



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/1/2021

Ald. Nik Kovac District: 3

Staff reviewer: Jacqueline Drayer

CCF #210953

Property 2542 N Terrace Avenue (North Point North Historic District)

Owner/Applicant Michele and Jay Berman
2542 N Terrace Avenue
Milwaukee, WI 53211

Proposal

Tuckpointing – remove damaged mortar to a uniform depth of ¾ of an inch. Remove dust and debris from joints by brushing, blowing with air, or rinsing with water. A colored mortar will be used in the repair. SPEC MIX Tuck point Mortar Color is a specialized blend of Portland cement, hydrated lime, dried masonry sand and color pigment specifically formulated for superior bond and tooling characteristics when applied in tuck pointing applications. The mortar used in the repair is inert, stable to atmospheric conditions, sunfast, weather resistant, alkali resistant, water insoluble, lime proof and nonbleeding. Mortar will be installed in accordance with ACI/ASCE-530.1. Mortar joints will be tooled and finished to match the existing unaffected mortar joints in the area.

The following Applicable Standards are met by the mortar used in the repair: ASTM C 144, ASTM C 150, ASTM C 207, ASTM C 270 for tuck point mortar, Innovative Masonry & Restoration ASTM C 595, ASTM C 780, ASTM C 979, ASTM C 1093, ASTM C 1157, ASTM C 1314, ASTM C 1586, ASTM C 1714, ACI 530.1, IMIAC.

We will paint to match the home once replaced. Replacing with same metal paneled door and will paint same as house.

The back porch steps are slanted down and loose stones and somewhat dangerous. We would like to replace with wood steps onto a wood deck that will transition into a stone paved backyard. Most concerned with replacing back steps for a safe exit and entry into the house.

1. All gutters and downspouts replaced with like for like K-style seamless aluminum gutters, and 4" aluminum downspouts. Additional gutter added to the back porch lower level after soffit reconstruction. (Royal Bronze)
2. Back 2nd floor Gable fascia replaced - the main material we will use is primed pine wood, and we may need to use a mirtek to match the decorative moldings as close as possible on top if the profiles aren't available in wood. (primed)
3. Garage fascia: all sides of the garage fascia are set to be replaced with wood Fascia (Primed). As needed, we are also repairing the rotted wood soffit on the garage with primed Pine soffit to match the areas not being replaced that run adjacent.
4. Back porch soffit / fascia rebuild : this is set to be rebuilt and then replaced with LP wood smartside soffit and fascia (primed).
5. Back walk out porch deck replaced and 60 mil EPDM / TPO rubber roof built on walk out patio (black). (Not modifying handrail) this includes fiberboard replacement below the rubber deck.
6. Garage door damaged brickmold replaced with wood brickmold (Primed).
7. Garage door trim and header board wrapped with Aluminum (Royal Bronze).

Staff comments

Tuckpointing is acceptable as long as custom blend is not harder than Type O.

The garage door may be replaced with an in-kind design from the Amarr Hillcrest Carriage House Steel Doors line. Proposed fascia and gutter treatments are acceptable.

The porch steps are visibly deteriorated. The proposal to replace them instead with wood steps leading to a wood deck that transitions into a paved stone backyard, while not particularly compatible with the house or historic district, is not visible from the street and likely minimally visible from adjacent houses.

There is also preliminary indication of an intent to build a rooftop deck, accessed from black metal stairs in the backyard. This has not typically been approved in this historic district. In the one instance staff is aware of such a roof deck being approved by this Commission, the applicant had a significantly smaller yard than this applicant. We do not have a complete proposal for the design at this time, however it is noted in the drawings as "Phase II" work. It is not before the Commission for approval today.

Recommendation

Recommend HPC Approval with conditions.

Conditions

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 the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications 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.

Mortar must be no harder than Type O.

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. 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.

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

1. Pressure washing of historic buildings is limited by state law and known best practices. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches.

Previous HPC action**Previous Council action**