



Architecture | Engineering | Planning

March 26, 2015

WRITER'S DIRECT DIAL 414-278-3342

Carlen Hatala
Milwaukee Historic Preservation Commission
Milwaukee City Hall
200 East Wells Street, Room B-4
Milwaukee, Wisconsin 53202

Re: Blue Ribbon-International House Student Residence Hall
Blue Ribbon Suites Projects - Pabst Building Plant, Building 29 at 1128 North 10th Street
HGA Commission Number 3368-001-01

Dear Carlen:

Per our conversations and as a follow-up to our original COA submission dated November 17, 2014. This letter and the attached information is provided as additional or supplemental information regarding the restoration of the exterior facades of the building.

This information has been sent to National Parks Service to document project responses to the conditions noted in the NPS Conditional Approval Letter dated January 29, 2015 (attached). Below is some additional narrative to help provide some background for the attached information:

- NPS Condition #1: Exterior Cleaning; the entire façade of the building is being cleaned per the cleaning agents and process noted in the document. As you know, additional spot cleaning is being completed this spring.
- NPS Condition#2: Repointing; the mason has completed a mock-up of the proposed mortar. The mock-up shows the great match of the color, texture, joint width and joint profile. The photographs are attached.
- NPS Condition #3: Non-history masonry infill; in this NPS condition they are noting that as we remove non-historic infill we should be restoring those opening to a solution that approximates the historic conditions (in many cases loading doors). The attachment dated February 24, 2015 shows the supporting documentation indicating where the loading dock doors were located during the Period of Significance. The Exterior Elevations show the response and compliance with this NPS condition. The locations of the loading dock opening are documented in historic etchings, drawings and photographs – and the proposed storefront infills correspond with those locations.
- NPS Condition #4: Existing historic windows; in the original submission to NPS and to HPC showed a total of 6 wood windows that were proposed to be restored. To satisfy this

NPS condition the attached documents now show a total of 81 windows being restored. All windows noted as 'Good' or 'Very Good' in the attached window survey are now proposed to be restored. The most helpful document here is the attached photograph sheets labeled 'Existing Windows Conditions' shown in green the 81 windows that are being restored, in addition, many of the windows no longer exist (have been infilled with plywood or other masonry) or have been replaced with replacement windows beyond the Period of Significance. This condition response increases the number of historic windows being maintained/restored from 6 to 81.

- NPS Conditions #5: New Storefront Details; these complying details have been submitted and are on the attached Elevation Sheets.

Attached are supporting documents and the documentation submitted to NPS to show compliance with the NPS conditions:

- Copy of the NPS Conditional Approval Letter dated January 29, 2015
- 11x17 color photographs of Existing Building Elevations showing the existing window conditions and the proposed restoration or replacement solutions.
- Updated Exterior Elevation A400, A401, A402, A403
- Updated Replacement Window Elevation/Details A430, A431, A432, A433
- Blue Ribbon Historic Window Survey
- Masonry Cleaning Documents
- Pabst Brewery – Repainting Mortar Mock-Up Photos
- Supporting documentation of noted historic elevations, etching and drawings showing the history loading door locations.
- Disk of all of the above information

The owner is anxious to begin work with the weather beginning to warm and would like to secure the COA and building permit as soon as possible. Please let me know if you have any additional questions or need additional information.

Sincerely,



Kevin Allebach
Project Manager

Enclosure

cc: