



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 8/5/2019
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114805 CCF #190598

Property 2000 W. WISCONSIN AV. Pabst Mansion

Owner/Applicant CAPT FREDERICK PABST MANSION Strang
2000 W WISCONSIN AVE W238N1610 Busse Road, Suite 102
MILWAUKEE WI 53233 Waukesha, WI 53188

Proposal The Pabst Mansion seeks to complete emergency repairs to the exterior of the building in order to address water infiltration issues. The project is long term and will require more certificates in the future. Presently, the initial scope of the project includes limited, miscellaneous repointing and crack repair to the brick and terra cotta masonry. The applicant hopes that the repairs will resolve water infiltration issues and cease further damage to the interior of the mansion.

The south elevation requires a significant amount of restoration work. On the west gable, east gable, the central bay dormers, and the second floor center bay windows, the terra cotta and brick above the windows will be repointed. Any damaged and failing sealant at brick mold around the transom windows and at the head of the lower windows will be replaced. Additionally, skyward joints will be repointed providing elastomeric polyurethane with release tape backer to completely seal them from water.

The center bay of the west elevation at the second and third floors also requires significant restoration. Horizontal cracks and open joints will be repointed and made weathertight. Sections of broken off terra cotta will be temporarily secured. Skyward joints will be similarly sealed and protected from water.

At the second and third floors of the north elevation there is a substantial crack in the porch lintel that carries through the brick to the third floor lintel. The crack will be inspected and addressed appropriately (either repair cracks with mortar or replace cracked brick). The area will also be repointed and skyward joints sealed and protected from water.

Cracks and failing mortar at the southeast corner from the balustrade up to and through the belt course will also be addressed. Elastomeric polyurethane with release tape backer will be applied to all skyward joints.

Staff comments On its face, this project is routine. However, this is the first phase in a major overhaul of the building's exterior. As a result of mortar testing, the organization and their architects have decided to return to original mortar colors. This will be a drastic change in color from the present appearance and is therefore being brought before you for your information and approval.

Verbal authorization has been given to start preparing test patches on the building and photos of that may be available today.

Recommendation Recommend HPC Approval

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.

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.