



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/2/2021
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #115170 CCF #210532

Property 701 W. HISTORIC MITCHELL ST.

Owner/Applicant Anmol LLC Marco Lazareta-Uribe
711 W HISTORIC MITCHELL ST 2870 S Calhoun Rd
MILWAUKEE WI 53204 New Berlin, WI 53151

Proposal Repair masonry at the property with new brick as needed and Type S mortar. No other ordered repairs are being addressed at this time.

Staff comments In late 2019 discussions staff had discussions with DNS, ownership, and contractors about the precarious state of the building. Masonry was falling into the sidewalk on two sides. Demolition of the rear jump porch and interior demolitions were completed without permits. Given DNS orders an “emergency” repair COA was issued. Most of that work remains incomplete. The general contractor on that project quit after completing some roof repairs, but none of the masonry work. Because of DNS and HPC staff concerns, terms were imposed such that any further work or delay in the work would require a public hearing in front of HPC.

The owners are now ready to start again with a new contractor. The contractor scheduled a site visit with HPC staff and the BID Director and cancelled without explanation. The contractor’s experience level is also unknown and reports only recently becoming licensed. The proposal for Type S masonry is impossible to approve and it does not inspire confidence that it was even proposed.

Upon a site visit with the BID director and brick samples left with her by the contractor, conditions for approval were established and already sent to this contractor. The contractor was supposed to attend this meeting, but did not.

Brick samples were satisfactory in size and texture, but did not have adequate color variety, more color variety is to be required. Mortar was color-matched to US Heritage Oyster color with raked joints. Type O or softer mortar should be required unless mortar analysis and testing is performed that proves another historic mortar.

Recommendation Recommend HPC Approval with conditions

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 *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 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**