



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	4/13/2026	CCF # 251986
Ald. Bauman	Staff reviewer: Dilruba Shuvra	
Property	1060 E Juneau Ave	First Ward Triangle HD
Owner/Applicant	GMC MCR Miller House LLC 1249 N Franklin PL Suite 300 Milwaukee, WI 53202	Total Home Co.

Proposal

The applicant wishes to demolish the existing garage added at the west side of the building in 1960s.

Staff comments

According to the National Register of Historic Places Inventory, the garage located on the west side of the G.P. Miller House at 1060 E. Juneau Ave. was added in 1964 to the historic 1887 house. The supporting document attached to the application states that the garage was constructed using the original cream city brick and was built over the original windows and gutters. It also indicates that the garage extends over the existing lot line. Therefore, the applicant intends to remove the garage to restore the house and eliminate the encroachment. A new detached garage is likely to be proposed eventually, but there are no designs available at this time.

Upon its removal and after accurately determining the edge of the parcel, they plan to install a new paneled door as the entrance to the building. Existing photographs confirm that the removal of the garage will leave little evidence of its previous existence, eliminating the need for any re-toothing of bricks. The repairs will use cream city brick colored mortar to match the original façade. Given that the garage crosses the existing lot line and its removal will be minimally disruptive while also contributing to the preservation of the property's historic integrity, staff recommends demolition of the garage should be permitted.

Recommendation

Approve demolition and replacement door with conditions.

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 as 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/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.