



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 5/8/2012**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Paul Jakubovich**  
**PTS #38586**

**Property** 1215 N. 10TH ST. **Pabst Brewery Historic District**

**Owner/Applicant** BREWERY HOUSE LLC Ben Marshall  
200 N MAIN ST Gorman & Company  
OREGON WI 53575 200 N Main St  
Oregon, WI 53575  
Phone: (608) 835-5534

**Proposal** Install new metal windows throughout the building. Install two wood window replacements on either side of the main entry doors on N. 10th Street.

**Staff comments** HPC approved in 2011 the general exterior restoration of buildings 20 and 21 which were the heart of the massive brewery when it was operational. Building 20 housed the immense kettles where the beer was actually brewed. In 2010 and 2011 there was discussion about re-glazing the exiting wood windows or installing matching wood replacement windows but a final decision had not been made by the owners. Later there was discussion about installing metal windows. As a point of reference, three other buildings on the same block that have recently been renovated all have wood replacement windows and/or retain at least some of the original wood windows.

The current proposal that is up for review is to install two wood windows on the first story flanking the entry doors on N. 10th Street and the rest are proposed to be painted aluminum. Some of the round tops of the windows are proposed to be unfilled with flat aluminum panels

Staff recommends against the infilling of some of the tops with metal panels and instead those openings should be fully glazed with divided lite windows. Another recommendation is that more or all of the two street-facing elevations be fitted with wood windows to better retain the original character of these important buildings and to maintain the guideline of not using materials on the exterior that were unavailable when the building was constructed.

**Recommendation** Replace windows, consider recommendations above

**Conditions**

**Previous HPC action**

**Previous Council action**