

HISTORIC PRESERVATION STUDY REPORT

AUGUST HABERER SALOON

(Written Winter 1986)

I. NAME

Historic: August Haberer Saloon

Common: Interlude Pub

II. LOCATION

3937 West Vliet Street

Tax Key Number: 366-0540-100

Legal Property Description: Forest Lawn in SW ¼ SEC 24-7-21 Block 2 Lots 8 & 9

III. CLASSIFICATION

Structure

IV. OWNER

Cecil Sutphen, President
Westside Community Development Corporation
3937 West Vliet Street
Milwaukee, WI 53208

V. YEAR BUILT

1907-08

Architect: Theodore F. Schuetz

VI. PHYSICAL DESCRIPTION

The August Haberer Saloon is a 2- ½ story, brown brick, end-gable roofed, German Renaissance Revival style corner tavern. It is located on the West Side of the City of Milwaukee in a modest, turn-of-the-century, residential area of Late Victorian single-family and duplex houses. The building is built at the edge of the sidewalk and occupies almost its entire lot.

The principal elevations face West Vliet Street and North 40th Street. The Vliet Street (north) elevation is the most elaborately articulated. The storefront is covered entirely in a modern artificial boulder-stone veneer. The gabled upper façade, however, is unchanged and features elaborate brick and terra cotta banding and paneling, varied fenestration with keystones, sheet metal copings and pinnacles. The building's most distinctive feature is the engaged, round,

corner turret with its classically ornamented sheet metal cladding and domed roof terminating in a bulbous pinnacle. The west elevation is massed around the gabled central pavilion, but is otherwise fairly informal and utilitarian in character. The east and south elevations are function in design and lack architectural articulation.

The interior contains a tavern on the first floor featuring a blend of modern and antique features. The second floor contains what was originally the proprietor's flat with extra sleeping and storage rooms in the attic.

VII. SIGNIFICANCE

The August Haberer Saloon is architecturally interesting as a distinctive example of a German Renaissance Revival inspired corner tavern.

VIII. HISTORY

This structure was built in 1907-08 for August Haberer to the designs of architect Theodore F. Schuetz at a cost of \$12,000. Haberer, who had previously operated a tavern near 23rd and Vliet, had his saloon on the first floor and lived in the upstairs flat until 1920. With the onset of Prohibition in 1919, he turned his saloon into a soda fountain, but soon sold the business to Michael and Elizabeth Vasas. The Vasas' lived upstairs and operated the soda fountain from about 1921 until the repeal of Prohibition in 1933, when they turned the business back into a tavern. Elizabeth Vasas operating the Westmore Tavern, as it was known, until about 1966 when it was taken over by Theodore Ross. Ross renamed it the Interlude Tavern. Ross subsequently sold the Interlude to the West Side Community Development Corporation, the current owner, about 1980.

IX. STAFF RECOMMENDATION

Staff finds that the August Haberer Saloon, 3937 West Vliet Street, may satisfy criteria five (5) of the historic preservation ordinance, Section 2-335(2)(e).

X. PRESERVATION GUIDELINES

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the August Haberer Saloon. Nothing in these guidelines shall be construed to prevent ordinary maintenance or the restoration and/or replacement of documented original elements.

A. Roofs

Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they are not visible from the street. Avoid making changes to the roof shape that would alter the building height, roofline or pitch.

B. Materials

1. Masonry

- a. Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.
- b. Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar colors and pointing styles that were unavailable or were not used when the building was constructed.
- c. Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone.
- d. Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed.

2. Wood/Metal

- a. Retain original material, whenever possible. Avoid removing architectural features that are essential to maintaining the building's character and appearance.
- b. Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed.

C. Windows and Doors

1. Retain existing window and door openings. Retain the existing configuration of panes, sash, surrounds, mullions, doors and hardware, except as necessary to restore the building to its original condition. Avoid making additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of windowpanes or sash.
3. Respect the building's stylistic period. If the replacement of doors or window sash is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements. Avoid the filling-in or covering of openings with inappropriate materials such as glass block or the installation of plastic or metal awnings or shutters. Avoid using modern style window units such as horizontal sliding sash in place of double hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

D. Trim and Ornamentation

There shall be no changes to the existing trim or ornamentation except as necessary to restore the building to its original condition. Replacement features shall match the original member in scale, design and appearance.

E. Additions

The north and west elevations are integral to the structure's architectural significance. Additions require the approval of the Commission. Approval shall be based upon the addition's design compatibility with the building in terms of height, roof configuration, fenestration, scale, design, color and materials, and the degree to which it visually intrudes on the principal elevations.

F. Signs/Exterior Lighting

The installation of any permanent exterior sign or light fixture shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign with the historic and architectural character of the building.

G. Site Features

New plant materials, fencing, paving and lighting fixtures shall be compatible with the architectural character of the building. Stockade and chain link fencing are generally not appropriate to the character of the building.