



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/12/2021
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #115092 CCF #201515

Property	733 W. HISTORIC MITCHELL ST.
Owner/Applicant	Voces De La Frontera 1027 S. 5th St. Milwaukee, WI 53204 Ryan Pattee
Proposal	Repair masonry on Mitchell façade to HPC standards.
Staff comments	<p>This is the third attempt to correct longstanding violations at this building that date back through many owners. Staff attempted to handle this as staff-reviewed masonry work, but after two unsuccessful attempts at repair, it is being brought to the Commission.</p> <p>The first owner to receive the violations contracted for a replica piece of stone for the northwest corner and engineering work for repairs. The project was then ignored for years. Mr. Pattee acquired the property and began repairs as part of selling to Voces de La Frontera.</p> <p>The repairs have not been of acceptable quality. A new corner piece was made by hand out of concrete and was of poor quality with visible finger impressions and few straight lines. The color was also a glaring contrast to the original pieces. New bricks and mortar were installed without the required samples being presented to staff as noted in the COA. The brick is not a careful color match.</p> <p>An attempt at remedial work with new mortar again did not produce acceptable results. Staff directed Mr. Pattee to us USH standard Type K all lime mortar. This did not happen. Sample boards were again not prepared and presented for staff review. The mortar again did not match, the quality of jointing did not improve, and the chemical wash appears to have significantly damaged the stone trim on the windows.</p> <p>This time the applicant has agreed to acquire the replica carved limestone piece and use appropriately tinted Type O mortar and raked joints, but some damage must be undone. The new brick, regardless of the color match has been jointed twice without effective cleaning and has a whitewashed appearance that may now be irreversible. Corrective measures must also be taken for the stone window trim.</p>
Recommendation	Recommend HPC Approval
Conditions	<ul style="list-style-type: none">⦿ Type O mortar⦿ Appropriately colored⦿ 9/16" raked joints⦿ HPC should require a better brick match. The new brick may be unsalvageable⦿ Skilled labor with appropriate tools⦿ Mortar samples and jointing to be reviewed by staff (previously required and not done)⦿ Find a way to repair chemical damage to stone window trim⦿ Standard masonry conditions, next page

Standard Masonry conditions, in addition to those listed on the previous page:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS.