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Milwaukee Historic Preservation Commission
Staff Report

HPC meeting date	**5/1/2023**	**CCF #221875**
Ald. Bauman	**Staff reviewer**: Tim Askin	
Property	2000 W. Wisconsin Avenue. Frederick Pabst Mansion	
Owner/Applicant	Wendy Burke, Chair, Board of Directors of Captain Frederick Pabst Mansion Inc.	Jen Davel Heritage Consulting

Proposal
The side pavilion has deteriorated severely over the years primarily due to unusual construction that was poorly modified to accept Wisconsin weather conditions. The applicants request to deconstruct the pavilion and its connecting hallway, placing them into long-term storage for eventual reconstruction. Deconstruction is proposed to begin this summer after complete laser and photogrammetric scanning. This will be followed be a long-term plan for repairs of the main mansion over 2023-27. As part of this project, the applicants expect to reconstruct the pavilion in 2031-2033.

Staff Comments
As an opening note, staff disagrees with the applicant's conclusion that the pavilion is not included within the city's designation. An inaccurate timeline of the pavilion's history does not make it non-contributing. The local designation and National Register nomination are both outdated and dismiss the approximately 70 years of ownership by the Catholic Church, which now could be found to have its own significance. These deficiencies in documentation make it likely that the National Register nomination will be rewritten as part of the Pabst Mansion's ongoing projects. It is recommended that Commission members should take it upon themselves to update the local designation after the National Register update is complete to reflect up-to-date information and internet-era research methods.

Per the application, "the deterioration observed throughout is a cause of continuous water intrusion at the roof, walls, and windows as there was never flashing or caulking installed... the decorative terra cotta is attached to Cream City Brick (CCB) structure, not original to the building. The CCB back-up was never engineered to include movement joints, flashing materials, or proper rust-resistant anchors for the terra cotta attachment." Staff can find no way to disagree with this assessment; the deterioration is severe. Multiple experts have been consulted and there seem to be no other viable options.

The project falls primarily into the guideline category of review of "Porches, Trim, and Ornamentation: There shall be no changes to the existing porches, 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." The project before us proposes precisely this. Masonry and window guidelines are also implicated, but effectively subsumed into the "porches" category. Features will be replicated in kind and windows that are not original to the pavilion will be removed. Opening sizes will not be changed and new sash, if any, will be appropriate to the original construction.

There appears to be no alternative to this plan, as the deterioration is severe. As part of the review of this phased plan, staff recommends that an annual progress report to the Commission be required as a condition of approval.

Recommendation
Approve.

Conditions
1. Require annual progress report to the Commission on the deconstruction and reconstruction.
2. Return for additional review before commencing the reconstruction phase.