



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 1203-15 N. 10TH ST., **Pabst Brewery Historic District**

Owner/Applicant BREWERY HOUSE LLC
200 N MAIN ST
OREGON WI 53575

Ben Marshall
Gorman & Company
200 N Main St
Oregon, WI 53575
Phone: (608) 835-5534

Proposal Install new wood windows on the first two stories facing W. Juneau Avenue and N. 10th Street. Install aluminum windows on the upper three stories of the street facing elevations and aluminum windows across the north and west elevations.

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 21 housed the immense kettles where the beer was actually brewed and was the central core of what was the largest brewery on earth around the turn of the 19th century.

In 2010 there was discussion about reglazing the existing wood windows or installing matching wood replacement windows but a final decision had not been made by the owners. HPC staff met July 1, 2010 at the brewery site with representatives of the Gorman Company, including Ben Marshall, and two representatives of the State Historical Society. At that meeting HPC staff member Carlen Hatala took notes as did a member of the Gorman team. Ms. Hatala's notes recall that there was a verbal agreement about installing wood replacement windows as this was a key point of discussion for local HPC staff. There was also some discussion about possibly installing new storms and screens. 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, which differs from the one offered last month where all but two windows on the buildings would have been metal, is to install two stories of wood windows on the street facing elevations and then install aluminum windows everywhere else on the two buildings. Some of the rounded window tops facing the street are proposed to be filled in with flat metal panels thereby squaring off those window openings.

Staff recommends against the infilling of some of the window tops with metal panels and instead those openings should be fully glazed with divided lite windows. The street-facing windows should be all made of wood on the exteriors.

Recommendation Approve per above staff recommendations

Conditions

Previous HPC action

Previous Council action