



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 9/12/2022**

**Ald. District: 3**

**Staff reviewer: Tim Askin**

**PTS #115324 CCF #220587**

|                        |   |                      |
|------------------------|---|----------------------|
| <b>Property</b>        | 2205 N. LAKE DR.  | North Point South HD |
| <b>Owner/Applicant</b> | ERIC WAGNER<br>2205 N LAKE DR<br>MILWAUKEE WI 53202   | TKWA                 |
| <b>Proposal</b>        | Change the size of three window openings on the west elevation. Install new wood, non-clad Jeld-Wen windows to match altered opening sizes.   |                      |
| <b>Staff comments</b>  | <p>Scars in the brickwork indicate that there were taller windows originally in this location. The plan restores the original size of these openings which corresponds to the size of windows around the corner and in the same room.</p> <p>Guidelines require retention of original opening sizes (X.A.3.a). This will re-create original openings where the reduced size makes no architectural sense. As the opening sizes are altered, it follows that the present windows are not original. Proposed replacement windows are acceptable. Masonry repairs may be required, triggering a few recommended conditions. The brick proposed for the simultaneous porch project is not acceptable. Standard conditions on masonry work are also be invoked.</p>  |                      |
| <b>Recommendation</b>  | Recommend HPC Approval  |                      |
| <b>Conditions</b>      | <ol style="list-style-type: none"><li>1. Brick sample provided is unsatisfactory. Work with staff on different brick options. It is possible that no new brick will be required for this project.</li><li>2. 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 <i>As Good As New</i> or <i>Good for Business</i>, 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.<br/>New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.<br/>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.</li></ol> |                      |

**Previous HPC action**

**Previous Council action**

**Guidelines**

3. Windows and Doors a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configurations of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door panes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused.