



LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

1037 W. JUNEAU AV. Pabst Brewery Historic District

Description of work

This project involves restoration and adaptive reuse of the First German Methodist Church/Forst Keller Restaurant Building. The proposal calls for the restoration of the exterior of building, including masonry cleaning and repair, repair of existing windows, removal of paint from masonry, structural repairs of wing buttresses, and replacement roofing. An additional element of the proposed work is the construction of a new two-story, masonry addition to the south of the existing structure. The addition is configured to house restrooms, mechanical equipment, and an elevator. An outdoor seating and serving area is adjacent to the new addition to the south and east.

Date issued

9/17/2015

PTS ID 105771 COA

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:

Method and materials for masonry cleaning and paint removal, including manufacturers specifications shall be submitted to staff for approval.

Method, materials, and a mortar sample for re-pointing shall be submitted to staff for approval. This shall include any masonry units need for replacement.

Details and specifications for window replacement, if necessary, shall be submitted to staff for approval.

Details for front door replacement shall be submitted to staff for approval.

Final details for overhead door in west elevation shall be submitted to staff for approval.

Samples of roofing material shall be submitted to staff for approval.

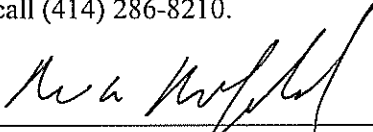
Final details for patio fence, such as type of wrought iron shall be submitted to staff for approval.

Materials and/or new location for trash enclosure shall be submitted to staff for approval.

Applicant will consult with staff on juncture between historic property and new addition to assure adequate setback from wall plane.

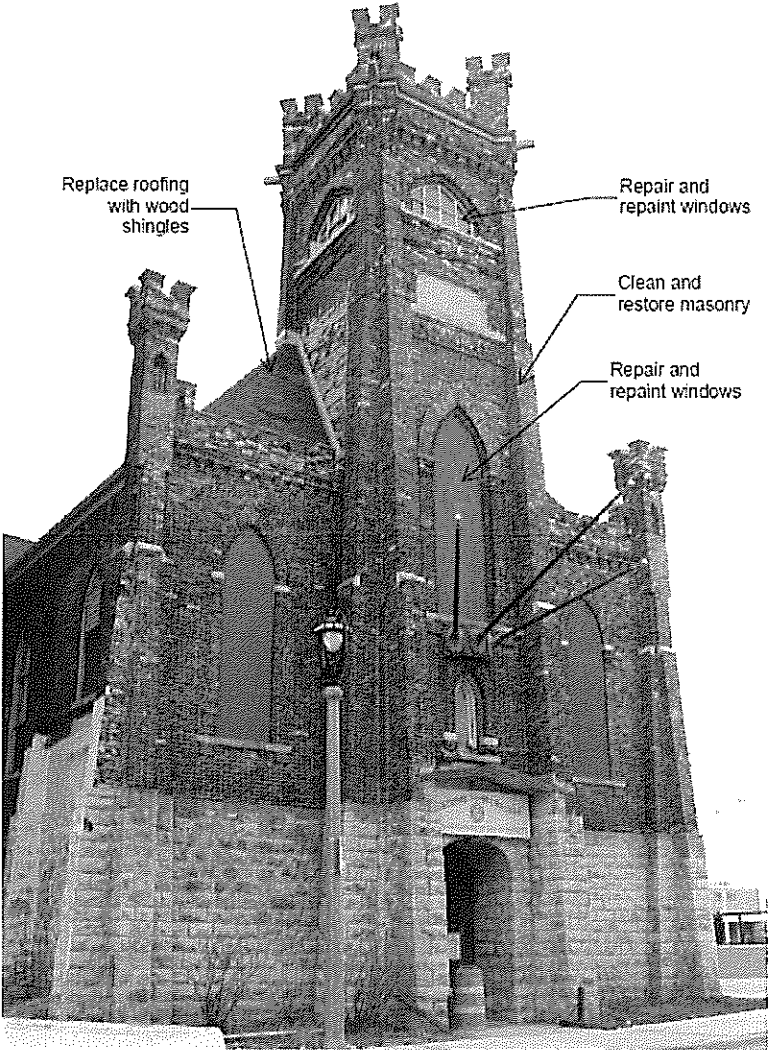
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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)

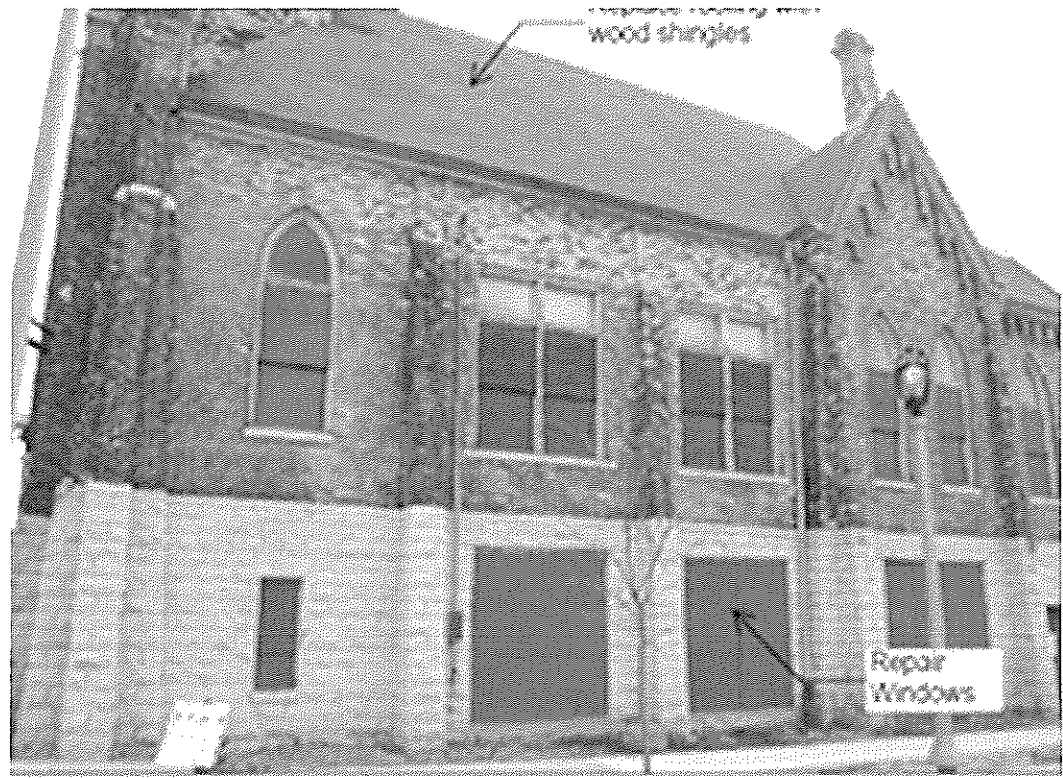


Replace roofing
with wood
shingles

Repair and
repaint windows

Clean and
restore masonry

Repair and
repaint windows



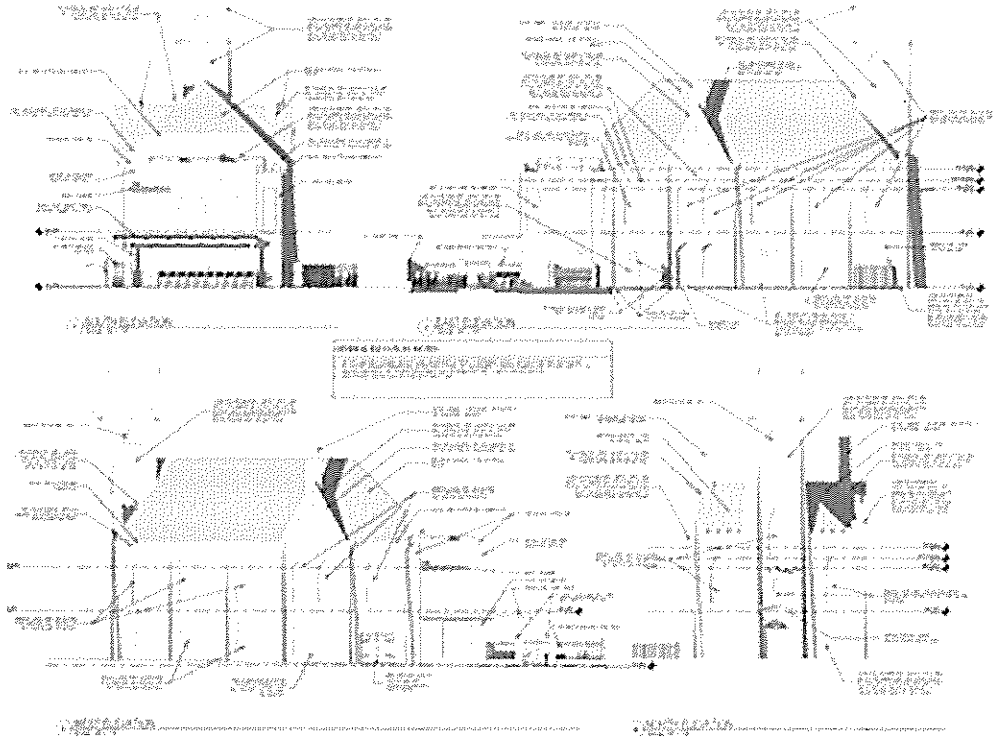
wood shingles

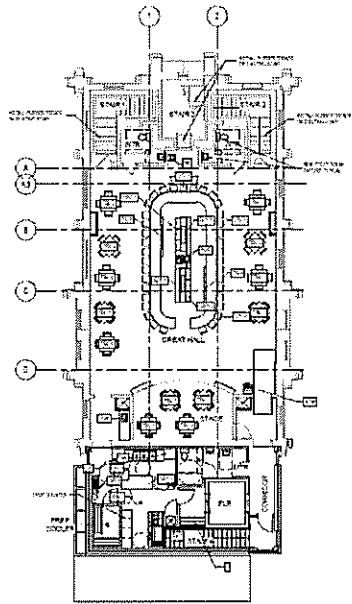
Repair Windows

Repair

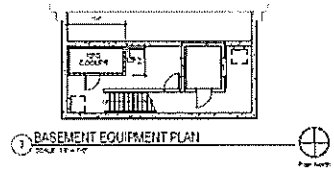


Location of
two story
addition

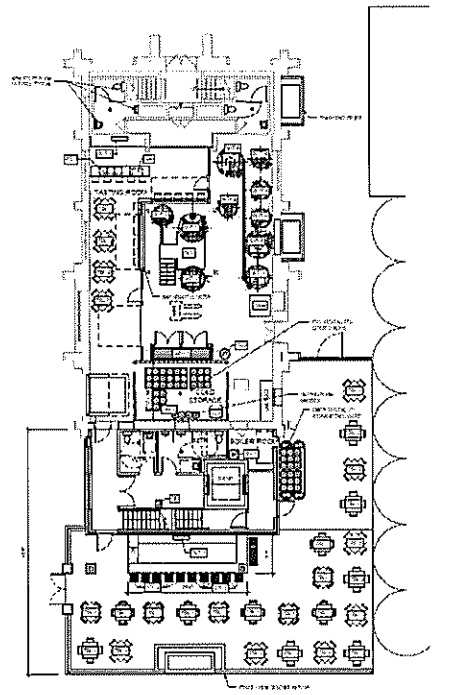




1 1ST LEVEL EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



1 LOWER LEVEL EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"