



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/13/2010
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #69881

Property	1207 and 1217 N. 10TH ST., Pabst Brewery Historic District, Buildings #20 and #21	
Owner/Applicant	BREWERY PROJECT LLC 710 N PLANKINTON AVE., STE 1 MILWAUKEE WI 53203	GORMAN & COMPANY INC 200 N MAIN STREET OREGON, WI 53575
Proposal	Clean brick, restore/reglaze wood windows, and open bricked-in windows for conversion of buildings to hotel.	
Staff comments	<p>Buildings #20 and 21 are very large structures located at the northwest corner of N. 10th Street and W. Juneau Avenue. Building #20, begun in 1882, was the brew house which housed the massive copper kettles where the beer was made. Building #21 was for many years an engine, machine and refrigeration shop. Together these two buildings have the appearance of one large building from the exterior. Although some of the floor heights do not line up between the two buildings, the designers have done a fine job of preserving the exterior while sensitively adapting the interior for use as a hotel. Federal and state historic income tax credits will be used for this project and the exterior work meets both local and national register guidelines.</p> <p>The large stained glass window of King Gambrinus on the west elevation, one of the prized features of the historic brewery, will be restored in place. In general the exteriors will be restored to a condition as closely as possible to the original. Where new windows will be added on the north and west elevations, the wood moldings and trim will match the originals. All the windows and doors will be solid wood both inside and out (no vinyl clad, metal clad, metal, vinyl or fiberglass). As much of the original millwork will be salvaged and reused as possible.</p> <p>Test cleaning patches on the cream brick exterior should be reviewed and approved by HPC staff and state historical society staff prior to general commencement of the work. Any new mortar in exterior walls must match the original as closely as possible in terms of mortar hardness, color, texture, joint width and joint finish. A test panel of new tuckpointing must be reviewed and approved by HPC staff prior to general commencement of that work.</p>	
Recommendation	Recommend HPC Approval	
Conditions	As noted above	
Previous HPC action		
Previous Council action		