



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/3/2020

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114996 CCF #200433

Property	2400 N. LINCOLN MEMORIAL DR.	North Point North HD
Owner/Applicant	MILWAUKEE COUNTY PARKS 9480 WATERTOWN PLANK RD WAUWATOSA, WI 53214	MILWAUKEE COUNTY PARKS 9480 WATERTOWN PLANK RD WAUWATOSA, WI 53214
Proposal	There are three components to this project, a bar, a three-sided seating enclosure, and freestanding furniture. The bar and seating enclosure are made of modified shipping containers.	
Staff comments	<p>This building falls into the North Point North District where addition guidelines are as follows:</p> <p>“Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.”</p> <p>The building is public property and probably itself within the public right of way. An addition that is not visible or which is has limited visibility is not possible. With some modifications, the bar structure could be unobtrusive. Detailing should further emphasize the horizontality that is the primary design motif of the original building, particularly on the area below the counter and on the closing panels.</p> <p>For the seating enclosure, there is evidence that the upper deck was once filled with a brick structure, presumably changing rooms and showers. It is unclear when this was removed, but few people seem to remember its existence. Additionally, the criteria for approval listed in the HPC ordinance require that changes that have taken place over time be “recognized and respected.” The empty upper level has been present for decades and constitutes the general public conception of the building. Filling in the upper level with a structure and obstructing sight lines no longer aligns with the building’s character.</p> <p>The proposed freestanding furniture and umbrellas are acceptable as proposed.</p> <p>NB. Neighborhood Services staff have raised concerns about accessibility requirements. There is no accessible path to the upper level. Per a site visit by HPC staff, parking and bathrooms may be close to minimum requirements. Bathrooms are not marked as to their accessibility.</p>	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. Deny seating enclosure2. Modify bar structure below counter level and closure panels with materials that emphasize horizontality3. Hold issuance for DNS review of ADA compliance, a requirement for a wheelchair lift would significantly impact the overall design concept.	
Previous HPC action		
Previous Council action		