



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	4/13/2026	CCF # 251995
Ald. Stamper	Staff reviewer: Tim Askin	
Property	1220 W Vliet	Vliet Schuster's
Owner/Applicant	Ted Matkom/ Gorman & Co	Quorum Architects

Proposal

A change in the tenant mix for the building requires some modifications from the design that was approved in June 2025 (250158).

The site north of the building will be paved and painted to serve as a surface parking lot, in lieu of a vehicular ramp to the basement parking (omitted) and a small plaza. 10 new windows will be installed at the east end of the north elevation at the first-story level (see updated elevation). One new window will be installed on the north elevation at the third-story level, we have indicated the on the resubmitted north elevation the new windows as a lighter blue color ONLY for clarity as the windows will directly match the existing frame and glazing. The new windows will be fixed units with an aluminum frame to match the existing.

Staff comments

Changes from the prior plan are minimal and ultimately reduces the number of consequential changes to the remaining historic fabric. The north façade was highly altered during the county's ownership and the changes do not affect any areas that are intact.

Due to the change in use and "substantial improvement" of the principal building, parking lot landscape design standards appear to be triggered. Applicants should confirm compliance with the standards before submitting for plan examination per MCO 295-405-b. No further HPC review is required for changes to parking lot plan pursuant to these rules unless there is a change in fence design. <https://city.milwaukee.gov/LandscapeCode>

Recommendation

Approve as drawn with same conditions as prior approval and request confirmation of screening compliance for parking lot.

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. 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/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. 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.