



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/4/2019
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114864 CCF #190999

Property 2050 N. SUMMIT AV. North Point South HD

Owner/Applicant SIDE BY SIDE INVESTMENTS LLC Julie Solochek
1724 N PROSPECT AVE
MILWAUKEE WI 53202

Proposal There are two components to this application. The first involves the installatin of an exterior AC unit. The condenser will be 24" x 24" x 27" and installed on the East side of the building inside of the existing fence that surrounds the back yard.

The second component involves the replacement of windows throughout the building. It excludes the window and door at the first level on the South elevation of the building, however all other windows throughout will be replaced. The applicant proposes to replace the existing 6 over 1 wood windows with vinyl windows.

Staff comments A/C
The proposed location for the A/C condenser is appropriate and hidden from street view. This should be approved as proposed.

Windows
Vinyl windows are specifically prohibited in the Council-adopted guidelines published in Living with History. Vinly windows are inherently inappropriate in a historic property because they cannot match the appearance of historic windows. There is no evidence that vinyl windows are more efficient than a repaired wood window with a properly fitting storm window. As such, there is no need for replacement windows. Finally, this body has never approved vinyl windows.

Recommend denial of window replacement.

Recommendation Recommend HPC Approval of A/C condenser
R Recommend Denial of window replacement.

Conditions

1. Linesets, if used, will be painted to match surrounding brickwork.

2. 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.

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.

Previous HPC action

Previous Council action