



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 07/11/2022**  
**4<sup>th</sup> Ald. District: Robert Bauman**  
**Staff reviewer: Carlen Hatala**  
**PTS #115281**  
**CC FILE # 220234**

<b>Property</b>	2914 W. Mckinley	
<b>Owner/Applicant</b>	Kevin Schwertfeger 2914 W. McKinley Boulevard Milwaukee, WI 53208	Cream City Masonry LLC Paul Moscisker 5128 S. 82nd Greendale, WI 53129 Phone: (414) 915-9440
<b>Proposal</b>	<p>Applicant will have masonry porch rebuilt including: the porch deck, the balustrades, the brick piers, the wingwalls, and the brick skirting. The upper portion of the porch is not in this scope of work.</p> <p>The COA application also included rebuilding the chimney which has ornamental banding near its top. Since the chimney was in imminent danger of collapse, a COA was issued to do this work on June 23, 2022.</p>	
<b>Staff comments</b>		
<b>Recommendation</b>	Staff recommends approval with approval of mortar sample.	

**Conditions**

This house represents the top tier of masonry work in the city. The brick features "butter joints" which are knife thin to emphasize the masonry. It took skill to lay brick in this manner and also used more brick. Unskilled masons will have brick left over when using the wide joints typical today.

The typical masonry conditions apply as follows.

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 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. Powered 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 washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures. All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued.

**Previous HPC action**

**Previous Council action**