



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 7/8/2019**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114780 CCF #190400**

<b>Property</b>	322 E. MICHIGAN ST.	East Side Commercial HD
<b>Owner/Applicant</b>	MC GEOCH BUILDING LLC 322 E MICHIGAN ST #275 MILWAUKEE WI 53202	Debra Zins Uihlein/Wilson/Ramlow/Stein Architects 322 E. Michigan St. Milwaukee, WI 53202

## Proposal

Applicant proposes to generally rehab the southern and eastern facades of the building. This includes the renovation of select facade and cornice elements of the building with limited street-scaping. The project entails:

- The existing cornice renovation with the removal of the existing formed metal cornice covering over a wood-supported gutter. The interior wood support structure will remain. The formed metal will be replaced and the gutter lining will be replaced. All elements will be repainted to match existing. The decorative metal modillions remaining in-place will be repainted to match existing. The cornice gutter lining will be removed and replaced with formed, soldered lead-coated copper.
- Any insulated glazing units with failed seals will be identified and replaced with glazing, sealant to match existing.
- Warped first-level storefront window sills will be removed and replaced with new painted hardwood sills.
- The lower-level windows' cast iron grills will be removed, cleaned, primed, and repainted to match existing. The attachment of these grills to a new granite sill will be simplified to facilitate the cleaning of the interior windows. There will be no aesthetic impact with the attachment modification. Profile matched.
- New hardwood storm windows will be custom-fabricated for the lower-level windows. Primed and painted to match the existing window wood sashes.
- The wood sills of the lower-level windows will be removed. These are at the sidewalk level. Granite sills will be custom fabricated for replacement, maintaining the same wood sill profile.
- All damaged sandstone pilasters will receive new Cleveland sandstone dutchman for an approx. height of 50-in. from the sidewalk surface.
- Of the current sidewalk, a 4'-0" wide slab will be removed along the entire perimeter of the building. The replacement slab will include an electrically-heated snow-melt mat.
- The existing cast iron tree grates will be removed and replaced with new iron tree grates, black.

<b>Staff comments</b>	The work is overall appropriate and commendable. The replacement of the wood lower-level sills with stone is unusual, but a matter of reality and practicality. As these sills are at grade and exposed to sidewalk salt, wood is impractical here and has led to its deterioration. As with renovations to the Marcus Center, granite has been chosen for its ability to resist salt and general durability. The stone will be carved to match the original wood profile.
<b>Recommendation</b>	Recommend HPC Approval
<b>Conditions</b>	<p>-All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.</p> <p>-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 <i>As Good As New</i> or <i>Good for Business</i>, 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.</p> <p>New brick must match as closely as possible the color texture, size, and finish of the original brick.</p> <p>A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.</p> <p>Under no circumstances shall unpainted masonry be painted, be given a waterproofing treatment, or cleaned by abrasive means.</p>
<b>Previous HPC action</b>	
<b>Previous Council action</b>	