



## Milwaukee Historic Preservation Commission Staff Report

**HPC meeting date: 3/2/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114903 CCF # 191520**

<b>Property</b>	2804 W. KILBOURN AV.	Concordia HD
<b>Owner/Applicant</b>	S2 Real Estate Group 2925 W Lincoln Ave Milwaukee, WI 53215	S2 Real Estate Group 2925 W Lincoln Ave Milwaukee, WI 53215
<b>Proposal</b>	New mothball certificate to allow time for a review of tax credit application. Mothball status was granted in April of 2019 and revoked in July 2019 after the lack of any exterior work or creation of a work plan.	
<b>Staff comments</b>	<p>Applicant has now hired a preservation consultant to work through the tax credit application process. Staff performed a walkthrough of the building with applicant, consultant, and WHS reviewer last week. All involved believed a tax credit project to be feasible. Some units are substantially intact; others have no design features left except their windows. The frame of one of the leaded glass upper sashes has been refitted with a replica with modern zinc alloy caming. The color for the corner squares is redder than the honey shade in the originals, but as only one sash has been done, this can be fixed for other windows.</p> <p>Work item 3 in the application needs to be addressed to reflect mortar chemistry/composition. See Condition 6.</p> <p>We await final detail drawings, but hiring a consultant and having a draft application constitutes a good faith effort. This deserves some time to play itself out.</p>	
<b>Recommendation</b>	Recommend HPC Approval with conditions	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Monthly progress reports that can be one paragraph or less.</li><li>2. Review in front of Commission in three months to determine progress.</li><li>3. Update on front ramp as soon as practical. Design should be minimal with as few balusters as possible and have a paint or powder-coat finish for the railing. Round shapes should be avoided.</li><li>4. Submit final drawings related to windows to HPC staff for review as soon as available.</li><li>5. Find better match for colored glass squares. Original is closer to a honey/amber tone.</li><li>6. 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. 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.</li></ol>	
<b>Previous HPC action</b>	Mothball status granted revoked April 2019; revoked July 2019. Stop work order remains in effect except for approval of 2sf of mortar sample testing.	