



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 1/6/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114898 CCF #19378**

<b>Property</b>	1139 E. KNAPP ST.	Bloodgood House, First Ward Triangle HD
<b>Owner/Applicant</b>	Gina Mitnacht Wisconsin Securities Partners 400 E Wisconsin Ave, #300 Milwaukee, WI 53202	Steve Wellenstein Uihlein/Wilson Architects 322 E. Michigan St. Milwaukee, WI 53202-
<b>Proposal</b>	<p>This project involves the restoration of the Northern and Western facades of the subject property. The East elevation will not be affected by the work being done, and the South elevation is not applicable as it is a party wall with no exterior face.</p> <p>At the rear of the North elevation on the West facade of the building, the clapboard and aluminum-framed glazed windows that form the enclosed porch at the first and second stories will be removed. Also, the secondary chimney will be removed (not visible from the North or East street elevations) and the terracotta and brick from its deconstruction will be utilized for infill throughout the project. At the North/West facades, voids in the masonry left by door removal will be infilled with salvaged brick to match existing conditions. Extant brick will be cleaned of paint and new stone banding will reproduce the surrounding conditions. The IBC compliant exit stair will be removed in the demolition phase. The existing wood fence will be extended to enclose garbage and HVAC condensers. The chimney stack will be removed as it is not visible from the North elevation street level. Newly exposed brick as a result of the removal of this addition will be cleaned of paint and repointed where needed. Matching salvaged brick will be utilized to infill openings in the masonry wall to accommodate the installation of newly replicated windows.</p> <p>Additionally, the West dormer metal gable finials and crockets will be restored/replicated appropriately. Newly cut stone lintels/belt courses and stone masonry will match historic conditions.</p>	
<b>Staff comments</b>	<p>The work is generally approvable. The loss of the chimney is unfortunate, but staff can confirm that the one indicated for removal has zero public visibility. It's use as a source for salvage brick for repairs that will be necessary when the rear addition is removed also help justify it.</p>	
<b>Recommendation</b>	Recommend HPC Approval with conditions	

## Conditions

1. Paint removal from masonry requires a separate building permit and separate COA for any method other than gentle hand-scraping. Staff is prepared to handle such an approval without a return to the Commission when specifics of the method are provided. General expectations are below for reference.

### 2. Masonry cleaning conditions

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.

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

## Previous HPC action

## Previous Council action