



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	8/3/2026	CCF # 260376
Ald. Bauman	Staff reviewer: Tim Askin	
Property	1038 N Vel R Phillips	Turner Hall
Owner/Applicant	Milwaukee Turners	Beane Engineering

Proposal

Turner Hall dates to 1882 with a younger north wing dating to 1899. This north wing/annex is where the most visible work will occur. Install C-channel bracing across primary façade of the annex (north wing). General repointing and masonry repairs with a focus on the most deteriorated areas. Replace damaged bricks as needed.

Two bent steel C-channels will be installed on the primary façade to improve structural integrity. The channels would be secured to the building with metal rods run back into the building approximately 8' through the joists/rafters. Blocking would be added to the joists/rafters along with the steel rods. The bending of the steel is required to address the present bowing of the building. It is assumed that this bent nature is why it cannot be embedded into the wall. The steel will be painted to blend into the façade as best as is possible.

Staff comments

Bracing

Based on the photos provided, the damage is certainly severe and there is no doubt that structural bracing is necessary. It is unfortunate that the proposal is not to embed the steel into the wall to better disguise the work, but that may not be possible. It is also hoped that this is temporary measure, but that is unclear.

Mortar

The proposed Type N mortar is not ideal for cream city brick of this age. Work at the Pabst campus was required to use Type O mortar or softer by the WHS reviewer at the time and he strongly suggested NHL 3.5. ("Originally a NHL 3.5 was to be used but NPS later compromised and said a type "O" could be considered." –Mark Buechel, 2017) As this building is arguably even more historically important than the Pabst Brewery, the same standard should be upheld as the same amount of care is necessary.

Recommendation

Approve steel bracing. Require change of mortar to Type O or NHL 3.5

Conditions

1. Change mortar to Type O or NHL 3.5
2. Avoid placing steel channels in front of red brick to the extent feasible.