



# Certificate of Appropriateness

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

**Property** 1125 N. 9TH ST. Pabst Brewery Historic District  
**Description of work** Completely rehabilitate the exterior of building No. 29 a.k.a 1128 N. 10th Street, Pabst Bottle House, in the Pabst Brewery Historic District.  
**Date issued** 4/1/2015 PTS ID 38588 COA, exterior rehabilitation

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 and are also in conformance with the requirements of the National Park Service in fulfilling the Secretary of Interior's Standards for Rehabilitation for this historic tax credit project:

Reconstruction of the brick parapets should be restricted to only those locations that are deteriorated. Existing brick should be used to the fullest extent possible; matching replacement bricks should be used in areas of damaged or deteriorated brick.

Masonry, both brick and stone, will be repaired and, if necessary, replaced with original materials or materials salvaged from other portions of the project.

Non-historic masonry infill will be removed from loading door openings that date to the period of significance. The historic openings will be restored and compatible glazing will be installed. The infill will be recessed and allow the openings to still read as loading door areas.

Non-historic masonry infill will be removed from window openings. Window openings that have been altered will be restored to their original shape. The openings will receive appropriate new windows.

Of the existing windows, 81 will be restored and consist of wood and metal that vary in size and muntin configuration. New windows will be installed in openings previously closed up. New windows will be installed at openings where the original sash is too deteriorated to be restored/rehabilitated.

New windows, both wood and metal, will conform to the requirements of the National Park Service. Such details as upper and lower jambs, meeting rails, sills, mullions and muntins, as well as appearance, size, design, proportions and profiles must match historic windows. All windows and glazing to have interior and exterior muntins and have clear glass.

The two rooftop monitors will be retained as will the iron clad (corrugated metal) octagonal structure on the rooftop. Rooftop mechanicals will be set back from the parapet and not visible from the public right of way.

**Masonry cleaning and repointing will be addressed with a separate Certificate of Appropriateness.**

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov).

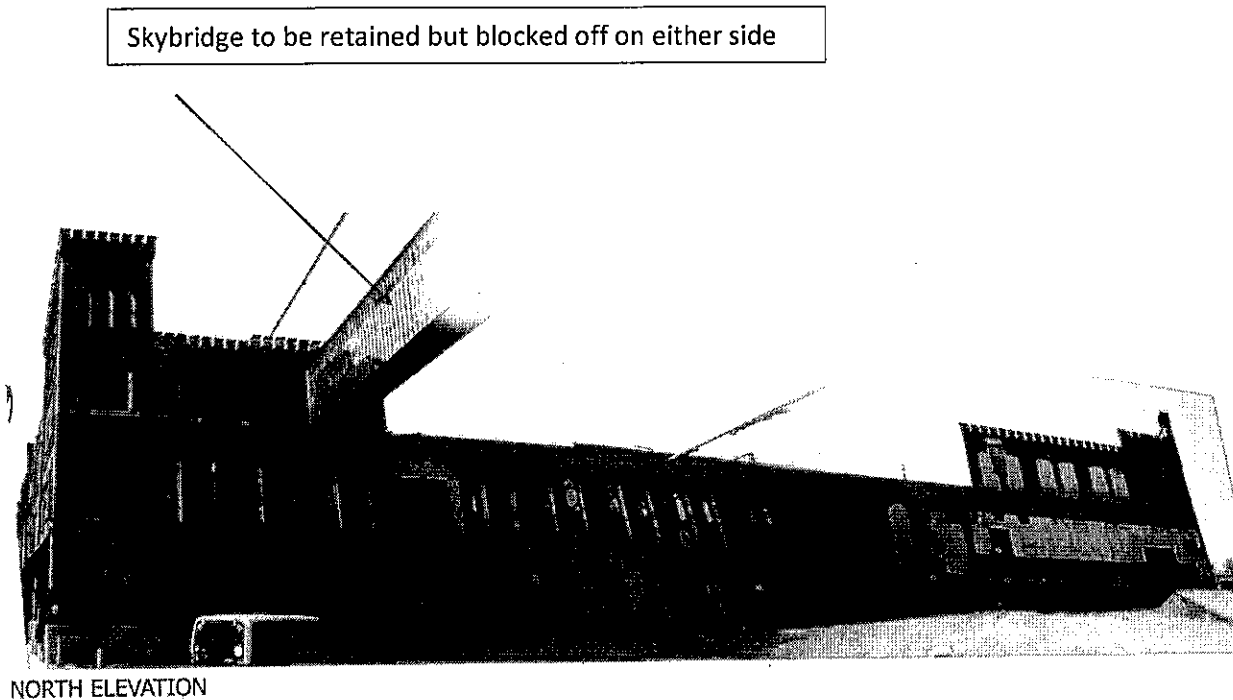
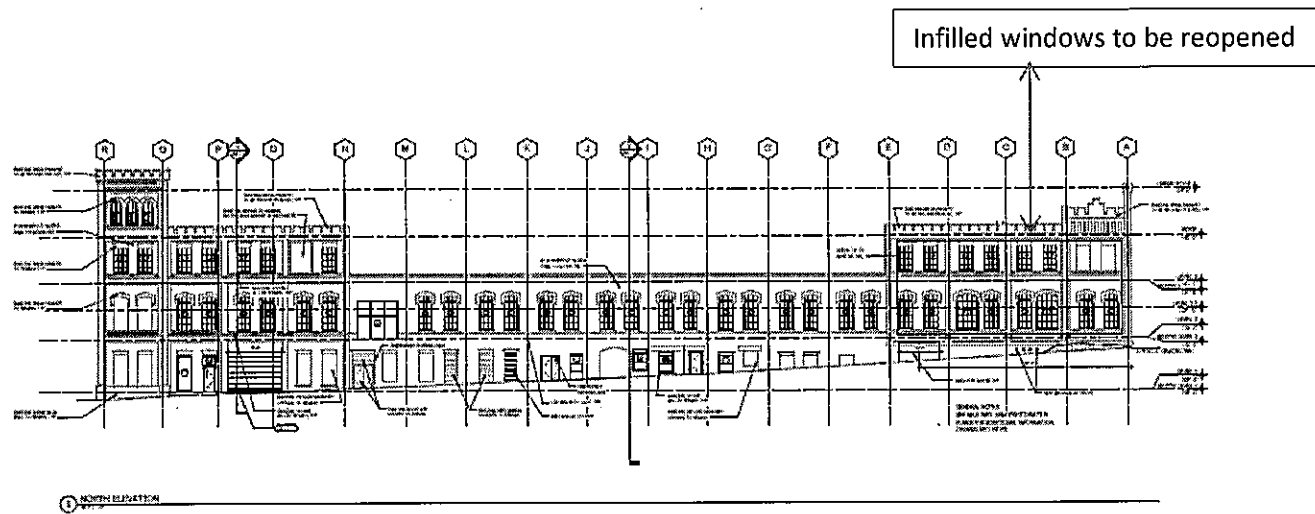
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



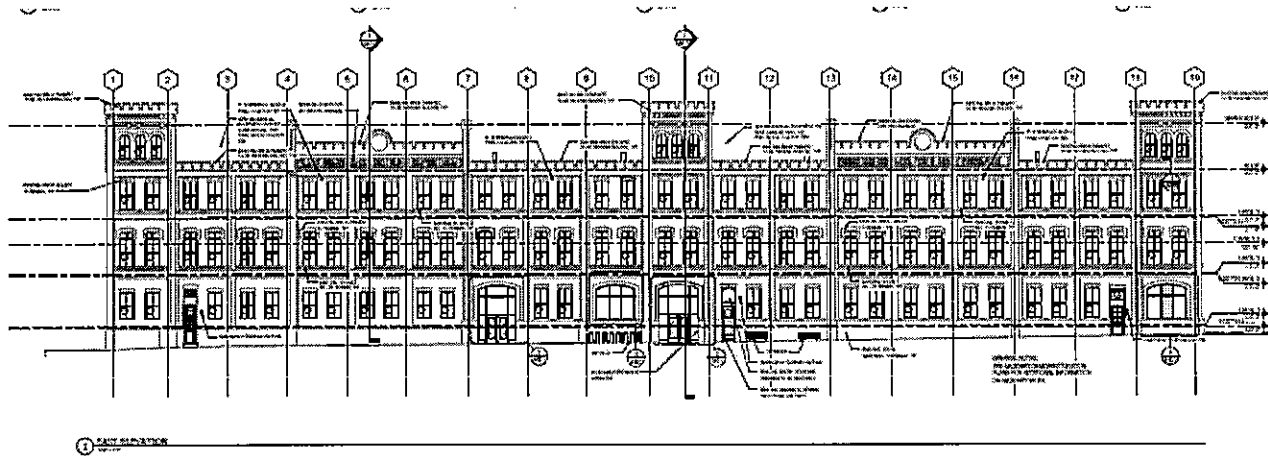
\_\_\_\_\_  
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector John Cunningham (286-2538)

# Proposed North Elevation



## Proposed East Elevation



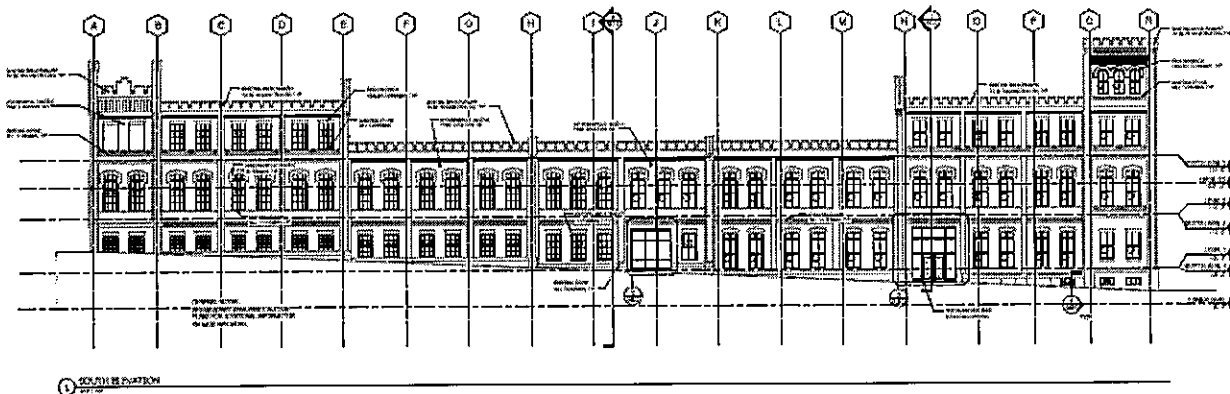
Paint will be removed, windows will be reopened, bridge connection area to be restored to original appearance, loading doors outside period of significance will be restored to original condition, parapet to be rebuilt



REMOVED BRIDGE CONNECTION ACROSS 9TH ST.

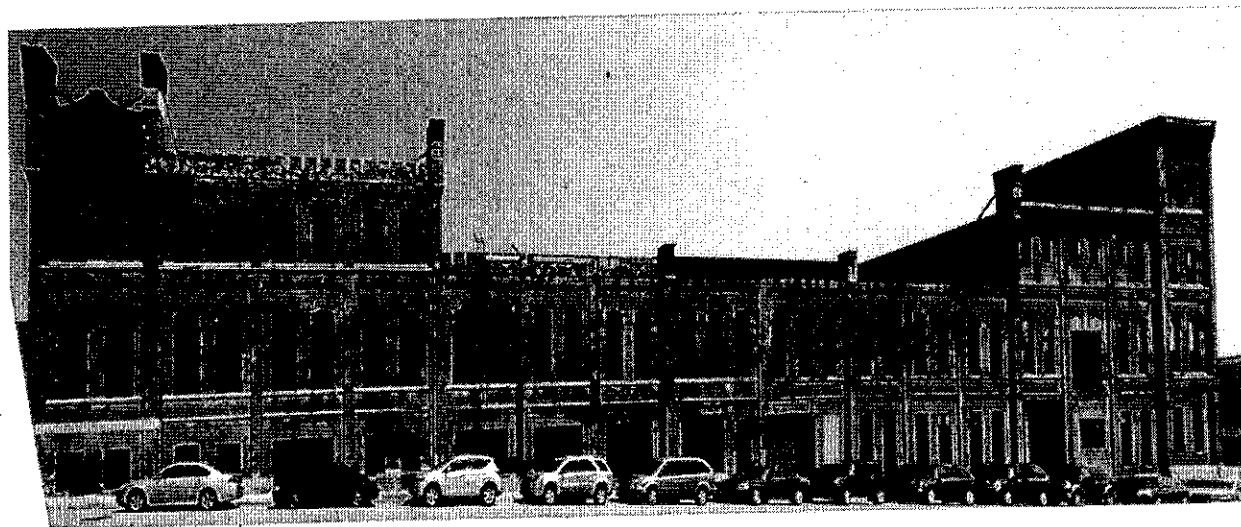
EAST ELEVATION

# Proposed South Elevation



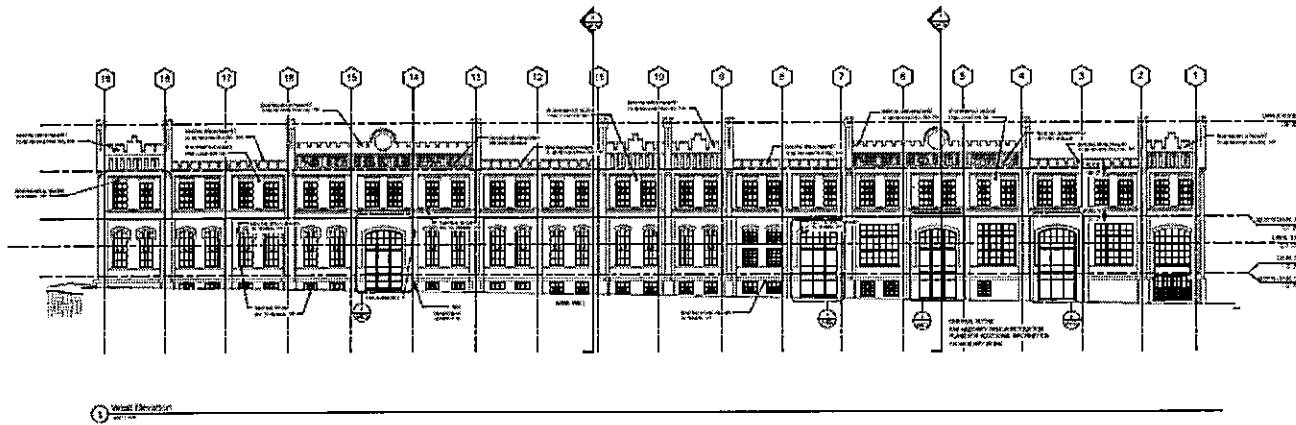
1 SOUTH ELEVATION

Windows to be reopened, parapet to be rebuilt, one loading door to be infilled with glazing,  
one loading door to become an entrance



SOUTH ELEVATION

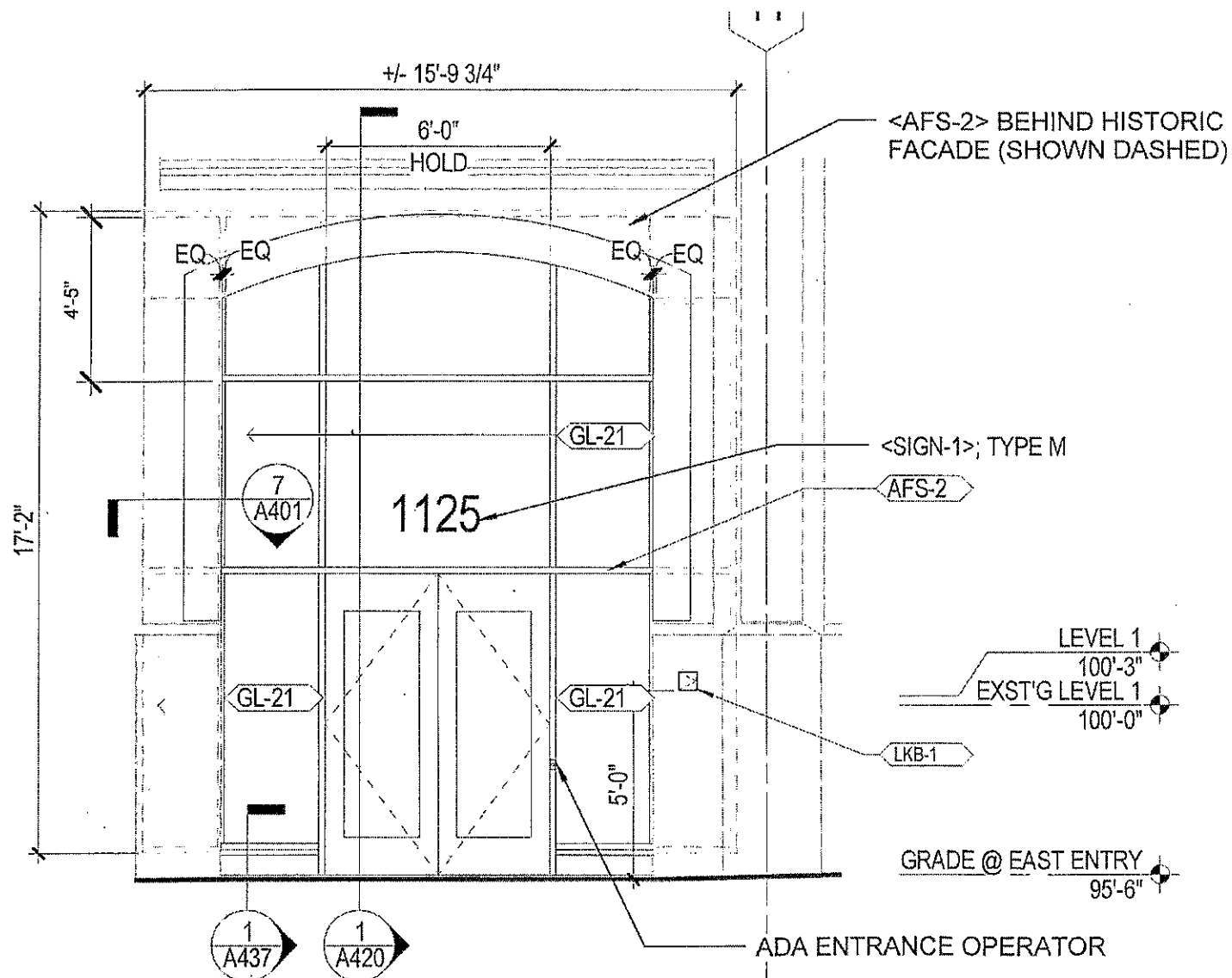
## Proposed West Elevation



Infilled openings to be reopened, original loading doors to be rebuilt and infilled with clear glazing, parapets to be rebuilt, rooftop structure in corrugated metal to remain



WEST ELEVATION

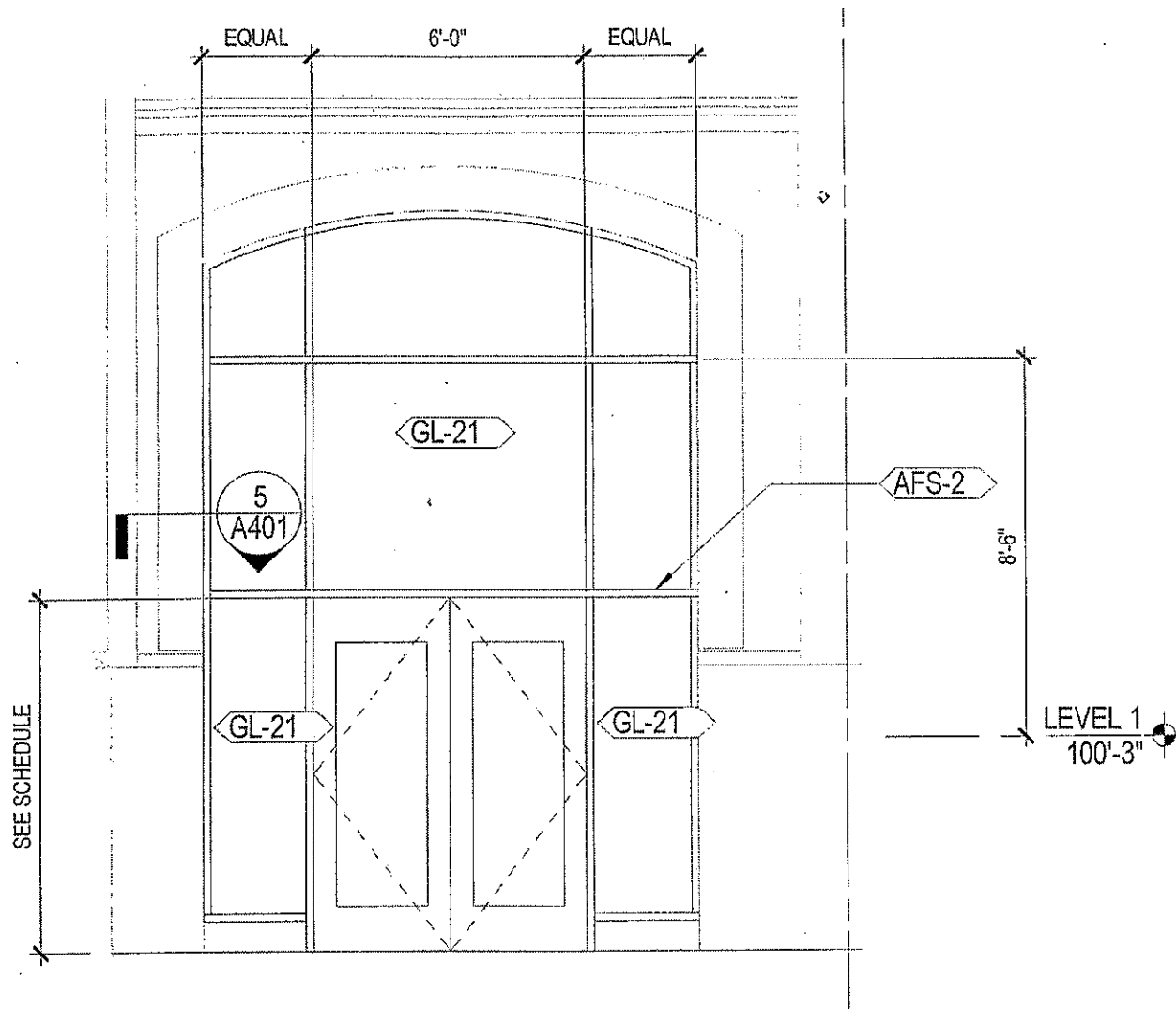


SEE SHEET A013 FOR GENERAL GLAZING NOTES

2

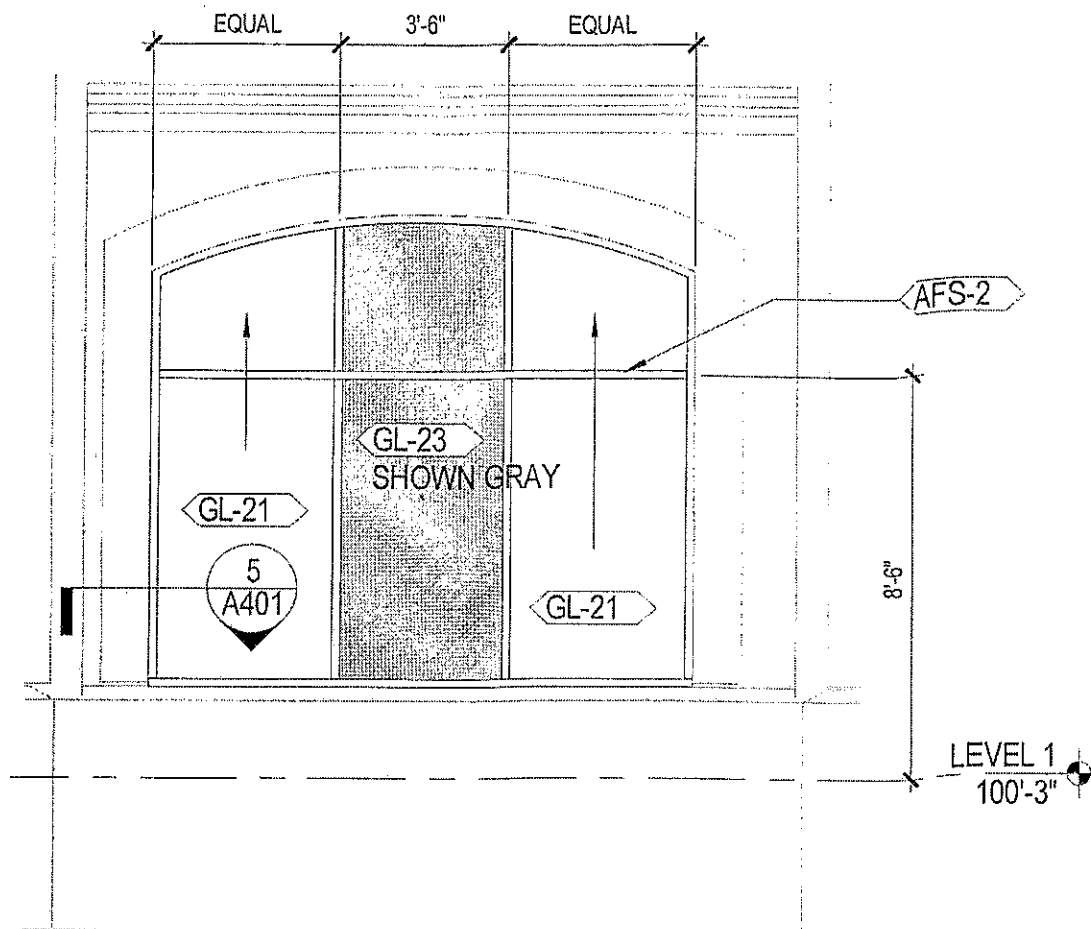
## EAST ENTRY ELEVATION

1/4" = 1'-0"

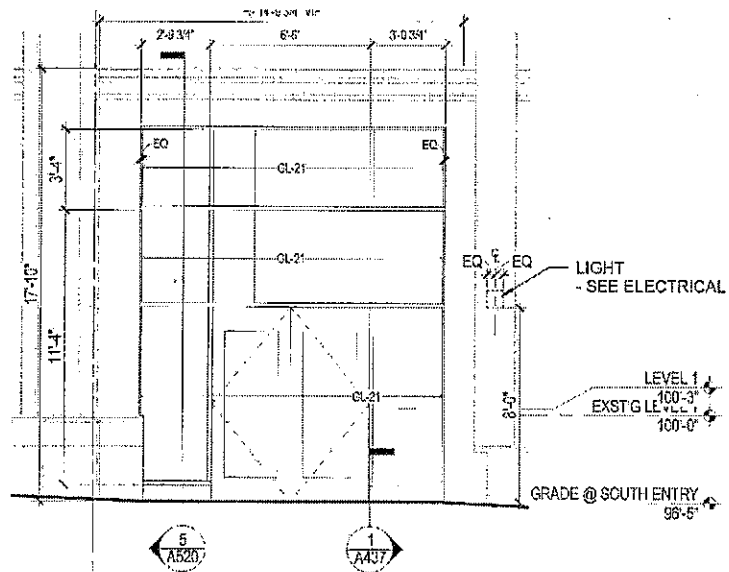


3 EAST ENTRY ELEVATION 2  
 1/4" = 1'-0"

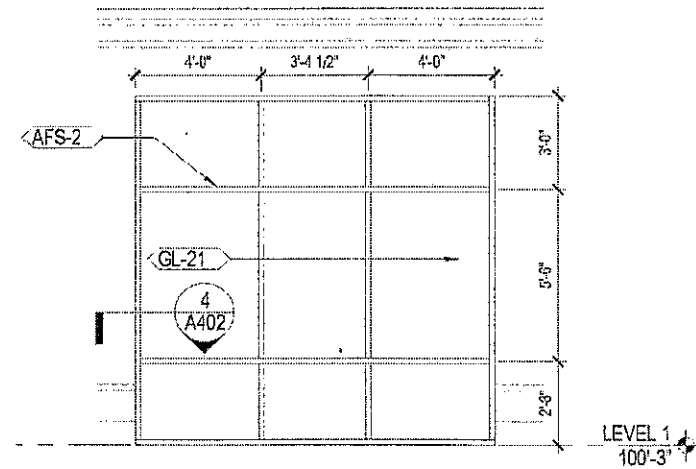




**Infill of former loading door with new glazing on East Elevation**

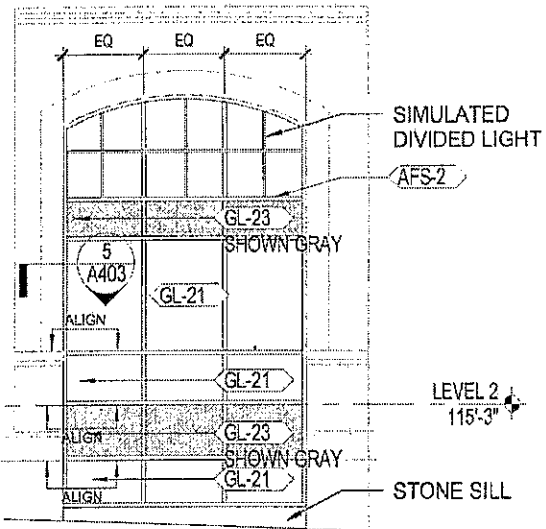


2 SOUTH ENTRY ELEVATION  
1/8" = 1'-0"

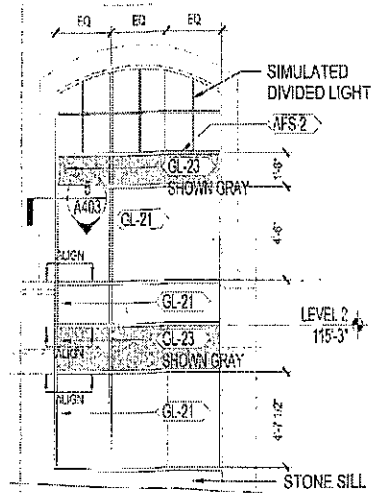


JTH ELEVATION1  
1/8"

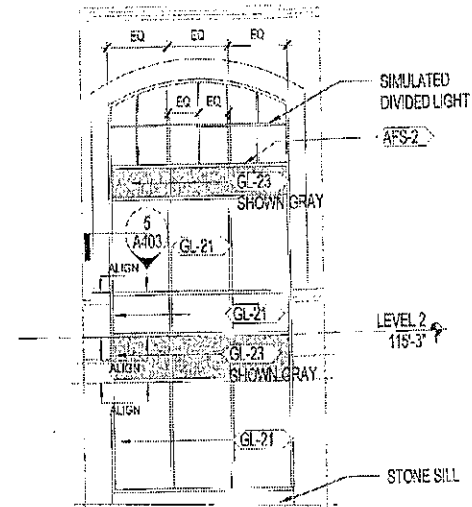
**Infilled former loading doors South Elevation**



WEST ELEVATION AFS 1  
3/16" = 1'-0"



2 WEST ELEVATION AFS 2  
3/16" = 1'-0"

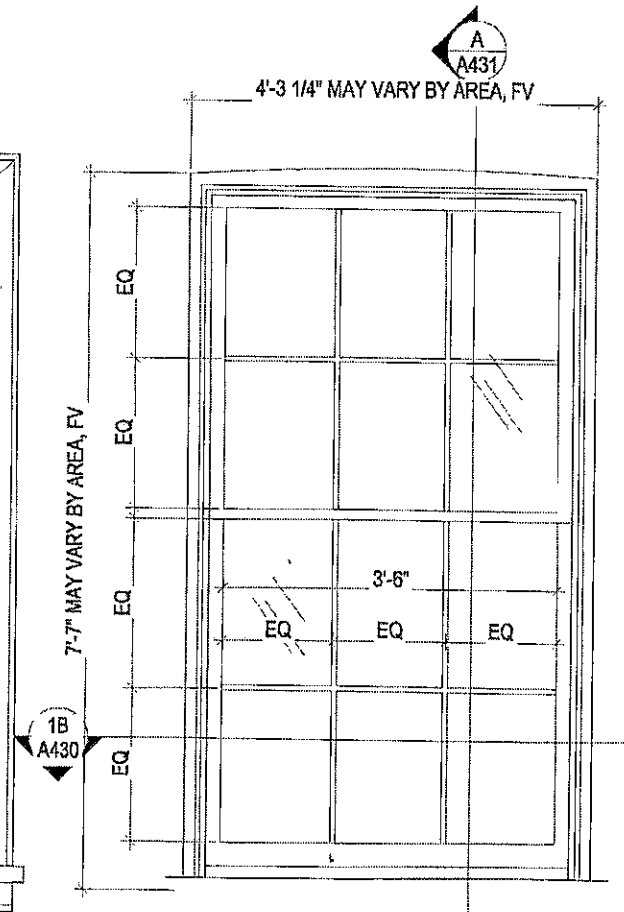
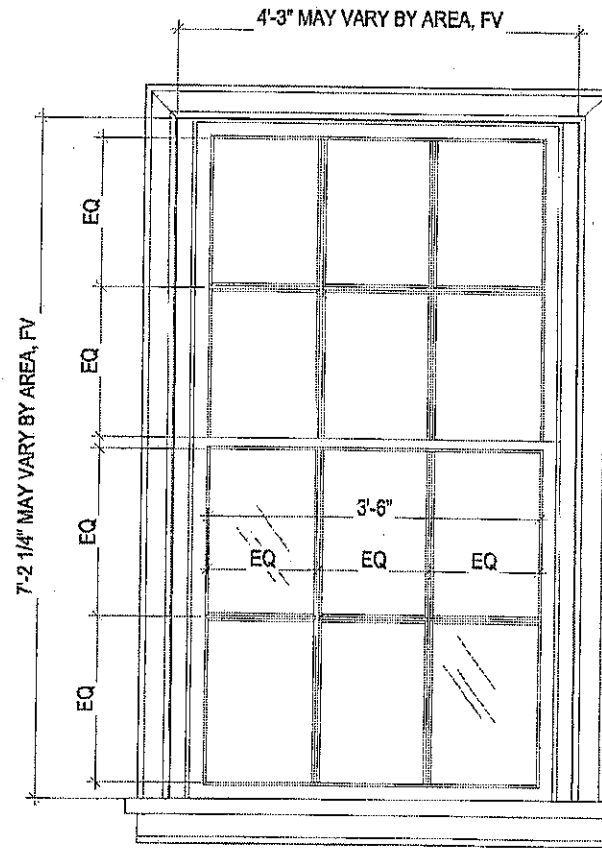
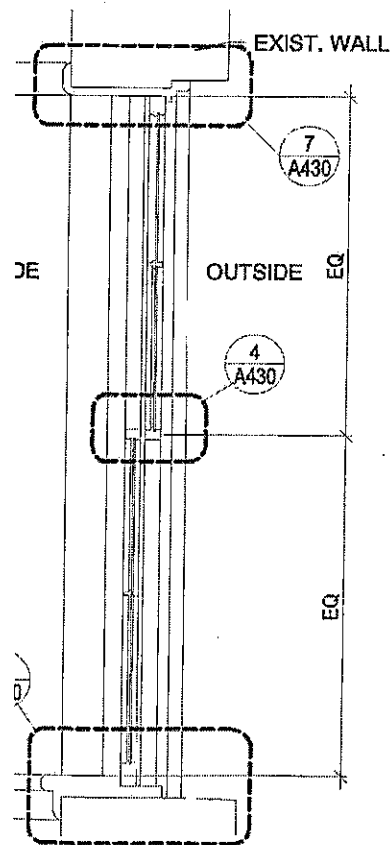


WEST ELEVATION AFS 3  
3/16" = 1'-0"

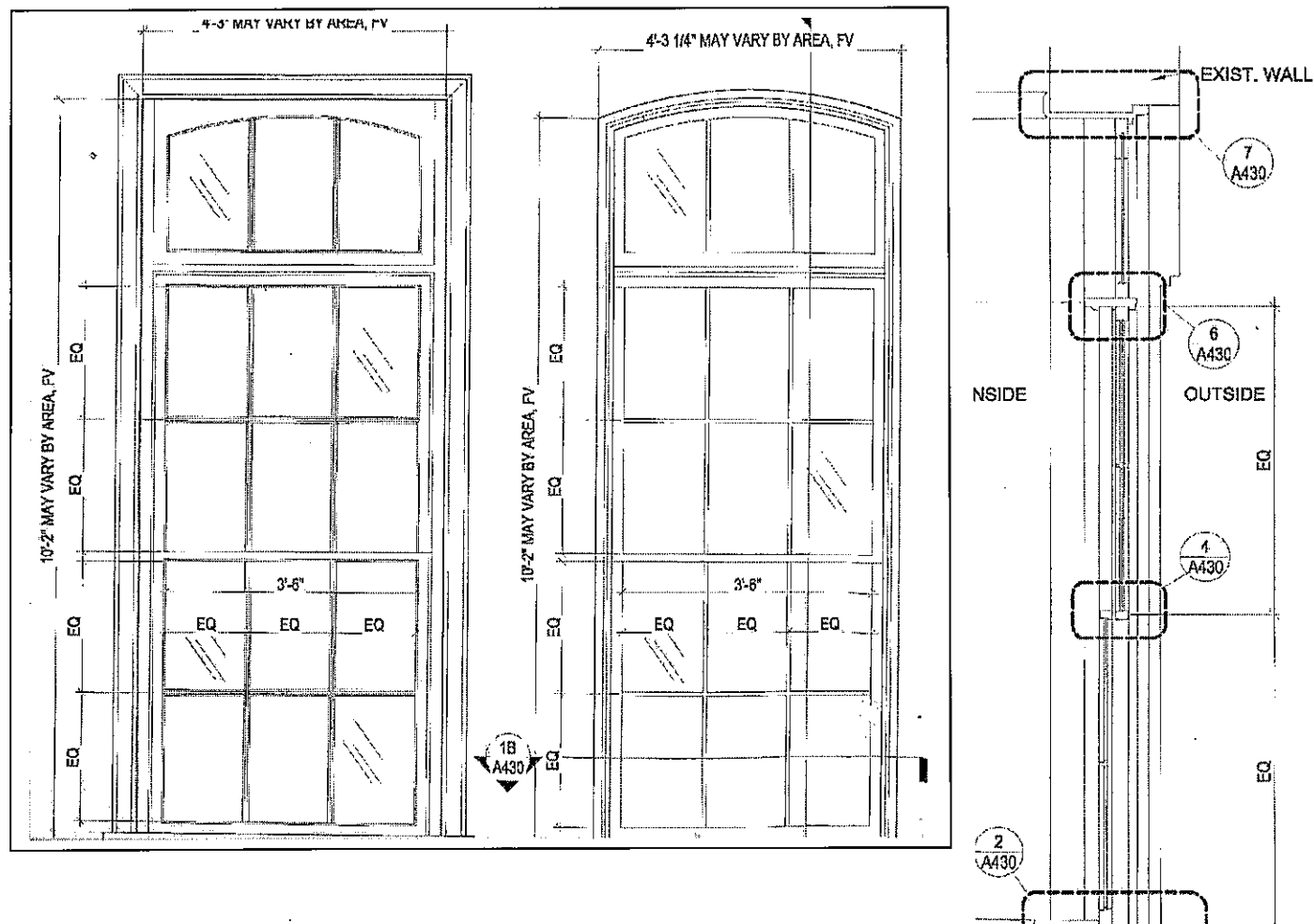
## Infilled loading doors West Elevation

## TYPICAL **WOOD** WINDOW - (*VERY GOOD CONDITION*)

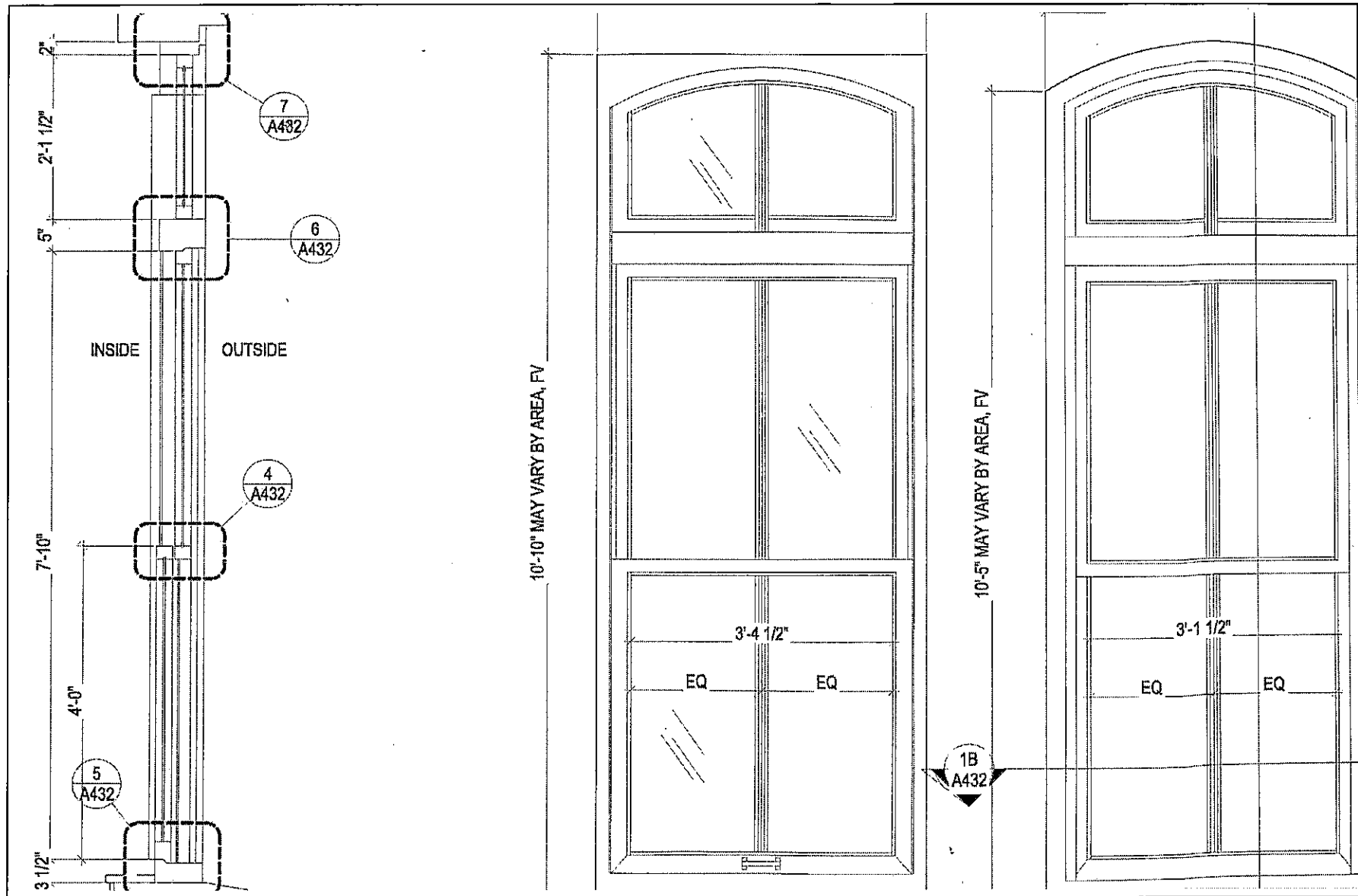




**Existing wood six-over-six windows will be restored or replicated**



**Existing wood six-over-six windows with transoms to be restored or replicated**

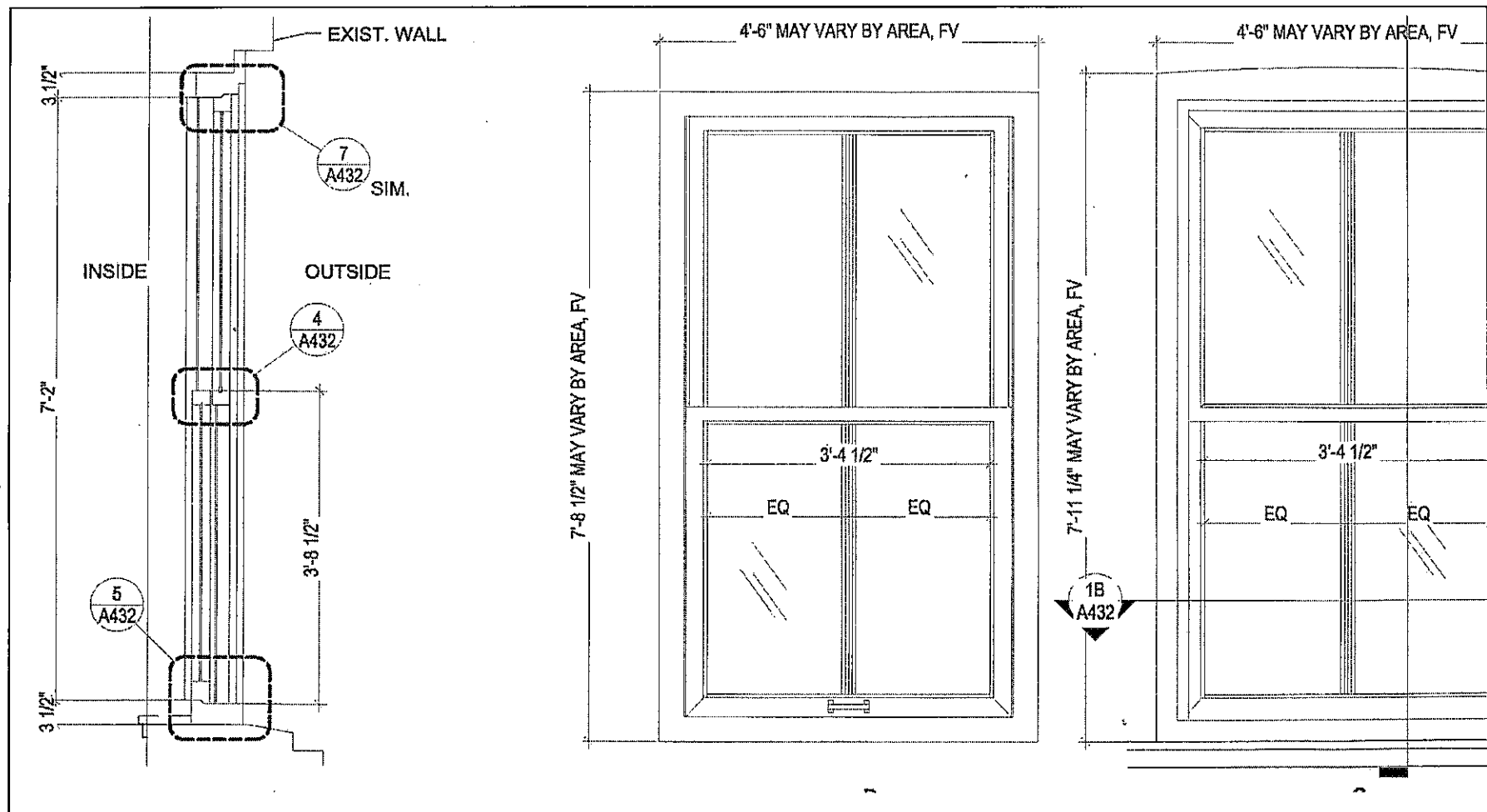


**Existing wood two over two windows with transoms to be restored or replicated**

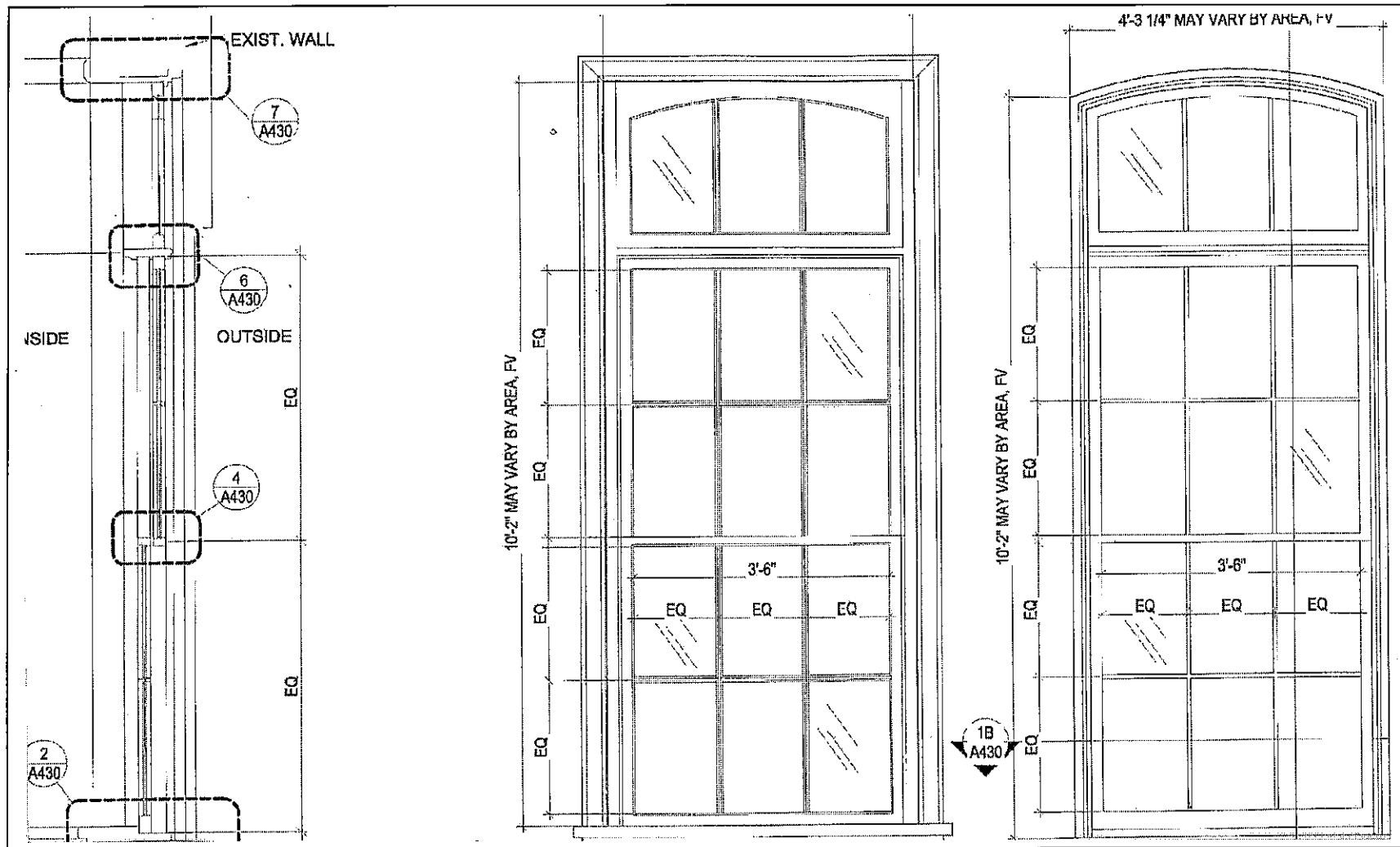
## TYPICAL **STEEL** WINDOW - (*VERY GOOD CONDITION*)



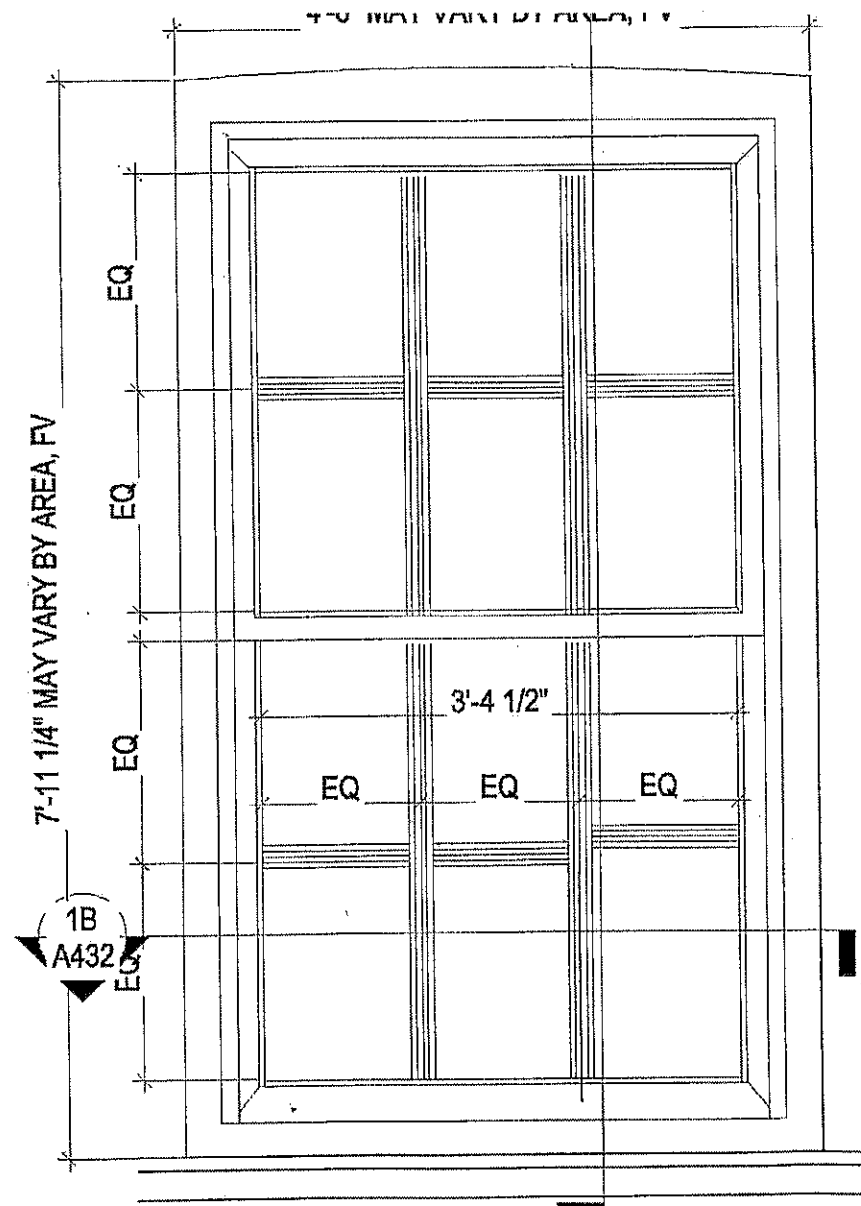
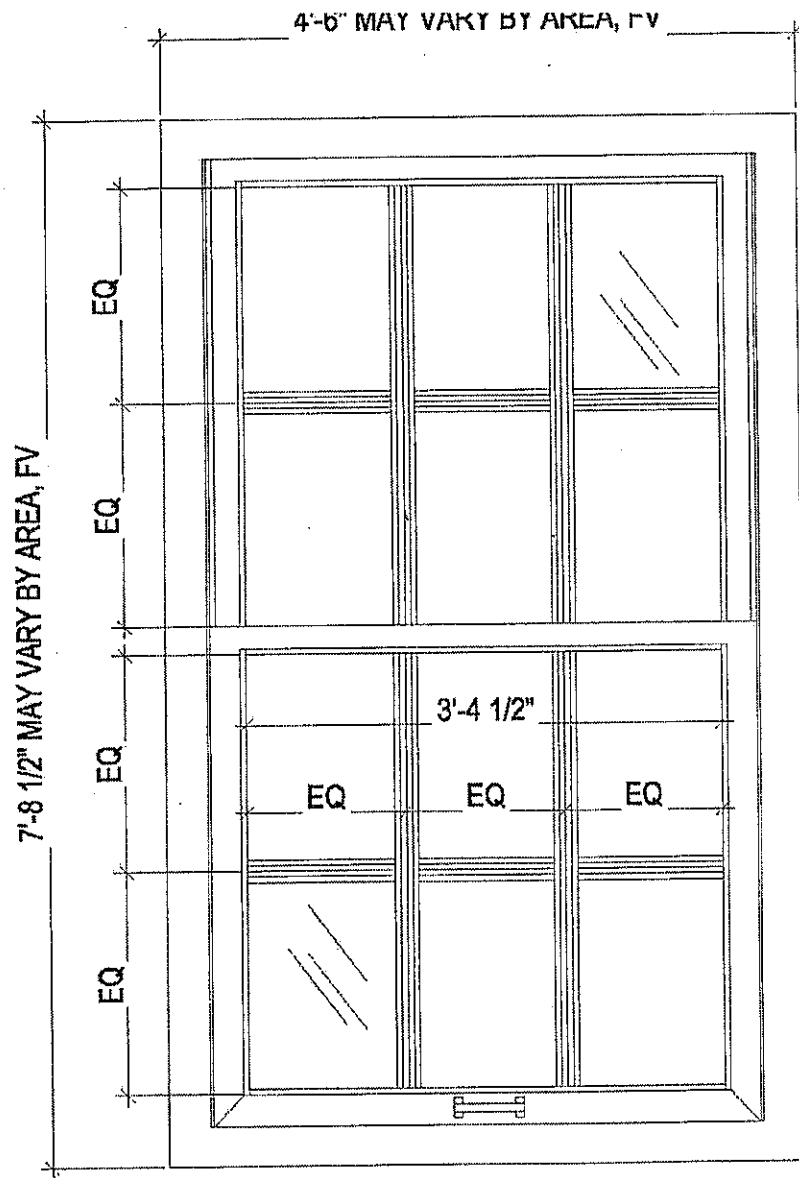




**Existing metal two-over-two windows to be restored or replicated**

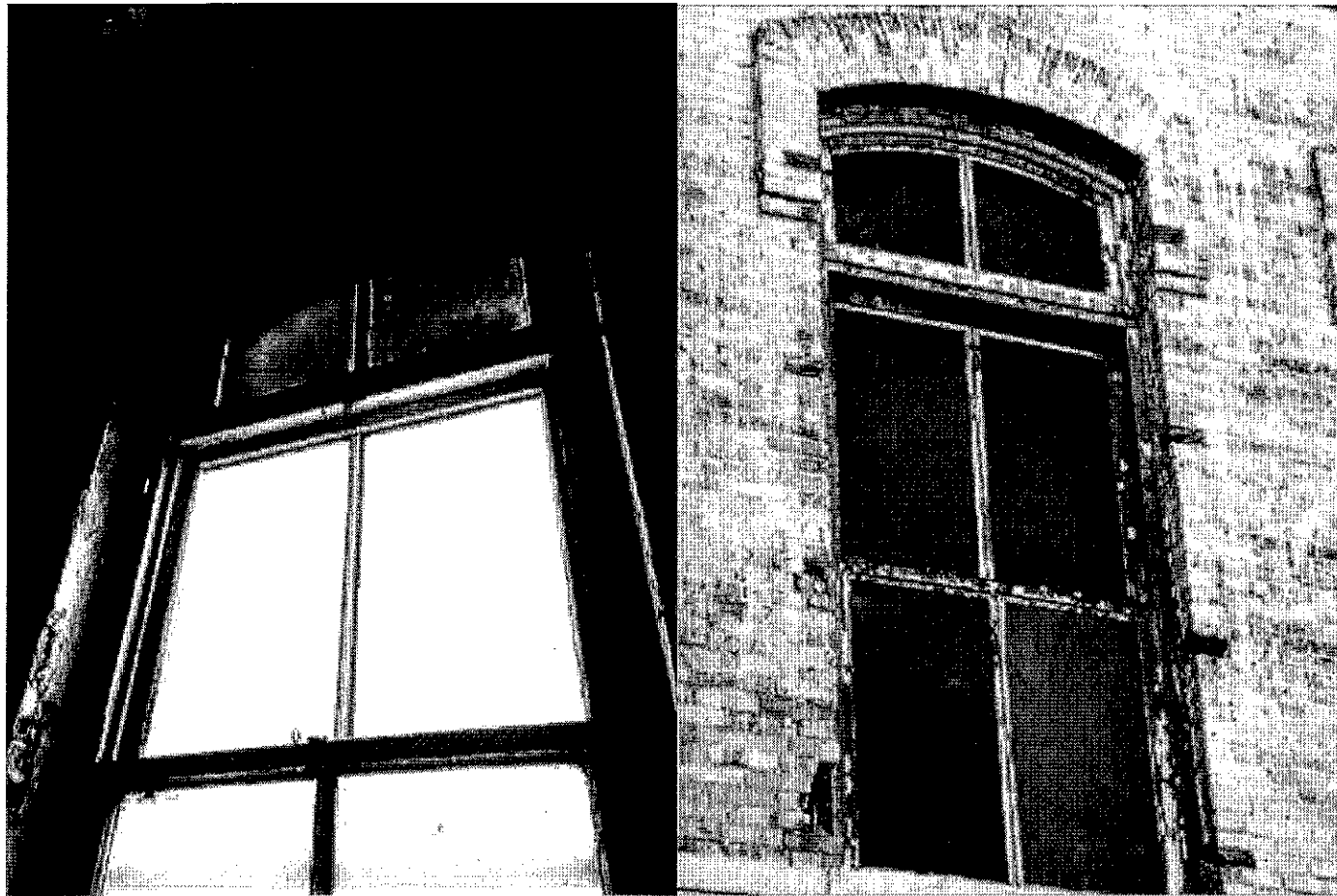


**Existing metal six-over-six metal windows with transoms to be restored or replicated**

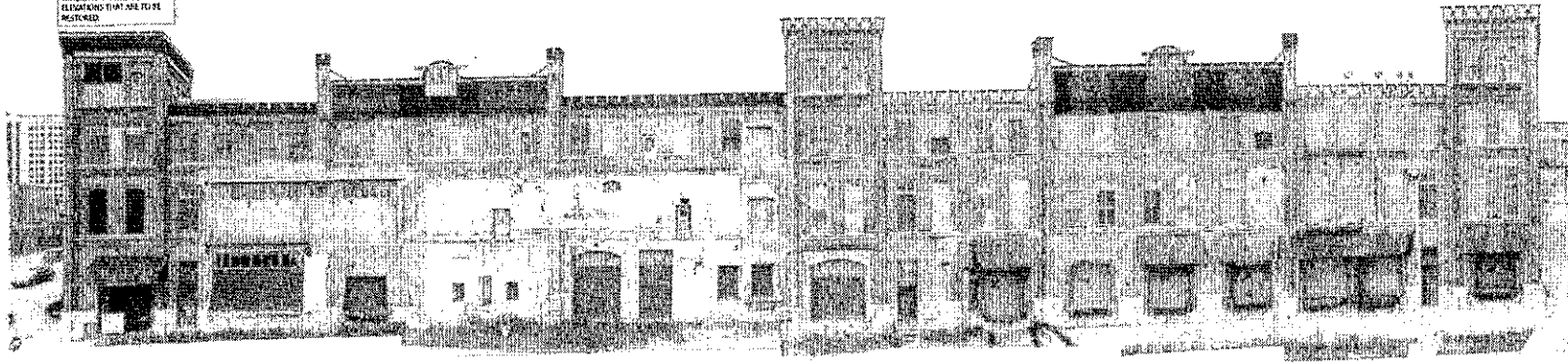


**Existing metal six-over-six windows to be repaired or replicated**

## ADDITIONAL IMAGES - FAIR & POOR STEEL WINDOWS



EACH FLOOR HAS 14 HISTORIC  
WINDOWS ON THE ELEVATION  
ELEVATIONS THAT ARE TO BE  
RESTORED.



HISTORIC WINDOWS TO  
BE RESTORED (LOOK FOR  
HISTORIC CONSTRUCTION)

HISTORIC WINDOWS TO  
BE REPLACED (LOOK FOR  
NEW CONSTRUCTION)

NON-HISTORIC WINDOWS  
TO BE REPLACED  
WITH HISTORIC REPLICA

**Blue Ribbon Suites LLC**  
Building 29  
1155 N. 8th  
Milwaukee, WI 53210

**HA**  
ARCHITECTURE | ENGINEERING | PLANNING  
HARRIS, GILLESPIE AND ASSOCIATES, LLC  
1211 10th Street  
Milwaukee, Wisconsin 53210  
Telephone: 414.224.1100 Fax: 414.224.1101

**WM**  
WILSON MANAGEMENT DEVELOPMENT GROUP  
210 N. Franklin Ave.  
Milwaukee, WI 53203  
(414) 273-2600  
jim.peters@wilsondev.com

DESCRIPTION

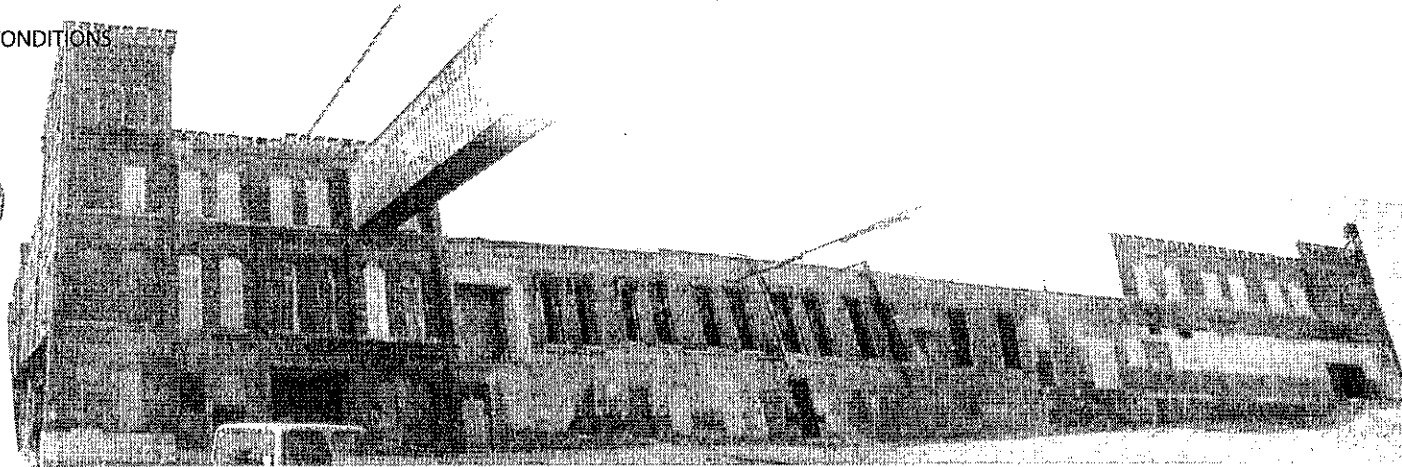
NO.	DESCRIPTION	DATE	DP#S
1	CONTRACT NO.	5088-001-01	
2	SCALE	3/32" = 1'-0"	
3	DATE	FEBRUARY 26, 2015	
4	DRAWN	AWP	

EAST ELEVATION

A4

**East elevation color coded to show windows to be restored, windows to be replaced**

EXISTING WINDOW CONDITIONS



EXISTING WINDOW TO BE RESTORED TO GOOD OR VERY GOOD CONDITIONS  
 EXISTING WINDOW TO BE RESTORED TO POOR OR FAIR CONDITIONS  
 NEW WINDOWS ON ANYTHING REMOVED TO BE REPLACED WITH NEW 1/2" x 1/2" x 1/2"

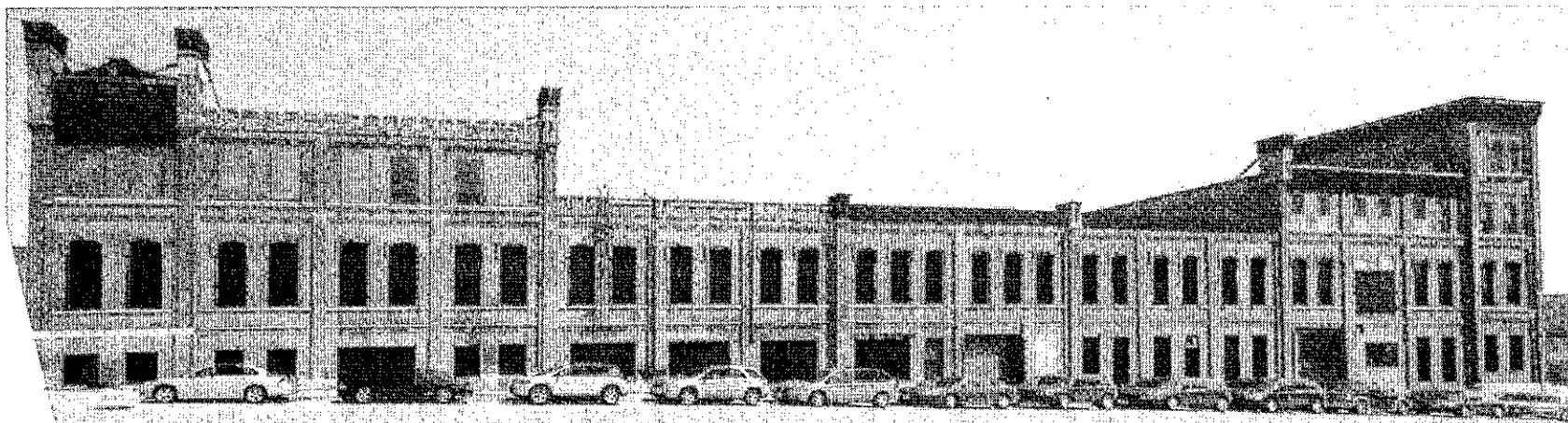
**Blue Ribbon Suites LLC**  
 Building 29  
 1125 N. 1st St.  
 Milwaukee, WI 53202

**H&A**  
 ARCHITECTURE & INTERIOR DESIGN  
 1125 N. 1st St.  
 Milwaukee, WI 53202  
 Telephone: 414.224.8100 Fax: 414.224.8101

**WIN DEVELOPMENT CORP**  
 710 N. Park Avenue  
 Chicago, IL 60610  
 (312) 274-7000  
 jmc@windev.com

NO.	DESCRIPTION	DATE	BP#5	NORTH ELEVATION
1	EXISTING WINDOW TO BE RESTORED TO GOOD OR VERY GOOD CONDITIONS		CENAL NO 2286-001.01	
2	EXISTING WINDOW TO BE RESTORED TO POOR OR FAIR CONDITIONS		SCALE 3/32" = 1'-0"	
3	NEW WINDOWS ON ANYTHING REMOVED TO BE REPLACED WITH NEW 1/2" x 1/2" x 1/2"		DATE FEBRUARY 26, 2016	
			DRAWN BY	


**North elevation color coded to show windows to be restored, windows to be replaced**



 HISTORIC WINDOW TO BE RESTORED (GOOD OR VERY GOOD CONDITION)  
 HISTORIC WINDOW TO BE REPLACED (POOR OR FAIR CONDITION)  
 NON-HISTORIC OR DAMAGED WINDOW TO BE REPLACED WITH HISTORIC REPLICA

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 HANCOCK, GERRY AND PETERSON, INC.  
 1100 EAST FIVE SQUARE  
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 TELEPHONE 414.224.8220 FACSIMILE 414.224.4224

  
 BLUE RIBBON SUITES LLC  
 7101c PATTON DRIVE  
 MILWAUKEE, WI 53205  
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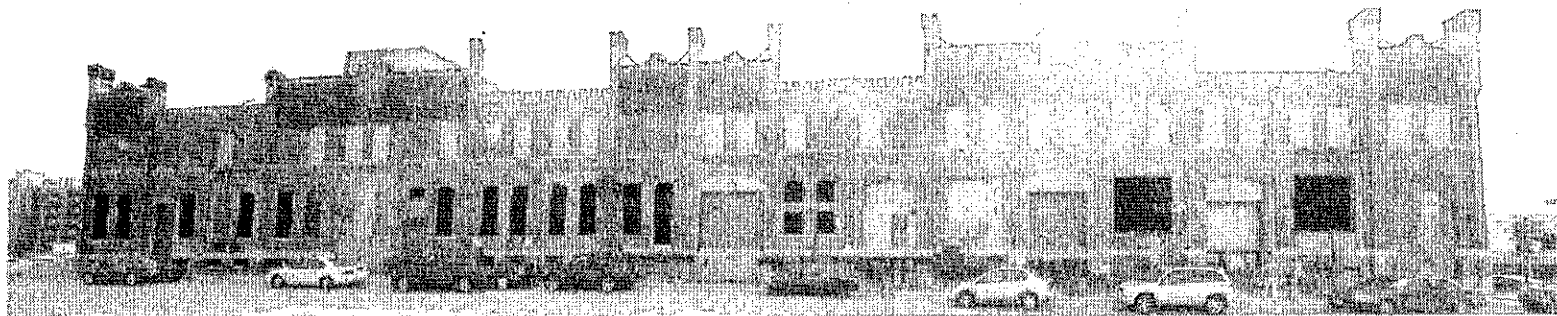
W-0101

NO.	DESCRIPTION	DATE

BP#5	
COMP. NO.	3389-011-01
SCALE	3/32" = 1'-0"
DATE	FEBRUARY 26, 2015
DRAWN	Author

SOUTH ELEVATION

**South elevation color coded to show windows to be restored, windows to be replaced**



HISTORIC WINDOW-TYPE  
 BE RESTORED BACK TO  
 VERY GOOD CONDITION

HISTORIC WINDOW-TYPE  
 BE REPLACED WITH  
 ONE-LIKE ONE-LIKE

NEW HISTORIC ONE-LIKE  
 WINDOW-TYPE BE REPLACED  
 WITH HISTORIC WINDOW-TYPE

**Blue Ribbon Suites LLC**  
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 Milwaukee, WI 53232

ARCHITECTURE & INTERIOR DESIGN  
 HANCOCK, GREEN AND ASSOCIATES, INC.  
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 MILWAUKEE, WISCONSIN 53232  
 TEL: 414-224-1100 FAX: 414-224-1101

KIM DEVELOPMENT CORP.  
 710 N. PLANTATION AVE  
 MILWAUKEE, WI 53201  
 (414) 224-1100  
 jim.brown@kimdev.com

WEST ELEVATION

NO.	DESCRIPTION	DATE

BPAS

WEST ELEVATION

COMM. NO.	3501 DE 1.01
SCALE	3/32" = 1'-0"
DATE	FEBRUARY 20, 2016
DRAWN	Author

A403

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**West elevation color coded to show windows to be restored. windows to be replaced**