



## Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 12/9/2014**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Paul Jakubovich**  
**PTS #38588**

<b>Property</b>	<b>1125 N. 9TH ST. Pabst Brewery Historic District.</b>	
<b>Owner/Applicant</b>	BREWERY PROJECT LLC 710 N PLANKINTON AV # 1200 MILWAUKEE WI 53203	HGA Architects 333 E Erie St Milwaukee, WI 53202 Phone: (414) 278-8200
<b>Proposal</b>	Completely rehabilitate the exterior of building No. 29, a.k.a. 1128 N. 10th Street, in the Pabst Brewery Historic District.	
<b>Staff comments</b>	<p>The former bottle house for the brewery, Building 29, is a massive structure occupying more than one-half of a square block in the Brewery District. Made of Milwaukee common cream brick and trimmed out with crenellations and turrets at the tops of the walls to look much like a German Medieval castle, the building is surprisingly intact on the street facing elevations. It was built in three phases from 1889 to 1911 yet it has the appearance of single structure. The building will be used as a dormitory for international students attending local universities.</p> <p>Cleaning of the soot-covered brick has begun but more work needs to be done and that will happen when the weather warms up allowing the cleaning chemicals to work properly. The parapet walls above the roofline will mostly have to be rebuilt to their original design using original brick as much as possible.</p> <p>New, all-wood windows will be installed throughout the N. 10th Street elevation to match the originals. An unusual type of early fire-rated window was installed around 1900 in the east half of the Highland Avenue facade and on the east facade. These windows will be duplicated in new metal to match the historic metal windows that have been part of the building for most of its history. The remainder of the windows on the highly facade will be made of metal and designed to look exactly like the original wood windows.</p> <p>The rear elevation facing north on an alley way has seen the most alterations over the years and many original windows have been bricked-in. On this elevation original window openings will be restored and fitted with new divided lite metal replacement windows to match the original wooden double hung windows. A few other openings that are completely new in order to accommodate the needs of the interior will be simple double hung replacement windows—a good technique to distinguish them as non-historic.</p> <p>In summary, the exterior of the building will be cleaned, tuck-pointed, and new windows and doors will be installed. Many of the unsympathetic openings that occurred over the years, such as dock doors and non-original window openings will be filled in with salvaged cream brick. There will be no additions or demolition on the exterior. Signage for the building is yet-to-be-determined and will be reviewed and approved later under a separate application and a staff COA.</p>	
<b>Recommendation</b>	Recommend HPC Approval	

**Conditions**

New mortar must match original in terms of color, texture, hardness, joint width and joint finish. A sample panel must be reviewed and approved by HPC prior to general commencement of the work.

**Previous HPC action****Previous Council action**