



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/7/2022
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #115341 CCF #220835

Property	1119 W. HISTORIC MITCHELL ST.	
Owner/Applicant	CHON LEE MYENG LEE 1119 W HISTORIC MITCHELL ST MILWAUKEE WI 53204	SchultzWerk Architecture, Inc. 2515 N. 66th St. Wauwatosa, WI 53213
Proposal	Rebuild the existing North facade; cleaning of the existing brick; re-point and replace brick as necessary. Existing elevation in part is constructed out of Cream City Brick; there are other portions that use a harder fired brick. Partial roof replacement and proper flashing at the coping to prevent water infiltration.	
Staff comments	<p>The present façade was installed in 1924 and has since experienced many inappropriate repairs and temporary patches with inappropriate materials.</p> <p>The current plan remedies the deficiencies in an appropriate manner with specifications for cleaning, repointing, rebuilding, and inserting brick ties where necessary. There are minor concerns where the specifications include options to use spray pressures that we cannot approve. The mortar blend is specified between Type N and Type O which is acceptable on a building where much of the masonry dates to the 1920s. Staff also recommends that the architect consider a water sealant for skyward joints in the coping. Such a sealant can be left to the architect's discretion. Original plans indicate that the coping is concrete and not stones, so a sealant on the entirety of the coping can be considered. Sealant on brick, stone, or wall joint mortar remains prohibited.</p>	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. Strongly consider water-repelling sealant for skyward joints.2. The used of pressured sprays to clean historic buildings that are in excess of 800psi are prohibited variously by state law and local policy. If used, spray pressures shall be <800psi.3. New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.	
Previous HPC action		
Previous Council action		