



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/9/2019
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114888 CCF #191235

Property 2804 W. KILBOURN AV. Concordia HD

Owner/Applicant S2M2 Real Estate 2804 Kilbourn LLC Matt Trenkle
11512 W Woodside Dr. Trenkle Architecture
Hales Corners, WI 53130

Proposal Applicant intends to remove and replace many damaged or missing historic windows with new windows to match in material, color, and dimensions; repair many other damaged historic windows; repoint and repair existing brick veneer where required; and install a new ADA compliant ramp and handrails to the front entrance. Patch membrane roof as needed.

Other work included as part of the project on the interior: refinishing existing wall surfaces, floor and ceiling finishes, and replace plumbing fixtures.

Staff comments Approve ramp as proposed. Handrail must be a paint, powdercoat, or dark anodized finish. No bare metal or clearcoat finish is to be permitted. A dark color or beige similar to the brick of the building is preferred.

There is no question that some windows must be replaced as originals are entirely absent in some locations. It is assumed that lead tape will be necessary to complete the project in a cost-effective manner. Single-pane replicas would require custom work by a leaded glass specialist. The Commission has a mixed history with lead tape. It can fail, but in this particular situation, there are no alternatives as the particular leading pattern on the originals is not manufactured by anyone even in false muntin grids or applied muntins.

Recommendation Recommend HPC Approval with conditions

Conditions

1. Masonry will be fully protected by a hard surface during the pressure washing of the rear balconies.
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 *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.
3. Shop drawings or a mockup of a window must be provided to staff for approval before installation of new windows begins.
4. Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles and sash heights must match originals.
5. The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice.
<https://www.wisconsinhistory.org/Records/Article/CS4266>

Previous HPC action

Previous Council action