



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/3/2019
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #114705 CCF #181789

Property	1039 W. HISTORIC MITCHELL ST.	
Owner/Applicant	MITCHELL STREET STATE BANK 1039 W HISTORIC MITCHELL ST MILWAUKEE WI 53204	Cityscape Architecture 13730 W. Greenfield Av. Brookfield, WI 53005 Phone: (262) 370-5865 Fax: (262) 790-5729
Proposal	Replace existing ATM in same location (11 th Street façade) with a larger unit that is accessible to persons with disabilities.	
Staff comments	<p>This was proposed last month in a different configuration. Design revisions have been made to better address aesthetic concerns.</p> <p>The lower portion of the window will be removed and the area infilled with new brick and stone and a centered ATM. The brick and stone will be selected to match and original materials will be stored inside the bank. If an ATM is to be approved in this location, this would appear to be the best option.</p> <p>As heard in last month's meeting, there are no viable other locations. Other locations are freestanding or within the drive through building. Other locations on the main building would require significant interior remodeling.</p> <p>Staff still finds that the is not entirely in line with the the Mitchell Street guidelines as quoted below, but that plausible business needs and security concerns at the location may merit an exception.</p> <p>3. Windows and Doors a. Retain existing window and door openings that are visible from the public right-of-way. <u>Retain the present configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware</u> except for the restoration to the original condition. Avoid making additional openings or changes in the principle elevations by enlarging or reducing window or door sizes. Avoid changing the size or configuration of windowpanes or sash.</p> <p>4. Trim and Ornamentation <u>There shall be no changes to the existing trim or ornamentation except as necessary to restore the building to its original condition.</u> The historic architectural fabric includes all terra cotta ornament; all pressed metal elements including cornices, pediments and oriels; <u>and all carved and cast stonework.</u> Replacement features shall match the original member in scale, design, color and material.</p>	
Recommendation	Staff defers to the judgment of the Commission	

Conditions**Standard Masonry Conditions**

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.

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.

Previous HPC action**Previous Council action**