



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 7/12/2021**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #115111 CCF #201536**

<b>Property</b>	961 N. 33RD ST.	Concordia
<b>Owner/Applicant</b>	MAGNOLIA REALTY I LLC 6737 N TEUTONIA AVE MILWAUKEE WI 53209	Magnolia Realty 1, LLC 6737 N Teutonia ave Milwaukee, WI 53209
<b>Proposal</b>	The proposal is extensive and addresses approximately 20 DNS Violations	
<b>Staff comments</b>	<p>Applicant acquired the property in 2018. The property presently has over 60 code violations dating to June 2019. Some work was begun in June 2020 but was by DNS order due to lack of permits or COA (ORD-20-06383). Unpermitted electrical work was noted by DNS upon their arrival. This included installation of inappropriate light fixtures on the front porch. Since then, a neighbor has told staff that work was done on the porch roof with permits or COA as well.</p> <p>In April we received an incomplete application. The current revised application seems to address everything but masonry in adequate detail. The porch may require more substantial reconstruction than is indicated. Deterioration has continued since the orders were issued.</p>	
<b>Recommendation</b>	Recommend HPC Approval with conditions	
<b>Conditions</b>	<p><b>Wood</b> All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.</p> <p><b>Stucco</b> Work per NPS briefs 22 <a href="https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm">https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm</a></p> <p>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 <i>As Good As New</i> or <i>Good for Business</i>, 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. (cont.)</p>	

**Conditions  
continued**

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**