



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/5/2022
Ald. Milele Coggs
Staff reviewer: Tim Askin
CCF 221903

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.

1. Siding or trim
 - There are no anticipated changes to the siding or trim other than replacement
 - All masonry/trim repairs/replacement will conform to NHPA guidelines
2. Roof materials, gutters and downspouts
 - Existing internal roof drain system will be retained
 - Existing flat roof will be retained, however new EPDM roof membrane will be installed
 - Conical roof will be rebuilt using guidelines from NHPA
3. Structural Alterations
 - New elevator shaft attached to NW corner of building. Brick facade to match existing.
 - 2nd and 3rd fire escape/balconies on South side of building. They will replace existing non code compliant/deteriorated metal fire exit stairways. All new construction will be steel with wood decking, railing with vertical spindles.
4. Removal of existing additions, porches, features
 - Deteriorated fire escape on north side of building to be removed
5. Landscaping and fixtures
 - New 5.5' steel fence will surround the lot and create the vendor courtyard.
 - 2 Entrances to courtyard will incorporate 2 brick pillars
 - Fence corners / fenceline will use brick pillars
 - 1 rear vehicle access gate located on west side of lot/alleyway
 - Boxwood evergreens will be located on east/north side of fence line. Max size is 2-3ft tall @ maturity

Staff comments	<p>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>In June 2019, HPC reviewed a project with a different developer. That developer walked away before the end of 2019. We last saw the present proposal in December. Mr. Morse has made design and financial progress since then.</p> <p>Amongst the major improvements planned are restoration of the turret roof, replica windows, and a combined balcony and fire escape.</p> <p>An elevator addition is requested but may be executed at a later phase. The way the staircase is constructed can only permit the elevator to be placed at the northwest corner of the building. It will therefore be highly visible along the North Avenue sidewalk. The design proposed is acceptable.</p>
Recommendation	<ol style="list-style-type: none"> 1. All doors and windows that are replaced shall be all-wood, non-clad windows matching the historic. Work with staff on roofing materials and specific window and door products for final approval. Asphalt shingle for the turret is assumed. 2. Arched transoms on the street elevations (not corner entry) shall have a thick vertical mullion matching that in the windows below them.
Conditions	Above
Previous HPC action	190388, June 2019 with different developer 221063, December 2022, preliminary review.
Previous Council action	