



# Certificate of Appropriateness

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

**Property**

1037 W. JUNEAU AV.

Pabst Brewery Complex Historic District

**Description of work**

This COA is issued to address the locations for the HVAC systems and the exterior placement of the various pieces of equipment related to the brewing process. The venting and equipment locations are dictated both by necessity and code.

In order to preserve the front main north-facing facade and the west facing facade which both have high visibility, the majority of the venting and mechanicals will be placed along the east wall. The equipment/venting will include the transocket, the transformer, the glycol system for the brewery, the equipment condensers, the trash enclosure and the recycling enclosure. There will also be vents and exhausts for the boiler, kitchen hood, water heater, co2 exhaust, brew kettle and so on.

The east elevation is close to buildings 24-25 and the area between the buildings acts more or less as an alley space. The equipment and vents cited above will be tucked in between and adjacent to the building's buttresses so will not be very visible from Juneau Avenue.

**Date issued**

6/26/2016

PTS ID 105771 COA HVAC

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:

**NOTE: The proposed changes to the rear addition have been dropped. The project will move ahead with the plans approved per the COA dated September 17, 1915. (CC File # 150583)**

**The few modifications made to the addition since September 17, 2015 address various code issues and are acceptable.**

**The proposing venting and the placement of equipment along the east elevation of the building as well as on the new rear addition will be installed as indicated in the submittal.**

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) 286-5722 Fax: (414) 286-3004 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov).

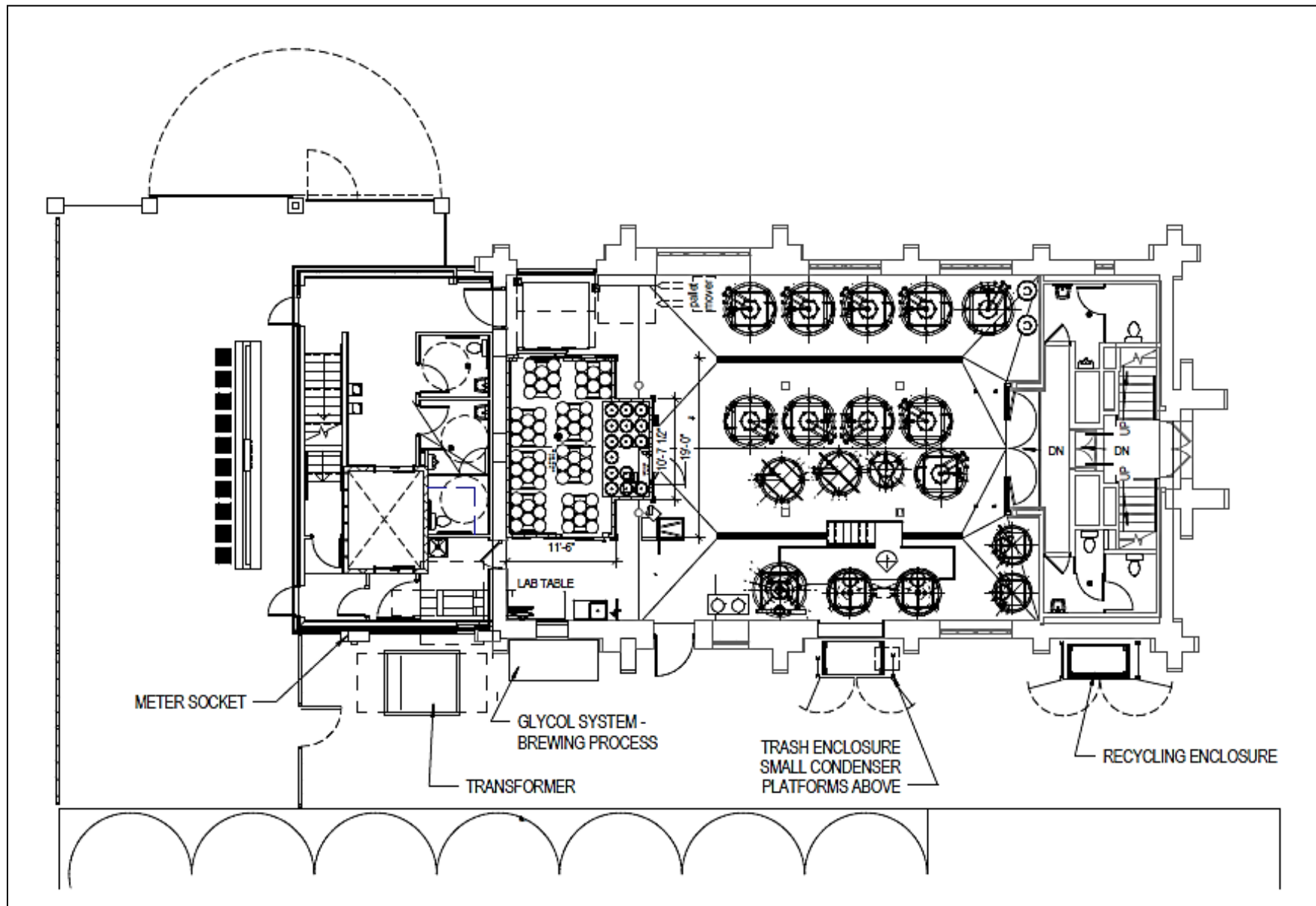
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in black ink, reading "Carlen Hatala". The signature is written in a cursive, flowing style. The first name "Carlen" is on the left, followed by a diagonal slash, and then the last name "Hatala" on the right.

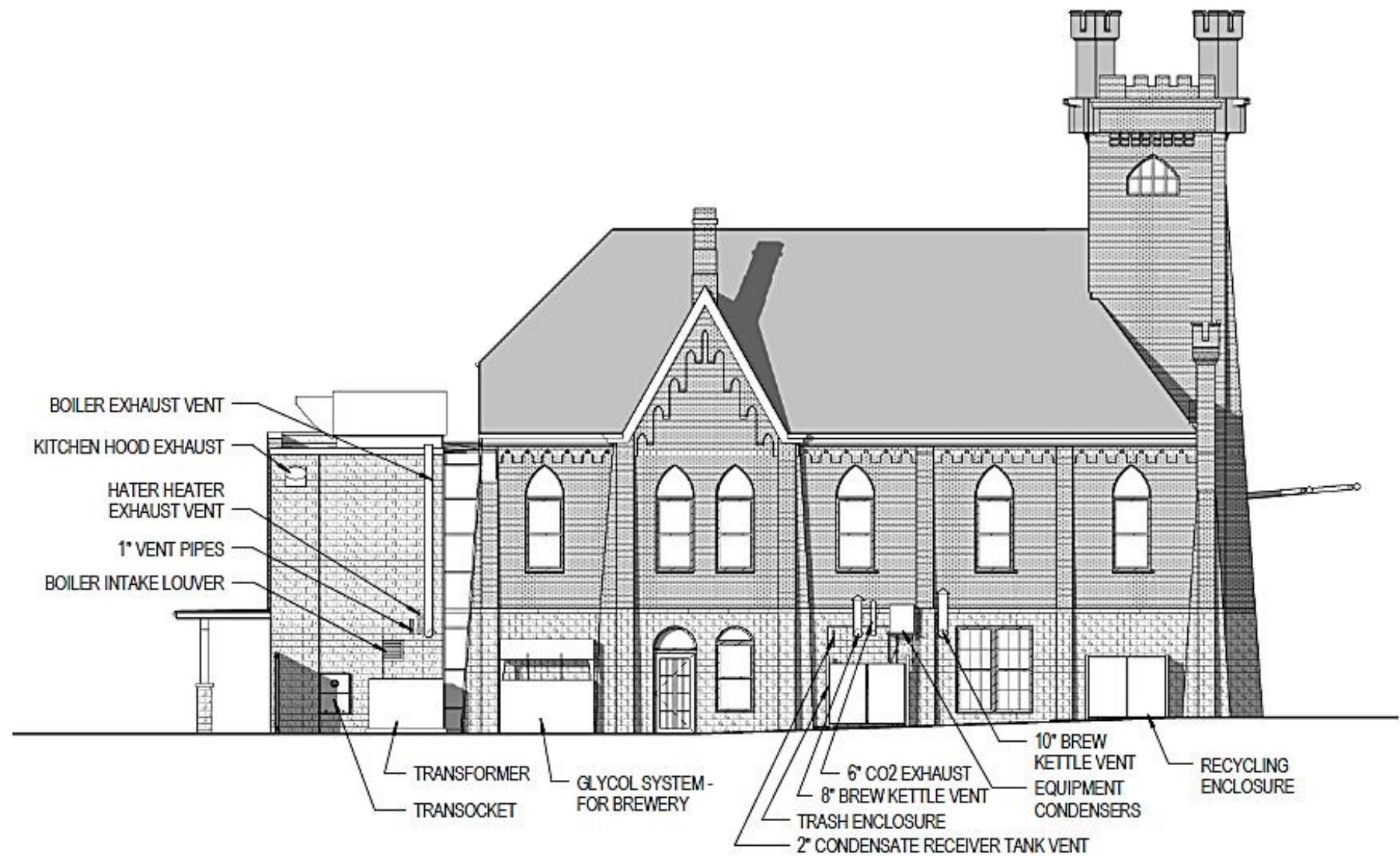
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City of Milwaukee Historic Preservation Staff

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



Plan for the placement of mechanicals.



**BUILDING 23**

**East Elevation**

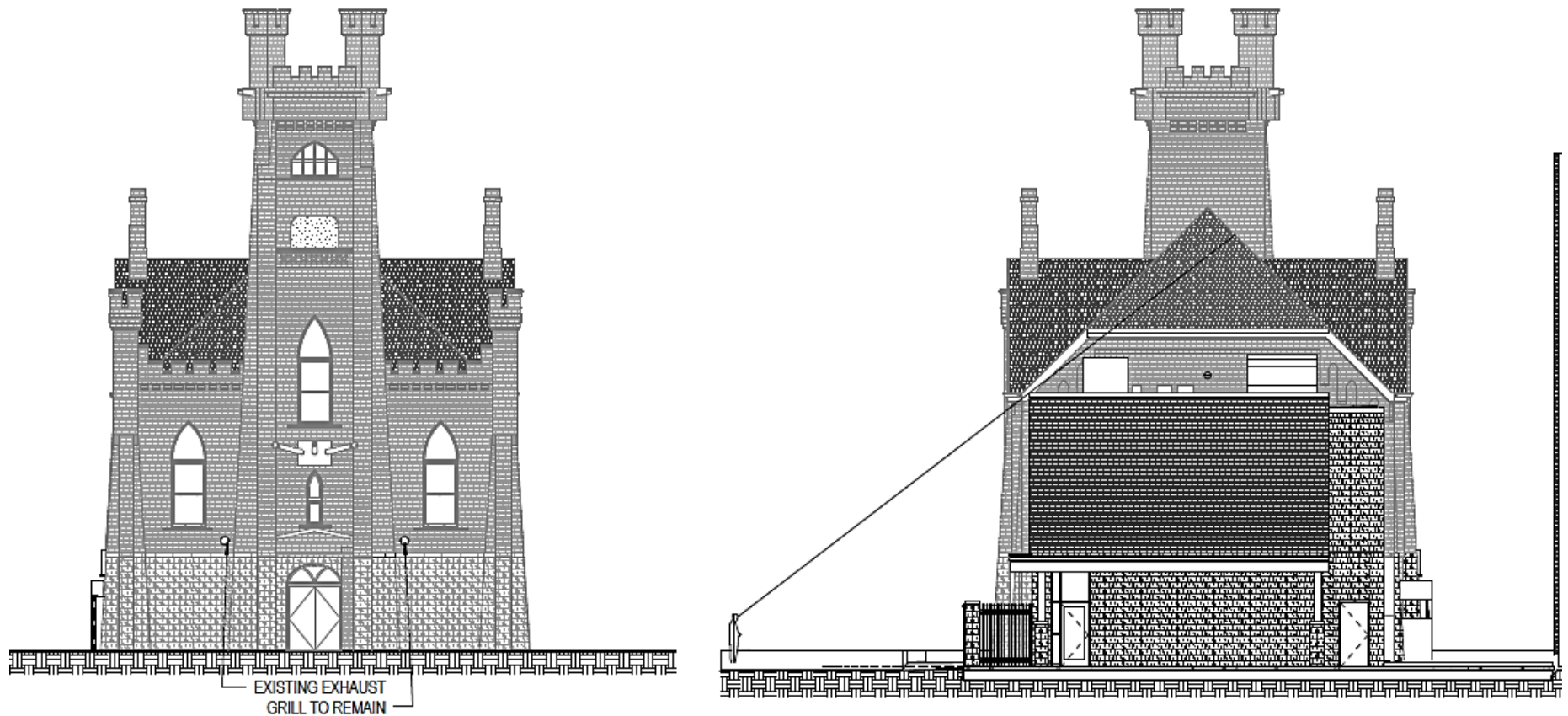


BUILDING 23

West Elevation



Front (north) elevation at left. Existing vents to remain. Rear (south) elevation at right.  
HVAC on top of addition will be visible only from a distance.



**BUILDING 23**