



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	3/3/2025	CCF # 241573
Ald. Bauman	Staff reviewer: Tim Askin	
Property	2721 N. Lake Drive	North Lake Drive HD
Owner/Applicant	Ann Jacobs	

Proposal

Eliminate or shrink numerous openings on the rear of the home. Replace flat roofing where eliminating skylight. Install new multi-pane casement windows in a reduced opening that currently has glass sliding doors. Infill openings with mixture of new and salvage brick.

Staff comments

There was a significant kitchen remodel in 1958 and further work in 1974. The permit records are exceptionally limited in their details. It is therefore impossible to know the original arrangement of fenestration on the back walls at this point.

With the absence of historical information, the guidelines for alterations to windows and areas in the rear are met. The proposed new windows “respect the stylistic period the building represents.” None of the openings being altered appear to be original and the changes respect the building’s architectural character.

Recommendation

Approve with conditions

1. Staff approval of a specific wood window design. The design concept is architecturally appropriate.
2. Standard masonry conditions
 - a. 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.
 - b. 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.
 - c. 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.
 - d. New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.