

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Pabst Brewery Complex Building 29- Bottling Plant

Project Number: 28036

Property address: 1140 North 10th Street, Milwaukee, WI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.
2. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after repointing must be submitted with the Request for Certification of Completed Work.
3. Where non-historic masonry infill is removed from window and door openings, the full historic opening should be restored and compatible infill inserted. Historic window openings should be returned to windows, loading openings should be retained in size and character and infilled with appropriate infill.

Where non-historic doors and infill are being removed from original loading door openings, the historic opening should be restored and compatible infill installed. If the opening was a loading opening during the period of significance then it should have infill that is compatible with a loading opening, not individual windows as is proposed in many locations. Historic photographs and physical evidence should be used to aid in the design of these features. Some potentially acceptable solutions include infill that approximates historic loading doors with additional glazing, or recessed glazed openings with minimal divisions that represent a void when a loading door would have been open. A revised proposal showing compliance with this condition must be submitted for review and compliance with the Standards.

4. Existing historic windows and loading doors must be repaired rather than replaced. From the photographs submitted it appears that many historic windows remain from the various construction periods within the period of significance and may be able to be repaired. If these windows are deteriorated beyond repair, **thorough** documentation of the need for replacement **must** be submitted before any replacement windows can be reviewed. This documentation must include photographs of interior and exterior of all window types (wood, metal) including overall photographs and details showing specific conditions. Only a small number of photographs of deteriorated conditions were provided with the Part 2- this is not sufficient to prove deterioration requiring replacement of almost all windows. Replacement is not approved at this point.

Where replacement windows are warranted (previously infilled openings), they must match the appearance, size, design, proportions, and profiles of the existing historic windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review. The drawings provided are not sufficient for review- they do not contain the necessary measured sections for comparison. Each element of the windows must be represented in the drawings and have comparable sections with measurements- specifically the head, upper and lower jams, meeting rails, sills, mullions, and muntins must be included. Any new windows must have interior and exterior muntins and a spacer bar. You must also include further information about the finish of the windows and the proposed glazing. All glazing must be clear.

5. Any new storefront infill must be compatible with the historic opening and buildings. To ensure compliance with the Standards, detailed measured section and elevation drawings must be provided for review for all new storefront infill

locations such as entries and loading openings.

6. More information is needed regarding the glass canopy. The canopy must respect the industrial character of the historic building and its attachment method must not damage the historic masonry. To ensure compliance with the Standards you must supply further details of the design and construction of the canopy as well as the attachment method.
7. Any stair railing modifications must be compatible with the historic industrial character of the building. To ensure compliance with the Standards you must submit details regarding the proposed code-compliant handrail and guardrail system to be installed.
8. Exposed ductwork and piping must be sized and located to minimize its impact. In order to ensure the installation of the systems meets the *Standards*, details of the location, size, and finish of the ductwork and utility lines must be submitted for review. New utilities should not crowd the newly created hallways. Ducts and equipment should be distributed between hallways and other interior spaces so that historic ceiling finishes and structure are still visible and continue to contribute to the building's historic character.
9. Floor finishes should retain the historic industrial character of the building. Carpet should not be used. Polished concrete or salvaged or replacement (to match historic) wood flooring would be acceptable. Kitchens and bathrooms may have tile or resilient flooring. A revised flooring plan/schedule should be submitted for review and approval and should reference the historic conditions (wood where it existed historically, concrete where it existed historically).
10. Windows and doors in the walls of the new light court should have a painted or baked on finish. To ensure compliance with the Standards more details regarding these features must be submitted for review and approval.
11. The design of the landscaping for the two interior light courts is unclear. The industrial character of the interior of the building should be maintained. To ensure compliance with the Standards you must submit further details regarding the materials and design of these spaces. Material descriptions (or samples) and renderings of this space should be provided to facilitate further review. These spaces should be minimally 'landscaped' and retain the interior nature of the spaces.
12. Stairs that cross in front of windows should be painted a neutral dark color to reduce their impact on the windows and views from the exterior.
13. Reconstruction of the brick parapets should be restricted to only those locations that are deteriorated. Existing brick should be reused to the highest extent possible, only those areas with damaged or deteriorated brick should receive matching replacement bricks.
14. More information is needed regarding the interior wall covered in wood lap siding. If this feature is historic it should be retained and repaired. What is under this feature? If it is necessary to replace some of this material it should be replaced to match, not covered in drywall. Similarly, the interior siding of the roof monitors must be retained and repair, or replaced to match if deteriorated. Proof of deterioration of these features must be submitted before removal to ensure compliance with the Standards.
15. New skylights must be compatible in size, design, and location. To ensure compliance with the Standards you must submit detailed information regarding the new skylights for review and approval.

Unless specifically directed otherwise, all materials must be submitted in duplicate to the SHPO for review and approval by SHPO and NPS prior to beginning work.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

1/29/2015

Date

National Park Service Signature

HPS 202.354.2040

Telephone Number

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