



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 4/2/2018
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #114478 CCF #171791

Property	1104 W. HISTORIC MITCHELL ST.	
Owner/Applicant	CITY OF MILW 809 N BROADWAY MILWAUKEE WI 53202	Ryan Pattee 1962 S 74th St West Allis, WI 53219 Phone: (414) 690-9826
Proposal	Build new wood storefront in a historic style with recessed double door center entrance. Install symmetrically spaced downlighting fixtures over storefront. Clean and tuckpoint brick as needed. Repair roof structurally and install membrane roof system as needed in area that is approximately 30'x40'.	
Staff comments	There are no remnants of either the original storefront or the mid-century storefront left on this building. As this is Mitchell Street, there is also no photographic evidence of the original storefront. The design is well-executed and historically appropriate and should therefore be approved with a few conditions.	
Recommendation	Recommend HPC Approval	

Conditions

1. Staff strongly recommends darker wood stains that are in the mahogany to walnut range.
2. Chemical cleaning of brick shall require a separate Certificate of Appropriateness and a city permit. Soap and low-pressure water cleaning is permitted without further review.
3. Review final light fixture choice with staff. Something of similar style to that shown is acceptable with a few caveats. No bare steel or white metal surfaces are to be allowed in light fixtures or conduit to fixtures. Brass can be considered in consultation with staff on final fixture choice.
4. All finish wood must be smooth and free of knots (applicant has agreed to this verbally)

5. Masonry

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 tuckpointing.

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.

6. HVAC

Sidewall vents must be located as low to the ground as possible on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material.

Previous HPC action

Previous Council action