



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/9/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114380 CCF #170822

Property 2446 N. LAKE DR.

Owner/Applicant JOHN ANDREW KLEMEN Rick Langdon
CHILD'S TRUST D12-16-2004 2415 S Logan Ave
312 E BUFFALO ST STE 300 Milwaukee, WI 53207
MILWAUKEE WI 53202 Phone: (920) 559-6151

Proposal Remove cultured stone and infill south wall with as much on-site salvaged brick as possible and then infill the remainder with Bowerston Shale Modular brick 130-1 Matt in Autumn Blend, excluding the darkest color in that palette.

Staff comments The subject property is an elaborate brick duplex, part of a series of eight duplexes developed and designed by Richard E. Oberst on this stretch of Lake Drive. Oberst was a builder, architect, real estate investor, and banker who was highly active in the 1920s. The majority of his buildings were masonry.

Applicant began replacing failing masonry on the south wall of this house. Rather than salvage the bricks that were removed, they were mostly discarded and replaced with cultured stone.

The work was conducted without a COA and materials were not replaced in kind. This does not meet the requirements of the ordinance (320-21-11-g-1: "the proposed work would destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done").

The bricks in this case are exceptionally unusual. They are paver sized and have a unique patented texture. The bricks are known as the Acme PersianTex, for their purported resemblance to the texture of Persian rugs. The brick has not been manufactured in decades and the factory where it was produced has been closed for several years.

Despite the continued efforts by both the contractor and HPC staff, no good match to the original brick could be found, even with additional time since the July meeting when this was first heard. The closest find is a color and size match found on the grounds of the original brick factory with a different texture. A textured brick in the right size and color is the best that can be achieved, however, there is only about 25% of the required inventory available. Staff recommends not using the similar brick from the original factory, as there is insufficient supply and that would result in having three different brick types on this elevation.

There is a further complexity with this property in that the brick is extremely dirty, complicating the color match. Cleaning the brick is likely unwise due to the texture, which the contractor noted has sloughed off over time on several of the bricks. Therefore, the usual preservation consideration of matching original color rather than weathered color is not necessarily a factor in this case.

(over)

Staff comments (cont.)	<p>Applicant has accepted that retaining the cultured stone will not be accepted and brings further brick samples this time. Therefore, staff reluctantly recommends applicant's current proposal of the Bowerston Shale 130-1 Matt in the Autumn Blend color palette, eliminating the darkest color.</p> <p>The new brick will not be weaved into the existing corners of original Persiantex so as to retain as much original fabric and provide strong corners for the final result.</p>
Recommendation	Recommend HPC Approval
Conditions	N/A
Previous HPC action	In July 2017 the proposal to continue using cultured stone on this elevation was denied as were all proposed replacement brick options.
Previous Council action	