



Milwaukee Historic Preservation Commission Staff Report

HPC Meeting Date: 10/9/2017
Ald. Nik Kovac District: 3
Staff Reviewer: Tim Askin
PTS#114385 CCF#170831

Property	1401 E Brady Street Brady Street HD	
Owner/Applicant	Nomadic Venture (Mike Eitel) 1401 E Brady St Milwaukee, WI 53202 uncledude@mac.com 414-244-8111	The Kubala Washatko Architects (Chris Socha) W61 N617 Mequon Ave Cedarburg, WI 53012 csocha@tkwa.com 262-377-6039

Proposal Construction at Nomad World Pub's Biergarten of a new outdoor bar with a wood fence backdrop, a new outbuilding, and replacing the existing garage on site. Existing outdoor bar/canopy, wooden egress stair, and crushed-stone groundscape will all remain. The project involves the following:

Demolition:

Removal of eastern wood fence, gate and landscape block
Removal of southern section of wood fence and associated landscape blocks moved 2'-0" further south (along existing neighboring building)

Installation of Palapa Bar:

Located roughly half-way into site off of Warren Ave. Bar will be open-air, roughly 12'-0" W x 18'-0" L housed under a large 18'-0" diameter palapa roof (made in the traditional Mexican style of leaves/thatch roof). Roof will be ~16'-0" tall, providing 10'-0" of clearance to underside of the roof structure.

Wood Fence:

Construction of a new wood fence to separate beergarden from neighboring driveway and a new exterior walk-in cooler (10'x16') unit to the south. Wood fence is proposed at 6'-10.5" tall off of ground elevation at the drive, runs 54'-0" in length with a 6'-0" gap at existing wood stairway on site to provide exiting access to the beergarden. Fence will be constructed of painted 2x wood slats, spaced 2.5" apart attached to 4x4 wood posts.

Outbuilding:

Construction of new 2x6 wood framed outbuilding at eastern edge of property. Proposed as one-story tall, approx. 11'-10" in height including parapet, and continue public restrooms/storage (18'-8"x 26'-0") and a small concession room (11'-5" x 13'-4") for the beergarden. Overall dimensions including hallway 35'-1" x 26'-0". Concession portion of outbuilding will be clad with a painted 2x wood rain screen. Eastern portion will be clad with plaster.

Garage:

Demolition of current garage and construction of new wood-framed garage on same location. Garage will be 28'-11" W, 30'-8" deep and 14'-0" tall. Garage will be clad in painted wood lap siding. The garage appears to exceed allowable dimensions.

Staff Comments

Work on the biergarten has been previously approvable. In prior submittals, reclaimed wood and CMU were used as traditional materials in a way that is non-traditional but respectful to the context and historic integrity of the site.

As proposed, the new fencing and outbuilding are all conscious of existing fabric and utilize mostly painted wood and wood framing. Located in the rear of the building, these materials match surrounding context, but do not compete with the existing historic Nomad building. The palapa bar, though not of historic quality, is subtle enough to not overpower the site.

The demolition of the existing garage is acceptable, but the current design for a replacement in kind is lackluster and requires more detail, such as trim around the door frames and edging.

All of the proposed elements are set back to not be visible from the main frontage of Brady Street, and are hardly visible from Warren Ave.

Recommendation

Recommend HPC Approval with Conditions

Conditions

That a more detailed drawing of the proposed garage be re-submitted for review by the Commission with much more detailing and in a compatible design such as the Spartan. Verify with plan exam that the garage can be built at the proposed location and with the proposed dimensions.

That a design for the walk-in cooler be submitted to staff. Some architectural detailing on it will be required as would any other outbuilding.

Previous HPC Action

HPC has approved designs for the outdoor biergarten in July 2015 and October 2016. Some of the approved work has been completed (such as the existing outdoor bar with canopy on the westernmost edge). Though an outbuilding/garage design for the eastern portion of the site was previously approved, this new submission includes changes in design.

Previous Council Action