



Certificate of Appropriateness

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

Property

926 W. JUNEAU AV.

Pabst Brewery Complex Historic District

Description of work

This vacant lot at the north east corner of W. Juneau Avenue and North 10th Street is located in Brewery Block 4 of the Pabst Brewery Complex Historic District. It is across the street from Preservation Park on Juneau Avenue and across 10th Street from the Brewhouse Inn.

The proposal is to build a 5-story mixed use building with approximately 7,000 square feet of ground floor retail and 110 residential apartments. Dedicated parking will be located in the parking building just to the east of this project.

The proposed new building was found to meet the criteria for new construction in the district. The building will follow the established setbacks. The building falls within the scale of others in the district that are mostly three to five stories in height. The form of the building with its rectangular shape, flat roof and regular, horizontal fenestration is compatible with the existing buildings. The landscape treatment will follow the treatment that has been established in the district. Some traditional material (brick, cast stone) will be used alongside new material as fiber cement panels.

Date issued

8/11/2016

PTS ID 112646 COA New Building

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:

**Windows will have clear not tinted glass. Mechanicals will be located on the rooftop and not visible from the right of way.
All work will follow the designs submitted and approved by the Historic Preservation Commission.**

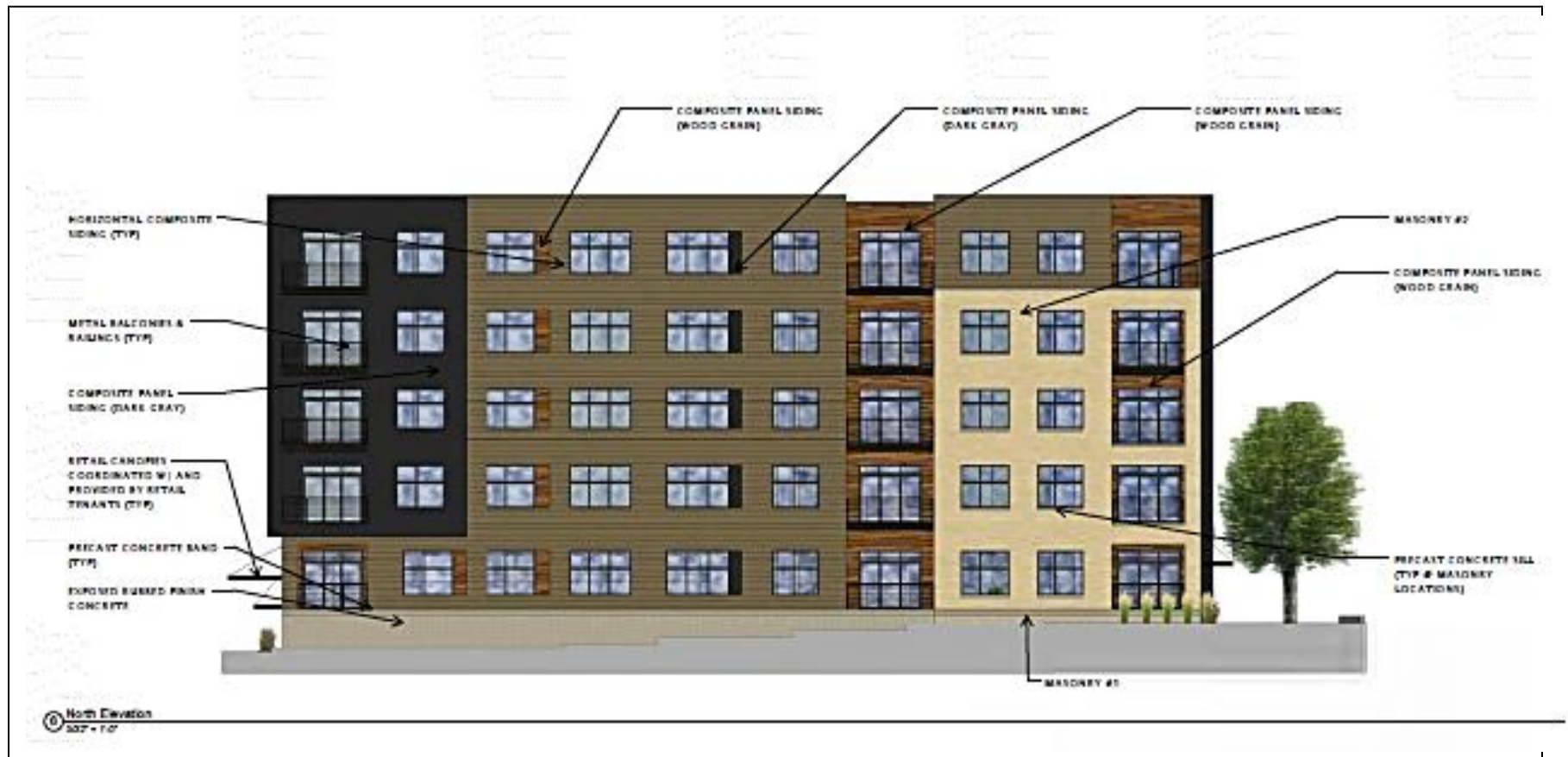
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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.

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, 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 written in a larger, more prominent script, and "Hatala" is written in a slightly smaller, more compact script to the right of the first name.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Peter Schwartz (286-2537)



North elevation



South elevation along West Juneau Avenue



Courtyard north elevation

(1) Courtyard North Elevation



Courtyard south elevation

(13) Courtyard South Elevation



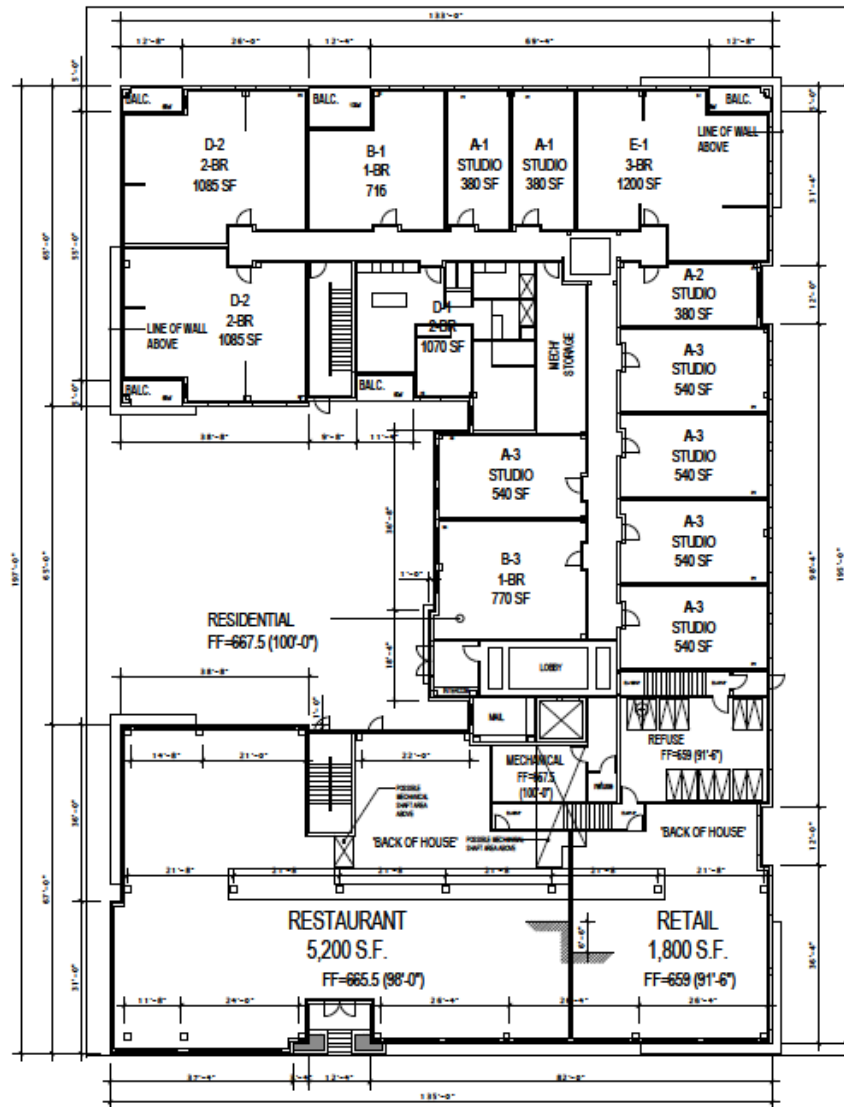
Looking into the courtyard on 10th Street



Looking southeast along 10th Street



Looking northeast from corner of N. 10th Street and W. Juneau Avenue



First floor plan