



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 12/12/2016
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 The Kubala Washatko Architects
2923 N MARIETTA AVE W61 N617 Mequon Avenue
MILWAUKEE WI 53211 Cedarburg, WI 53012
Phone: (262) 377-6039

Proposal This project came before the HPC in June of 2015 and was approved at that time. The project was not built. A second proposal was drawn up and ready for the HPC's review at its November 15, 2016 meeting. The applicant wanted to substitute a third proposal at that meeting, based on the owner's planned acquisition of the adjacent property addressed at 1668 N. Warren Avenue. The HPC held the matter over in order to have sufficient time to review this newest proposal.

Like the prior 2 projects, this proposal seeks to make a more permanent seasonal biergarten on the lots behind/adjacent to the Nomad World Pub at 1401 East Brady Street. One of the lots 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. Another adjacent property, addressed at 1668 N. Warren Avenue, will now be acquired by the Nomad. The mixed use building with ground floor storefront and upper living units as well as the rear garage will be razed and added into the biergarten design. Since the proposed project will touch the historic Nomad building and connect other structures, the properties will all be combined under one tax key.

This newest proposal consists of a large permanent building at the south end of the lot that includes a concrete driveway and rear flat roofed garage. It also includes a roofed seasonal outdoor space and an open seasonal outdoor space. In looking at the Warren Avenue frontage the project will reference the adjacent residential neighborhood and appear as two gabled structures with outdoor seating. The different bar locations will give patrons the choice of complete open air seating or roofed seating.

Staff comments

The largest of the structures along the south side of the property will house an upper level office and a ground floor kitchen, restrooms and walk-up counter for purchasing food. It features an asphalt shingled gable roof at its west end and a flat roof with parapet walls to the east. Rooftop mechanicals will be located on the flat roof portion. The building will be clad in reclaimed wood and painted. It appears that the boards will be flat and not applied as clapboards. Various window openings are located along the north and south walls. The front or Warren Avenue elevation will feature a ground floor storefront and upper recessed balcony. Access to the balcony will be accomplished from glass doors to either side. It is proposed that all windows be aluminum clad wood. No design details have been provided for the rear garage. A front seating area has been shown at the storefront area. The wing walls marking this area are of wood. The height of the building appears to match the original building on the site. It is not clear if this is taller than the Nomad.

A medium sized structure will be positioned between this larger structure and the Nomad building itself. It is smaller in size and height and set back from Warren Avenue. It features a translucent polycal gabled roof, reclaimed wood walls and a large opening fronting Warren Avenue that has an overhead garage style door. A matching opening is located to the rear or east allowing passage to the backyard tables. The interior will house a long bar and table seating. When the garage doors are closed, there are pedestrian doors to access the interior. The interior will have heaters suspended from the ceiling.

To the left or north of this middle structure is an enclosed passage along the rear wall of the Nomad that leads to the rear backyard. It too will have a polycal roof. The double entry wood doors will feature a single large lite in each leaf.

In front of the middle structure and attached to the north wall of the larger office/food service building is a large outdoor bar with seating. It too will feature a polycal translucent roof. This bar with its seating will line up with the front façade of the large new building at the south end of the property.

The backyard bar will feature wood fencing at its perimeter and tables with thatch umbrellas.

Other features include a CMU wall at the south property line, a concrete paved outdoor seating area at the front and crushed stone gravel in the backyard.

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 aluminum clad windows, and translucent polycal panels are new and contrast with the reclaimed wood and with the traditional brick of the Nomad. The new structures pay homage to the residential buildings once on the site by using the front gable form.

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.

One alteration will occur on the historic Nomad itself. A window will be cut into the building's rear wall set back from Warren Avenue.

Recommendation

Recommend HPC Approval with conditions.

Conditions

Examples of the concrete masonry units (CMUs) are to be reviewed for texture, size, and color. Depending on the material, parging may be an option. Commission members may want to recommend a particular type of CMU for the project.

Since the larger of the two structures now fronts right on to Warren Avenue, staff recommends all wood windows be installed.

Staff recommends that the lower portion of the storefront be designed with some form of bulkhead rather than have glass down to grade and that there be a transom.

Alternative awning designs can be explored.

The building in the center, clad in reclaimed wood, should be painted. Unpainted wood siding has not been the character of Brady Street.

The design for the garage will need to be supplied before a Certificate of Appropriateness can be issued.

Previous HPC action

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

Previous Council action