

Historic Preservation Commission Meeting December 13, 2010



- Good Afternoon!
Please sign in at the door
- If you wish to speak on an issue or have your opinion noted by the commission, please fill out a form at the door and hand it to us

Exterior Rehab

Pabst Bldgs. #20 & 21

Pabst Brewery

Historic District

1207-17 N. 10th St.

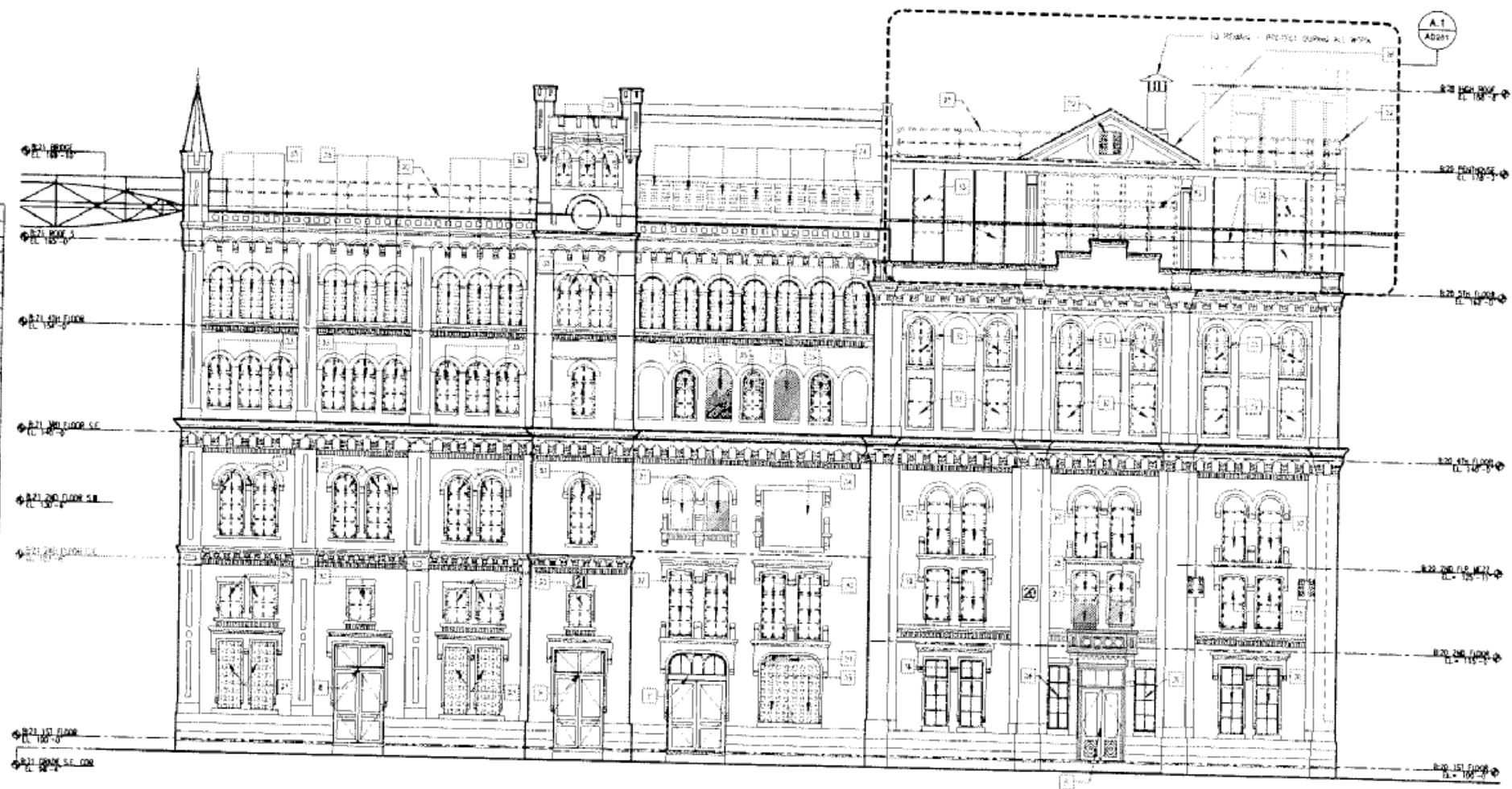




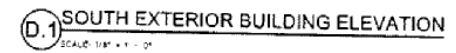


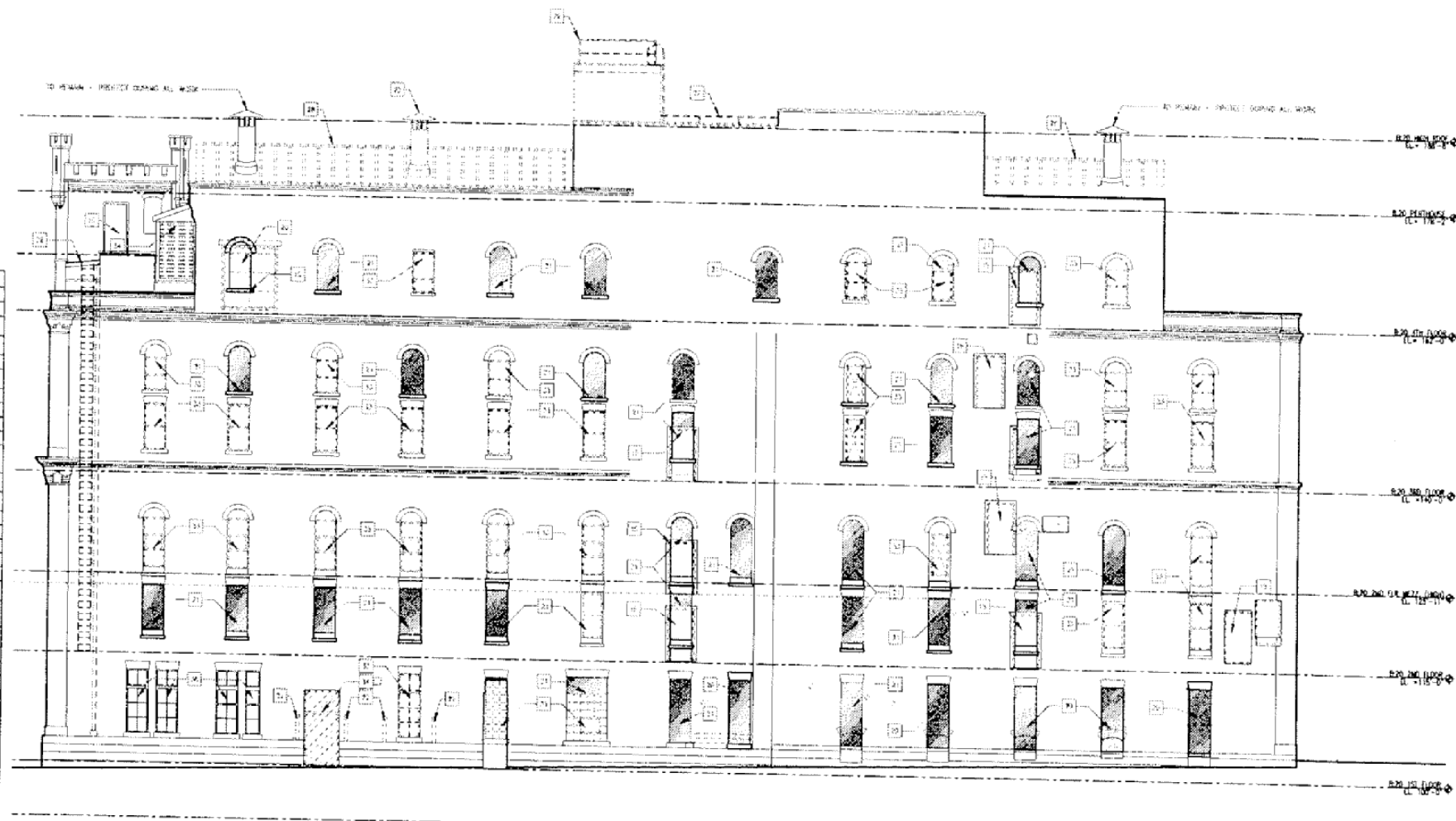






East Elevation





North Elevation

C1 EXTERIOR BUILDING ELEVATION

SCAP: VM, 11, 0

BLDG. 20
WEST ELEVATION

WEST EXTERIOR BUILDING ELEVATION

SCALE: 1/8" = 1' = 0"

BLDG. 21
WEST ELEVATION

Demolish five buildings;
build new hotel

**Southwest corner
Milwaukee and Wisconsin**

East Side Commercial Historic
district





E. Wisconsin Ave.



N. Broadway

**Preservation efforts
with dramatic results**







1035-39 S. 5th St. 1887

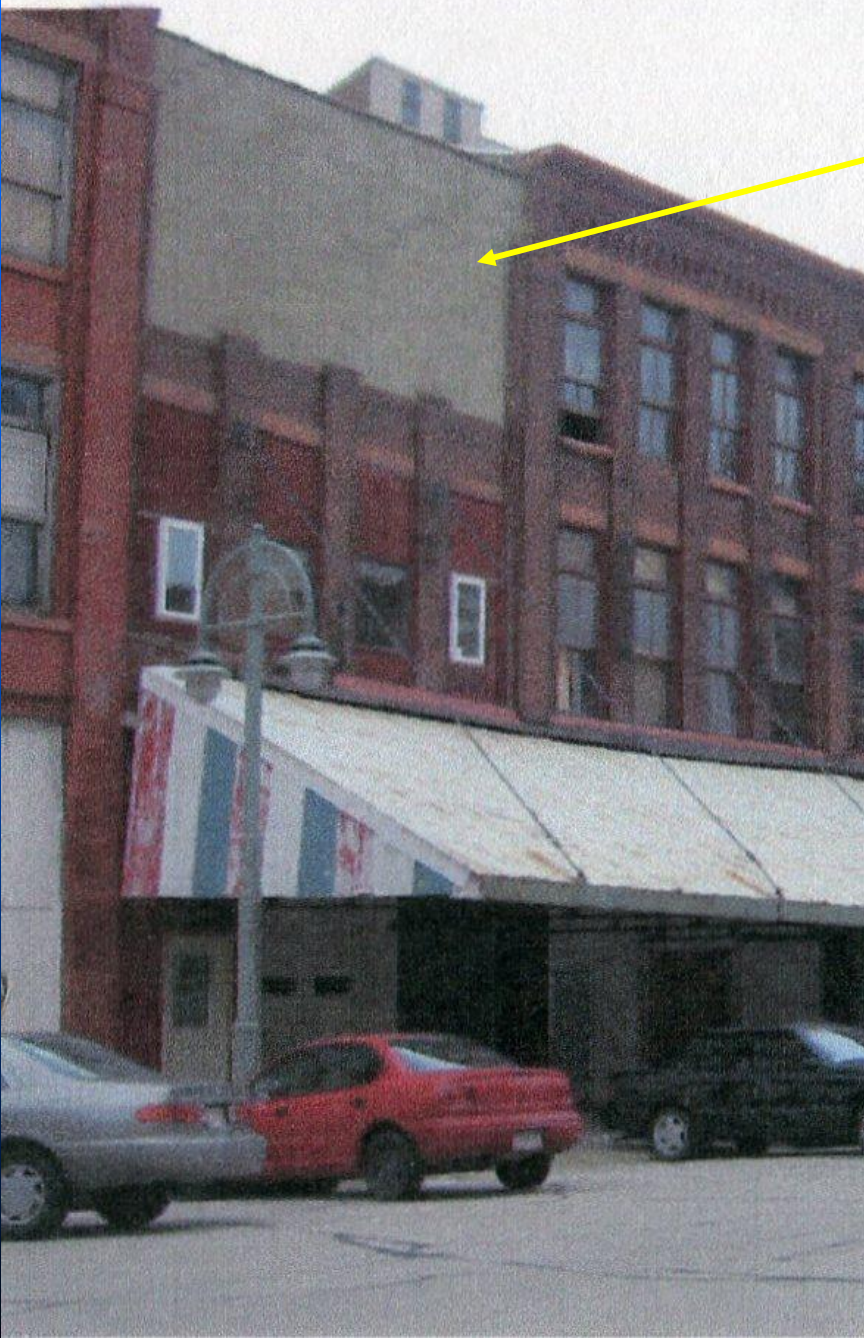




408-10 S. 3rd. St. 1857-58



**317 N.
Broadway
before
restoration**



**After
restoration**





Pabst Bldg. #10 before





606-08 S. 5th St. 1870



2nd and Mineral before renovation





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221 S. 2nd





223 N. Water





928 E. Brady St. (Before)

928 E. Brady St. (after)





756 N. Milwaukee Street 1904















NORTH ELEVATION



SOUTH ELEVATION

Wisconsin Ave. Facade



Milwaukee Street facade



H-1 Whether the building or structure is of such architectural historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

H-2 Whether the building or structure, although not itself an individually designated historic building, contributes to the distinctive architectural or historic character as a whole and should be preserved for the benefit of the people of the city and the state.

H-3 Whether the demolition of the subject property would be contrary to the purpose and intent of this section and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council

H-4 Whether the building or structure is of such old and unusual or uncommon design texture, and/or material that it could not be reproduced without great difficulty and/or expense.

H-5 Whether the retention of the building or structure would promote the general welfare of the people of the city and the state by encouraging study of American history, architecture, and design, or by developing an understanding of American culture and heritage.

H-6 Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore or use it provided that any hardship claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for an issuance of a certificate of appropriateness.

H-7 Whether any new structure proposed to be constructed, or change in use proposed to be made, is compatible with the building and character of the district in which the subject property is located.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area

3. Location

Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive affect on other buildings in the district.

4. Potential for restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.

6. Replacement

Consideration will be given to whether or not the building is to be replaced by a compatible new building that would fulfill the same aesthetic function in the district as did the old structure







Pioneer Bldg.
625 N.
Milwaukee
1925





Site of Pioneer Bldg.

Former Academy of Music 1865



Diefendorf Building *1867*



South half
of
Diefendorf
Bldg. today









**Samuel A.
Field bldg.
*1877***







Follansbee Bldg. 1867









Second story remodeled *1901*



