



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 5/6/2019
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114722 CCF #190029

Property 934 N. 29TH ST. Concordia HD

Owner/Applicant BARRY R WEBER Barry Weber
934 N 29TH ST 934 N 29th St.
MILWAUKEE WI 53208 Milwaukee, WI 53208
Phone: (414) 828-5142

Proposal Remove capped chimney from rear half of roof.

Staff comments The owners wish to remove a two-flue brick chimney that was abandoned prior to their acquisition in 2013. They have two bids from respected masonry companies that indicate the portion above the roofline needs to be completely rebuilt or be removed to below the roofline.

Applicant is open to retaining a portion of chimney above the roofline to a level where it is structurally sound. Staff cannot recommend this approach and would prefer complete removal or complete repair.

The chimney is larger than is usually approved for removal, but there has been precedent in other neighborhoods. The chimney is not visible from a head-on view from 29th Street. It can be seen to a limited degree from other angles. While this is the only chimney at the property its plain design and roof position, make it into a service chimney that is not character-defining feature for the property.

Staff therefore believes that removal of the chimney to below the roofline is acceptable as the chimney does not constitute a "distinctive architectural feature". If the Commission chooses to require repair, standard masonry conditions will apply.

Recommendation Recommend HPC Approval

Conditions Patch hole in roof to match existing roof shingles.

If chimney retention is required:
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.

revious HPC action

Previous Council action