



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 6/14/2021**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #115153 CCF #210194**

<b>Property</b>	210 E. MICHIGAN ST.	East Side Commercial
<b>Owner/Applicant</b>	GRAND AVENUE CLUB INC 210 E MICHIGAN ST MILWAUKEE WI 53202	Grand Avenue Club 210 E. Michigan St. Milwaukee, WI 53202
<b>Proposal</b>	<p>The building is due for some significant masonry repairs. This includes some pressing needs along with removal of EIFS that was inappropriately installed in 2017.</p> <p>The Club has proposed the following work in this order of priority.</p> <p>2021: Repairs to the south-facing wall on Michigan street. Deteriorated stones at the front of the building will be removed and replaced with stones that mimic the original ones to the extent reasonably possible. The deteriorated stones that will be replaced are located at the front entrance and below the first floor windowsills. Additionally, three stones will first be resurfaced to see if resurfacing is a viable option. Items #2 and #3 from the attached bid describe the process in greater detail, and annotated pictures on the attached bid mark which stones will be replaced and/or re-surfaced with "X" for replacement and "R" for resurfacing.</p> <p>2022-23: Removing the EIFS that was improperly put on the north wall - west side, and then replacing any loose stucco, matching the surrounding texture as best as possible. Item #4 from the attached bid describes the process in greater detail.</p> <p>2024-25: Replacing the failed stucco on the north elevation - west side and completing minor tuckpointing repairs to the brick masonry.</p> <p>Mothball status is requested because of the timeline proposed and the open violation for installing the EIFS without a Certificate of Appropriateness.</p>	
<b>Staff comments</b>	<p>The work appears to be appropriate as is the timeline. While it is likely that the EIFS is creating problems of its own, removing it is not the most urgent need for repairs to the building. Entrance repairs make sense to complete first. The contractor bid supplied has generally adequate detail to describe the process of work.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	Standard masonry conditions per next page.	
<b>Previous HPC action</b>	2010: Repair brickwork on north wall and parge with "cement and lime plaster" per an included complete specification for the materials 2013: Repair plaster on north wall with "Matching materials/New mortar"	
<b>Previous Council action</b>		

### **Standard Masonry Project 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. 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; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

### **Masonry Cleaning**

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

1. Pressure washing of historic buildings is limited by state law and known best practices. Pressure washing is to be conducted **ONLY** with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches.