



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/12/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115038 CCF #200690

Property 2911 W. STATE ST.

Owner/Applicant TIMOTHY SCHEID & SHERRY HW Mrs Allyson Nemec
2903 W STATE ST Quorum Architects, Inc.
MILWAUKEE WI 53208 3112 W. Highland Blvd.
Milwaukee, WI 53208

Proposal The existing front porch has deteriorated over the years due to age and weather damage, with support wood joists and beams rotting and the existing decking being punched through by pooling rainwater not properly draining off. Repair carpentry on porch to a sound structural ate. The studs and joists will be above a tongue and groove beadboard ceiling to match the original beadboard ceiling that had been removed in the past. Existing light fixtures that luminate the entryways of the duplex will be restored and reattached to the beadboard ceiling. Exterior grade plywood roof decking will be used, with a single-ply membrane roofing. The current railing system is not the original to the house. A new railing system will bring the height of the railing to code and restore the historic look to the house.

At the dormer on the west façade, the existing non-original fiberboard siding will be removed and replaced with stucco wall finish to match the exterior of the second floor. This stucco finish will be over cement board sheathing and mesh. Added to the façade of the dormer will be painted wood trim to match the Tudor timbering at the front façade. The existing non-original by-passing slider windows located on the west façade of the dormer will be removed. They will be replaced with aluminum-clad wood casement windows in a brown finish to match the wood trim.

Repair and repoint masonry as needed.

Staff comments The project is generally approvable, but the change in materials in some areas and the specific materials proposed bring this project before the Commission.

Natural, historic materials have been consistently been required by the Commission when conducting repairs and rehabilitating historic properties. This includes natural wood for railings and non-clad windows per countless precedents.

The original railing is unknown. The earliest available photo shows a flimsy mid-century metal picket railing on the balcony, so design options are broad.

Recommendation Recommend HPC Approval with conditions

Conditions

1. Solid, untreated, naturally rot-resistant wood railings and posts, not composite or any other material. Posts can be wrapped with cedar rather than solid.
2. Submit different all-wood railing design for staff approval. Standard HPC design can be provided to owner/architect.
3. All-wood, non-clad windows for dormer (submit specs to staff for approval)
4. Standard Masonry conditions (see next page)

Previous HPC action

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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. 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.

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