



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/3/2021
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115126 CCF #201692

Property	2709 E. BELLEVIEW PL.	North Point North
Owner/Applicant	Jamie Hodge 2709 E Belleview Pl Milwaukee, WI 53211	
Proposal	Kitchen remodel affecting windows on three elevations. West: Remove one window, move one window south and to a higher position South: Remove an inappropriate bay window from the south elevation and adds three new windows to match historic windows on the home. East: Reuse window removed from west wall New windows on the south are likely to be Marvin Ultimate Wood Double Hung, but the decision has not been finalized.	
Staff comments	Subject house is from 1916 and was extensively remodeled by Eschweiler and Eschweiler in 1933. The original architect has not been identified. This project thoughtfully addresses the character of the house and removes a prior inappropriate alteration.	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. Original window locations are to have new brick recessed into the opening at least 1/2" on the west elevation.2. Work with staff on final window specifications and approvals.3. 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. 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	

Previous HPC action

Previous Council action