



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 2/10/2020**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114899 CCF #191429**

**Property** 2518 N. TERRACE AV. North Point North HD

**Owner/Applicant** LARRY J BONNEY John Van Rooy Architecture  
2518 N TERRACE AV 2843 N Prospect Ave  
MILWAUKEE WI 53211 Milwaukee, WI 53211

**Proposal** At the ground level, to accommodate an interior kitchen renovation, two exterior windows on the North elevation will be relocated. The new windows will be of wood construction with full SDLs. Brick from a previous renovation project was salvaged and will be utilized to infill the areas where windows will be removed. Additionally, at the roof level, a new dormer will be added to the third floor of the home. This is also along the north elevation of the home and it not visible from the street. The dormer will match the existing dormer on the south elevation of the home. All materials and eave details will match the existing conditions. The dormer walls will be clad in slate salvaged from the existing roof where the dormer is to be added. This is in character with the other dormers on the home. The windows on the new dormer will be wood, and trim and soffit details will match those on the existing dormer.

**Staff comments** The proposed new dormer is near the rear of a side elevation and is essentially a mirror image of the existing dormer on the opposite of this cross-gable. Materials will match the existing dormer by salvaging slate from the existing roof. Minimal new slate should be required.

The proposed membrane roof is not ideal, but matches the existing dormer that it is attempting to copy and flat roofs on the house also use this material.

Salvage brick is available from prior projects to infill the four windows on the side of the house. Two new windows will be installed in the same general area to accommodate the kitchen remodel. The one standalone window should have its brick infill recessed and the sill retained.

#### Guidelines for Additions

Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

The guidelines appear to be met.

**Recommendation** Recommend HPC Approval with conditions

## Conditions

1. Windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. Simulated divided lights must have wood grids on both sides of glass and a spacer bar.
2. The standalone window on the north elevation should have the brick infill recessed by 1/2" and the sill retained. The other windows and infill should be flush and the sill shortened and reused and shortened to match the replacement window width.
3. 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.**

**Previous HPC action**

**Previous Council action**