



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 5/7/2018**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114493 CCF #180026**

<b>Property</b>	2446 N. LAKE DR.	North Point North HD
<b>Owner/Applicant</b>	JOHN ANDREW KLEMEN CHILD'S TRUST D12-16-2004 312 E BUFFALO ST STE 300 MILWAUKEE WI 53202	Rick Langdon 2415 S Logan Ave Milwaukee, WI 53207 Phone: (920) 559-6151
<b>Proposal</b>	Applicant reports that the north wall of the duplex is failing in a similar manner as the south wall. Brick ties are coming loose and the full-size veneer is detaching and bowing. Applicant proposes to rebuild the wall with the same brick that was approved for the north wall.	
<b>Staff comments</b>	<p>A perfect match to the original brick cannot be found. Much effort was expended trying to find an acceptable texture of brick for the south wall. Applicant's concerns about the state of the north wall are valid and a rebuild is likely required. However, there is not a need for substantial amounts of new brick.</p> <p>The work on the south wall does not appear to comply with the Certificate of Appropriateness that was issued. The only portion of the south wall work that is in compliance is the texture of the brick. The brick appears to be a single color tone and a multi-colored blend was required. Salvage brick was to be used as much as possible for the rebuilding of the wall. None of the salvage brick was re-used, despite it being still on site at the time staff inspected the mortar sample. Finally, the application of the mortar was not done to the Commission's "craftsman-like" work standard. Noticeable amounts of mortar were found on the face of most brick.</p> <p>A more precise plan of work is required for approval as no salvage brick was used in the previous reconstruction. There is certainly damaged brick, but careful handling could preserve the majority of it. A specific salvage plan that includes an estimate of the amount of brick that can be salvaged and a design for where new brick can be best disguised should be required before project approval is granted. Quality of craftsmanship on the mortar joints also needs to be substantially improved from what was done on the north wall.</p> <p>It should also be noted that there remains an open violation at the rear of the property relating to a rear porch.</p> <p>Staff recommends commissioners visit the site in groups not constituting a quorum to best acquaint themselves with the situation.</p>	
<b>Recommendation</b>	Hold	
<b>Conditions</b>	Prepare salvage plan and diagram of repair areas for additional commission review.	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		