind/adjacent to the Nomad World Pub at 1401 East Brady Street. This lot once contained two residential buildings and was addressed as 1672 North Warren Avenue. They were demolished for the construction of an outdoor space for the Nomad. The two parcels have been joined under one tax key.

In 2015 a back bar was installed parallel to the rear wall of the Nomad but not attached to the Nomad. It is proposed to cover this area with a new corrugated metal awning and construct a new pass through window opening between this back bar and the building interior. To the east, where this back bar extends beyond the original wall of the Nomad, a CMU wall will be constructed. An existing wood fence will span the remainder of the distance from the east wall of the Nomad to the adjacent building to the east.

An existing wood fence spans the southwest line of the site. It will be replaced by a 12-foot tall CMU fence that will have a translucent fiberglass roof extending out 5 feet. This will provide cover for the tables and chairs located in that area.

Between this CMU wall and the adjacent property, a 6-foot wide concrete ramp will be poured. It will feature a metal picket gate at the Warren Avenue side.

Set back 55 feet to the rear or east end of the site will be constructed a 44-foot by 10-foot outbuilding. The 2-story structure will have a gable roof on its west end and a flat roof at the east where the mechanicals will be located. These will be hidden by a parapet wall. The building will be clad in reclaimed wood at the ground level and then have painted wood siding above. Rectangular anodized aluminum windows will be used on the three main elevations. Below the gable end at the second story an anodized aluminum hopped office window will be installed that is hydraulically powered. Awnings will be hung at the front (west) and north (side) elevations of this structure.

A storage shed and dumpsters will be located behind the new structure and the grounds will be graded and covered with gravel.

A shade cloth and strings of lights will stretch between the back bar area and the seating along the south wall.

There are retractable metal gates for the times the biergarten is closed.

Staff comments

The outdoor biergarten is meant to be used seasonally by the Nomad World Pub. The corrugated metal roof at the back bar and the translucent polycal roofing over the seating area will provide some protection from the elements but these areas will not be enclosed.

The new structure to the rear will hold bathroom facilities, along with a new kitchen that has a pick-up window on the first floor. There will be office space on the second story.

As in the prior submittal, some of the materials used in the proposal are individually traditional (reclaimed wood, CMU) but combined in a way that feels less traditional. Other materials like the anodized aluminum windows, corrugated metal and translucent fiberglass are new and contrast with the reclaimed wood and traditional brick. The new rear structure pays homage to the residential building once on the site with its front gable end.

The permanent structures and features of the project have been purposely designed to avoid an historic appearance. They do not negatively impact the historic Nomad building and are located at what had been the rear of the building. They could be removed without damage to the building.

Recommendation

Recommend HPC Approval with conditions.

Conditions

Examples of the concrete masonry units (CMUs) are to be reviewed for texture, size, and color. Commission members may want to recommend a particular type of CMU for the project. The retractable gates need staff review to ensure they do not mimic window security grates which have not been approved by the commission.

Previous HPC action

HPC had approved previous design for outdoor biergarten in July 2015. The owner has changed his design.

Previous Council action