



Certificate of Appropriateness **AMENDED**

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 Building # 23 former First German Methodist Church

Description of work

On September 17, 2015 a COA was issued to rehabilitate the former First German Methodist Church Building a.k.a. Pabst Building #23. The COA also included the approval of a new rear addition.

On May 9, 2016 the HPC reviewed a request to alter the design/materials of the rear addition and approve signage on the addition. Since the rehabilitation and addition were part of a Historic Tax Credit project the HPC did not want to render a decision that would be contrary to the National Park Service. The HPC delegated its decision-making authority on the addition and the signage to the National Park Service in this instance only.

The National Park Service ultimately approved a rear addition different from the two versions seen by the Milwaukee HPC, but with an exterior that featured yellow brick walls and a rusticated masonry base that referenced the church's stone foundation. The National Park Service did not approve the signage that was seen by the HPC but instead approved a smaller, painted version of the Pabst logo, on the west elevation of the addition.

Images of the approved designs are attached.

Date issued

07-19-2017

PTS ID 105771 COA Amended for Addition and Signage

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.

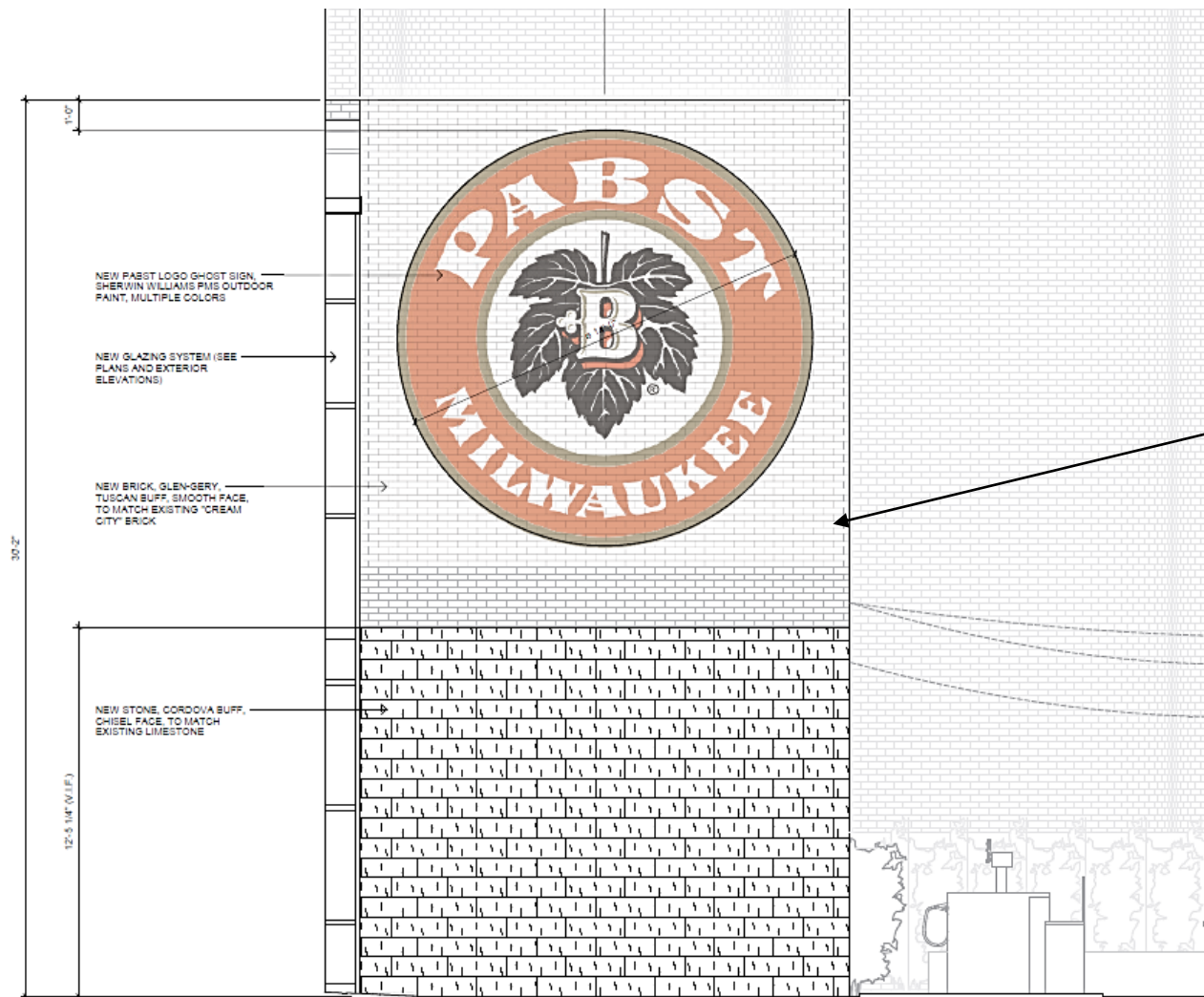
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction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

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Dave Pedersen (286-2540)



The addition features Glen-Gery Tuscan Buff smooth face brick and Cordova Buff Chisel Face masonry at the base.

The sign is 14 feet in diameter.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number
31159

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name Building 23, Pabst Brewing Company Company Complex
Property address 1029 West Juneau Avenue, Milwaukee, Milwaukee County, WI 53205-2556

2. This form ☐ includes additional information requested by NPS for an application currently on hold.
☒ updates applicant or contact information.
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Amendment #2 - INTERNAL CHANGES, SIGNAGE, LIGHTING, + SOUTH ADDITION.

This amendment responds to conditions in the Part 2 approved by NPS. Please see attached documents for more information.

3. Project Contact (if different from applicant)
Name John Cramer Company MacRostie Historic Advisors, LLC
Street 53 West Jackson Blvd., Suite 1142 City Chicago State IL
Zip 60604-3606 Telephone (312) 786-1700 Email Address jcramer@mac-ha.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011); and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 5 years.
Name Michael Kelly Signature [Signature] Date 6/14/2016
Applicant Entity Blue Ribbon Redevelopment Fund V, LLC SSN _____ or TIN 46-2250423
Street 735 West Wisconsin Avenue, Suite 610 City Milwaukee State WI
Zip 53233-2413 Telephone (414) 303-0057 Email Address michael.kelly@blueribbonmgmt.com
☒ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☒ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determination:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 9-6-16 [Signature]
National Park Service Authorized Signature

☒ NPS conditions or comments attached

National Park Service Approval of
changes to rear addition and the
addition of signage