



## Milwaukee Historic Preservation Commission Staff Report

### LIVING WITH HISTORY

<b>HPC meeting date</b>	<b>1/13/2026</b>	<b>CCF # 251527</b>
<b>Ald. Brower</b>	<b>Staff reviewer:</b> Andrew Stern	
<b>Property</b>	2546 N. Summit Avenue	North Point North Historic District
<b>Owner/Applicant</b>	David and Karen Hecht 2546 N. Summit Avenue Milwaukee, WI 53211	

### Proposal

The applicants wish to construct a two-story addition with full basement at the rear facade the existing house.

### Staff comments

The H.J. Newman Investment Property is a Colonial Revival house with Prairie Style accents constructed in 1923. The house is a simple, two-story brick-and-stucco veneered residence with a symmetrical front façade and hip roof.

The applicants are proposing a two-story addition at the northeast (rear) façade. The addition will be approximately 1,100 sq. ft. above grade and a full basement consisting of an additional approximately 450 sq. ft., most of which will be finished.

The rear addition will match the finishes found on the historic portion of the home, including brick veneer, stucco, soldier brick course to match existing, flared stucco corners at second floor, limestone window sills, dimensional asphalt shingle siding to match existing. Windows are proposed to be solid wood Marvin windows with simulated divided lights to match the 6-over-1 design on the primary block of the house. The roofline will continue back from the existing house and terminate at a hipped roofline. The large roof overhang continues on the addition. An unconventionally located dormer is proposed in the ell where the new and old sections meet. The applicants have indicated a dormer is necessary here to provide headroom for the stairs to the attic level. A window well and egress window is proposed in the center-rear of the addition.

Where the new and old sections of the house meet along the northeast façade, the addition will be offset 8" and clad with Flemish bond brick veneer (versus the running bond on the original house and the remainder of the addition) to differentiate between the old and new. An exterior door is proposed on the southeast of the addition. The entry is accessed off a small concrete stoop. The six-light door has a sidelight that mimics the lights on the door. The entry has a hipped roof supported by wood scroll brackets.

### *Relevant guidelines:*

#### **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.

#### **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.

Staff finds that the addition satisfies the relevant guidelines found in the designation report for North Point North. The addition harmonizes with the existing building and provides subtle differentiation to distinguish between the original and addition portions of the house.

Reconfiguring the internal room designs will result in some existing window openings being removed or infilled. While most of these will be located at the rear façade where the addition will be constructed, two openings on the northeast façade will be modified to accommodate the internal reconfiguration of the kitchen. These will be minimally visible from the right of way. The new roofline for the addition necessitates the removal of the existing rear dormer. This is not visible from the right of way, and the proposed new dormer will likewise not be visible.

## **Recommendation**

### **Approve with conditions.**

1. Submit a detailed window and door schedule for the addition for approval. Windows shall be non-clad wood with simulated divided lights with internal spacer bar.
2. No LP fascia board is allowed, any trim and/or soffit/fascia shall be constructed of natural or acetylated wood.
3. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.
4. 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. 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. Modern mortar may be used in the addition, but mortar at the point of connecting to the original structure and any repairs to the original structure must comply with this condition.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. 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.

**UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

5. New stucco will be a Portland cement stucco. No exterior insulation and finish system materials (EIFS) are allowed. New stucco should match the original in terms of texture, hardness and thickness.