



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 2/4/2019**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114675 CCF #181442**

<b>Property</b>	2107 E. KENILWORTH PL.	North Point South HD
<b>Owner/Applicant</b>	THE REDENTOR L GALANG MD & GLORIA E GALANG REV TRUST D02-17-2016 2107 E. KENILWORTH PLACE MILWAUKEE WI 53202	Gloria Galang 2107 E Kenilworth PI Milwaukee, WI 53202 Phone: (217) 836-0870
<b>Proposal</b>	Add 6/6 window adjacent to original 6/6 window in the southeast side wall for kitchen remodel.	
<b>Staff comments</b>	<p>This is revised proposal after the addition of a bay window in this location was rejected by both HPC and the Wisconsin Historical Society (WHS).</p> <p>The application indicates that the current proposal is approved by WHS and heavily influenced by their requirements. This wall is behind a fence and faces a neighboring building.</p> <p>Retain the existing kitchen window Install one Marvin Ultimate double hung, true divided light with insulated glass of a size to match the existing window. Repair and trim new window with salvage cream city brick, most likely salvaged from this same project. The windows will be separately by exactly one brick's width. WHS has directed a steel lintel with running bond header rather than the flat arch header of the original windows. HPC staff accepts this interpretation of the relevant standards and finds it compatible with local guidelines.</p> <p>The construction of the sill is not clearly indicated. The sill should match existing and be a standard rowlock sill as the different header is sufficient differentiation to meet the requirements of HPC and the State.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	The new sill should match existing and be a standard rowlock sill.	

### 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 *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. 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**