



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/5/2022
Ald. Milele Coggs
Staff reviewer: Tim Askin
CCF 221070

Property	2249 N. Humboldt	Humboldt Schlitz Tavern
Owner/Applicant	City of Milwaukee/DCD C/O Matt Haessly	Clarence Morse Dark Horse Development
Proposal	The applicant proposes a general rehabilitation of this to include restaurant, office tenant, personal office space, and a food cart court.	
Staff comments	<p>In June 2019, HPC reviewed a project with a different developer. That developer walked away before the end of 2019. The property is a fine and visually prominent example of a Kirchoff & Rose Schlitz tavern. It has suffered much over the years, losing its conical turret roof between 1930 and 1960 and suffering structural failure of the south wing in the last few years. It was designated in 2000 and fell into city ownership a few years later.</p> <p>A different developer has expressed continuing interest for the property and brings before you this concept. DCD and the Developer would both like official comments at this phase as the project moves toward sale.</p> <p>There is one significant change from the drawings in the file. In reconsideration of where the landings fall in the existing building, the elevator can only be placed at the northwest corner of the building. It will therefore be highly visible. Staff believes it is still possible to achieve this sensitively despite the need to place it up against the North Avenue sidewalk.</p> <p>The project has been discussed by DCD's Design Review Team where HPC staff were present. The project was further discussed with the developer after the Design Review comments.</p> <p>Staff suggests the following changes to the drawings in the file. The developer has generally agreed to these terms.</p> <ol style="list-style-type: none">1. All doors and windows that are replaced shall be all-wood, non-clad windows matching the historic2. Restore transom over front/corner door3. No overhead doors. The southeast corner has some unfortunate punch-through openings that were never meant to be exposed on the exterior. They do, however, create an excellent way to create an indoor/outdoor dining experience. Staff endorses the use of these openings as doors if a solution other than overhead doors is found.4. Fence needs slight refinement to align with datum lines on the building5. A fire escape is necessary and a balcony on this elevation is acceptable. The design needs further refinement.6. Eliminate excess detail added to south façade. The design intent is good, but greater historical accuracy will create cost savings: no transoms on this façade. Do not add cornice but consider carrying it around this elevation in paint alone.	

Recommendation	Recommend HPC conceptual approval so that the developer can justify moving forward with a complete drawing package.
Conditions	Above
Previous HPC action	190388, June 2019 with different developer
Previous Council action	