



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/1/2019
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114694 CCF #181790

Property 2804 W. KILBOURN AV. Concordia HD

Owner/Applicant S2M2 REAL ESTATE 2804 W KILBOURN LLC
11512 W WOODSIDE DR
HALES CORNERS WI 53130
S2 Real Estate Group
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Proposal Applicant requests at least one year to correct outstanding violations at property. Violations include newly installed vinyl windows. Other violations are related to habitability and safety and were present at the time of the current owner's acquisition in June 2018. There was a bank foreclosure in 2009 and it appears little work has been done since then.

Staff comments The building needs an extensive amount of work due to neglect. The owner is actively working on interior improvements and systems. Recently installed vinyl windows need to be replaced, other windows need to be replaced and repaired. Storm windows need replacement and repairs. Repointing is needed throughout the building. Roof and rear balcony repairs are required. Gutters and downspouts need significant replacements. Mechanicals require full replacement.

Given the scope of work, one year is a reasonable length of time. The Commission has the option to extend or shorten the period based on progress reports that are required at a maximum interval of six months.

Additionally, the applicant wishes you to rule on whether he can remove the rear balconies. Their current construction is clearly non-original and they need significant repairs. It is unclear if there were originally balconies or fire escapes. The doors to the balconies are sufficiently historic to indicate that there were always openings here. If they are rebuilt, a new railing style would be required.

Recommendation Recommend HPC Approval with conditions.

Conditions

1. Complete applications and work with stuff addressing detailed and specific scopes of work for all exterior work to be completed: windows, doors, repointing, roofs, etc. This initial review and mothball request sets only general requirements.

2. Window replacements are to be all wood with no cladding. Leading is required where it was present in original openings and the pattern must match exactly. It is noted that the leading on the 1/1 windows has at least two different widths of leading. Staff is satisfied that there never were leaded windows on the north elevation or the light court.

3. Exterior doors to be repaired originals, all wood replicas, or wood veneer replicas. Laminated safety glass is allowed and encouraged.

4. Standard masonry conditions

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.

Previous HPC action

Previous Council action