



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 5/9/2022

Ald. Russell Stamper II District: 15

Staff reviewer: Jacqueline Drayer

PTS CCF 211891

Property 2422 N Sherman Boulevard Sherman Boulevard Historic District

Owner/Applicant David Griffin
2422 N Sherman Boulevard
Milwaukee, WI 53210

Proposal Retroactive approval for a stain that was already applied to the brick house. A complaint brought this to HPC attention. The applicant said that the stain is Sherwin-Williams Woodscapes 2305 rialto and that the intent of applying it was to "allow the brick to breathe freely." The HPC previously heard this case on January 10, 2022.

Staff comments

Staff found the Sherwin-Williams Woodscapes stain line, but was unable to find the precise color noted in the receipt. Photos confirm that the brick color has changed dramatically from light brown to medium blue-hued grey. The guidelines for Sherman Boulevard clearly prohibit painting and covering masonry.

Staff previously did significant research on options for reversing a stain, and recommended consultation with a conservator. Non-abrasive methods that research uncovered appeared to be experimental.

At the HPC's direction the applicant consulted with a local painting services company and shared findings so that a plan forward could be devised. Staff also discussed with the applicant that all exterior changes to his historic property require HPC approval.

The applicant obtained an estimate from Snider & Company that proposed, "Applying an environmentally friendly commercial paint stripper paste on painted brick, mortar, concrete, wash off stripper & paint with power washer - this process will be repeated as many times needed to achieve complete paint removal - this will be performed & accomplished approximately every twenty five (25) square feet." Based on staff's previous research, this method seems unlikely to substantially remove the stain. The estimate was \$25,000.

Staff also consulted with Commissioner Jarosz, who brought three restoration experts to the property. Commissioner Jarosz relayed that all three believed there was no practical solution to removing the stain.

The result of the previously described research and consultation is that staff has determined that any attempt to remove the stain would violate the most essential approval criterion found in the ordinance 320-21-11-g-1, which reads:

g. Certificates to Allow Alteration, Reconstruction, Rehabilitation or New Construction. In determining whether to grant, grant with conditions or deny a certificate of appropriateness to allow alteration, reconstruction, rehabilitation or new construction, the commission shall consider any applicable factors listed in sub. 12 and any of the following:

g-1. Whether the proposed work would destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done or adversely affect the external appearance of other improvements on the site or within the district.

Approval is therefore recommended only because all practical options for stain removal have been explored by staff, the HPC, and the applicant. All consulted conservation and preservation professionals agree that there is no reasonable way to remove the stain that does not risk more significant damage to the property than allowing the stain to remain.

Recommendation

Recommend HPC approval.

Conditions**Previous HPC action**

211263 – At the 1/10/2022 HPC meeting, the HPC directed the applicant to work with staff to find a solution for removing the stain.

Previous Council action