



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5722/fax 414-286-3004

Property

1009 W. JUNEAU AV. Buildings 24 & 25 Pabst Brewery Complex Historic District

Description of work

Restore the exterior of the former Pabst Malt House as part of project to convert the building to housing. As part of the exterior work on the building, the brick will be cleaned, new windows will be installed throughout, blind arcades will be opened to allow for windows, previously bricked-in openings will be re-opened, a new metal canopy will be installed over the entrance and the silos on the west side of the building will be retained. A small contemporary addition at the rear, southwest corner of the building will be removed.

Date issued

4/7/2016

PTS ID 98223 COA, restore exterior

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work will be carried out per drawings submitted.

Approval of windows, masonry cleaning and repointing will be addressed in a separate Certificate of Appropriateness.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector John Cunningham (286-2538)



Current view of Malthouse also known as Buildings 24 and 25.



A few windows remain. Some are wood. Some are metal.

Photo 15: Upper floors of east elevation of Building 25.



Photo 8: Upper floors of north elevation of Building 25.



Photo 9: Same.

Bricked-in window openings will be re-opened.



Masonry will be repaired with matching brick and mortar.

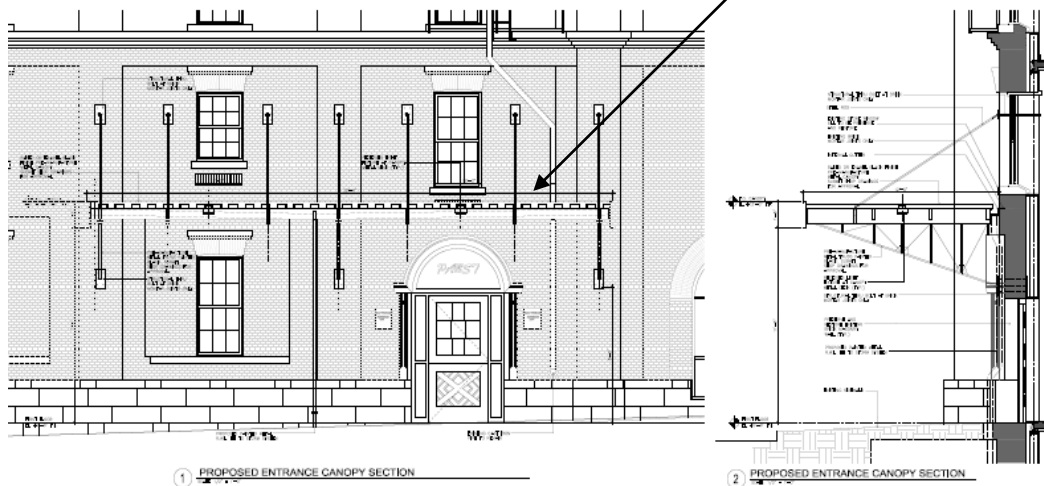
Photo 10: Masonry deterioration on north elevation of Building 25.



Photo 12: Main entry on north elevation of Building 25.

Current condition of Main Entrance.

Proposed canopy over entrance.



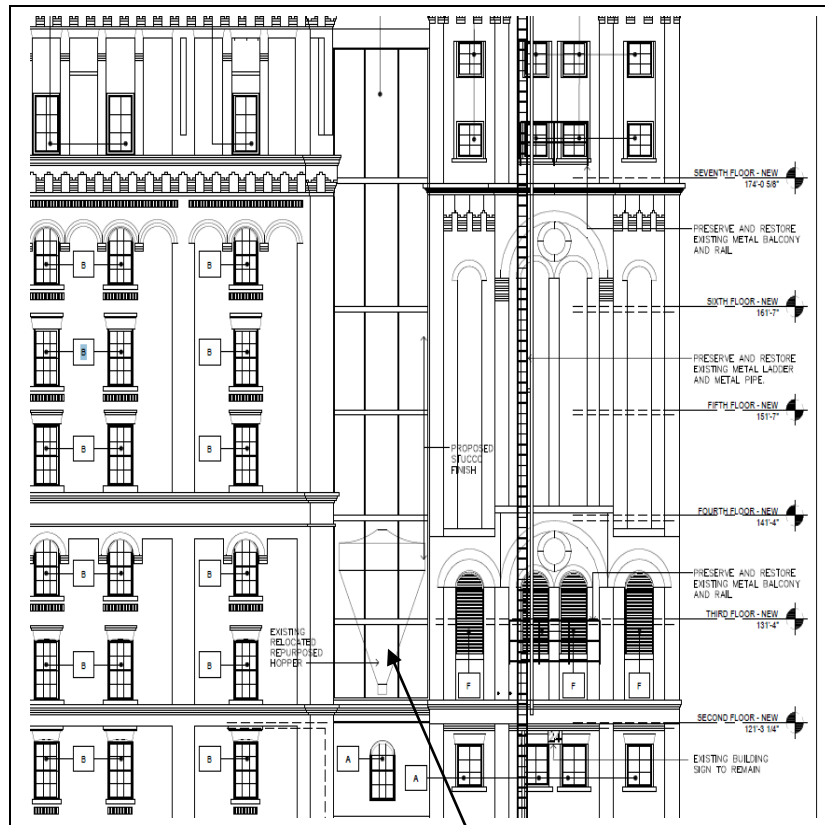


Photo 17: Upper floors of north elevation of Building 24.

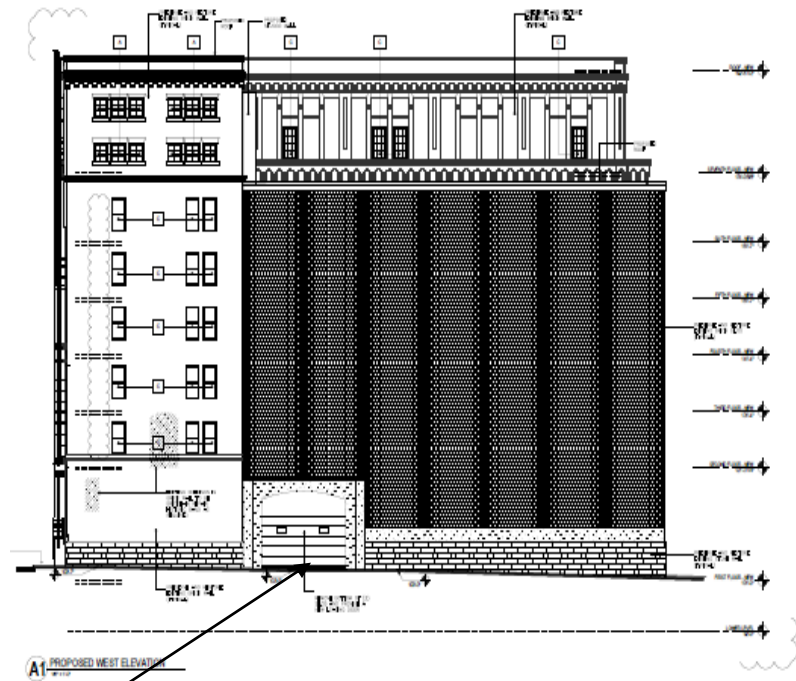


Photo 18: Ground floor of north elevation of Building 24.

Glazing will be installed between the buildings.



Photo 21: West elevation of Building 24 looking south.



West elevation. Slight modification will include placing service entrance below windows instead of at silos due to the fragility of the silos.



Photo 24: West elevation of Building 24 grain silos.

Current condition of silos.



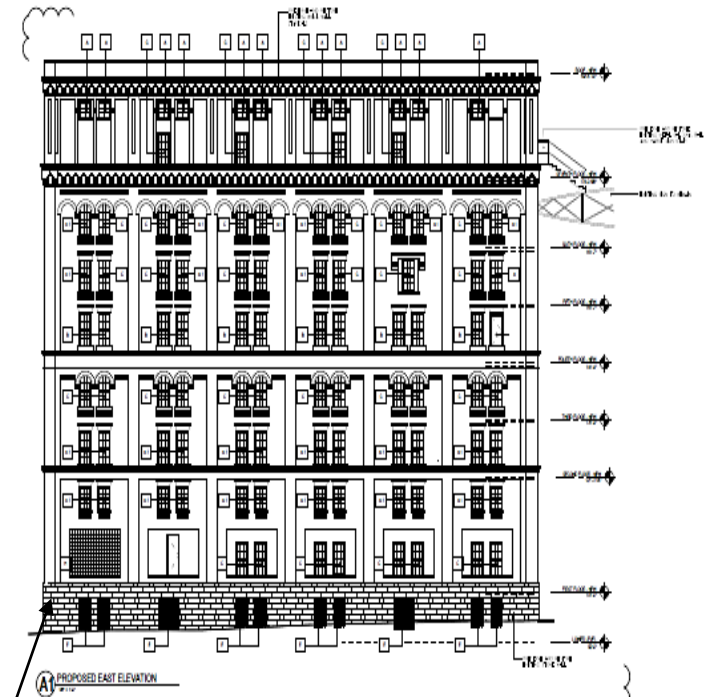
Photo 34: South and east elevations of Building 25 from across North 10th Street.



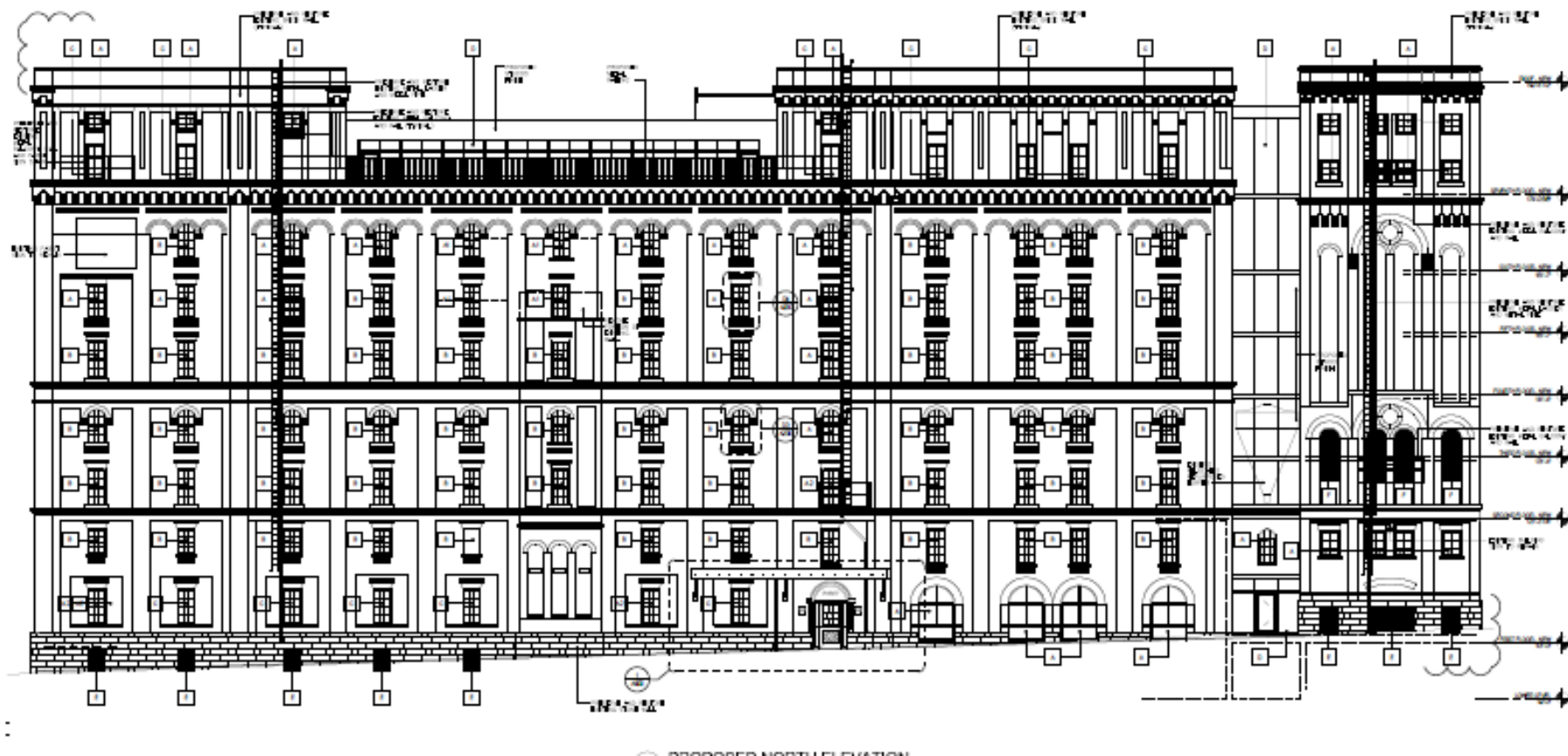
Current south elevation. Proposed south elevation.



Photo 35: East elevation of Building 25 from across North 10th Street.



Current east elevation. Proposed east elevation.



Proposed north elevation.



Photo 6: North elevation from across West Juneau Avenue.



Photo 7: North and west elevations from across West Juneau Avenue.

Current north elevation.