



## Milwaukee Historic Preservation Commission Staff Report

### LIVING WITH HISTORY

<b>HPC meeting date</b>	<b>7/6/2026</b>	<b>CCF # 260252</b>
<b>Ald. Brower</b>	<b>Staff reviewer:</b> Andrew Stern	
<b>Property</b>	3067 N. Lake Drive	North Lake Drive Historic District
<b>Owner/Applicant</b>	Gilbert Southwell 3067 N. Lake Drive Milwaukee, WI 53211	

### Proposal

Extensive exterior landscaping improvements and rebuilding and enlarging the front porch.

### Staff comments

The existing front porch is showing considerable deterioration, including cracking and settlement of the underlying foundation. The porch will be reconstructed and by approximately 30 sq. ft. The porch will be clad with natural stone, matching the look of the existing. It will be topped with a 3" concrete natural stone coping. Stone balusters will be reused, where feasible, and replaced in-kind if needed. A new landscaping bed will be constructed in front of the porch, with new landscaping material planted in front.

The front concrete walkway also shows deterioration. This will be replaced in the existing footprint with a natural stone that compliments the front porch. A secondary walkway will be constructed linking the driveway to the front porch, also be constructed with natural stone. The front walkway pillars will be reconstructed with natural stone to match the porch.

Major rear yard improvements include removing the existing deteriorated and cracked concrete patio and replacing with a natural stone patio, replacing the landscape border with natural stone wall seats of similar height and appearance, installing an natural stone-clad outdoor fireplace, and a 4'x8' wood pergola off the patio. The rear yard improvements will not be visible from the right of way.

HPC has approved enlarged porches elsewhere in the historic district. The expanded size of the porch will not be readily noticeable from the right of way given the size of the front yard and the landscaping material that will be planted in front of the porch. Staff has no concerns with the proposed improvements.

### Recommendation

Approve with conditions.

### Conditions

1. 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 as 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/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

A sample panel of the masonry materials and their 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.**