

## **Project Description**

### **Roman Brodesser / Samuel & Mary Jo Radcliffe House 2912 East Bellevue Place, Milwaukee, WI 53211**

#### 1.1 Overview

Our project consists of exterior repairs, window replacements and painting to make the house more functional and bring it closer to original condition.

#### 1.2 Repairs

- ▶ Two steel lintels above window bays are rotted and will be replaced.
- ▶ Any requisite tuckpointing will match the existing mortar.
- ▶ The bay on the north elevation is on the first floor over windows in the garage (Figure 1).
- ▶ The bay on the south elevation is on the second floor over windows in the master bedroom (Figure 2).

#### 1.3 Window Replacements

- ▶ The non-original Pella casement windows on the second floor south elevation (facing the street) will be replaced with Marvin wood casements with lead overlays; these windows will be leaded the same as the originals (Figure 3).
- ▶ There are two banks of three windows and two single windows (Figure 2).
- ▶ The replacement Marvin windows will be the same models with the same lead overlays as those that were replaced in the kitchen (see Certificate of Appropriateness issued 7/3/2013) (Figure 4).
- ▶ The windows will be purchased from Lisbon Storm & Screen.

#### 1.4 Storm/Screen Replacements

- ▶ Non-original aluminum storm/screen combinations will be replaced with Marvin Ultimate wood storm/screen combinations (Figure 5).
- ▶ There are 19 second floor combinations and 7 first floor combinations to be replaced. None of the windows with new combinations are street-facing; they are on the north, east and west elevations (Figure 6 through Figure 9).
- ▶ The replacement storm/screens come primed and will be painted to match the rest of the exterior trim (see below).
- ▶ The combinations will be purchased from Lisbon Storm & Screen.

#### 1.5 Exterior Painting

- ▶ All trim except the front entry door and the garage doors will be painted a taupe color. The minor stucco accents (Figure 6) will be painted a cream color.
- ▶ O'Brien Professional Painting will be the contractor. An overview description of the work to be performed is in Figure 10.

Figure 1. First floor (garage) lintel to be replaced on north façade.



Figure 2. Pella casement windows to be replaced, and lintel to be replaced on south elevation.

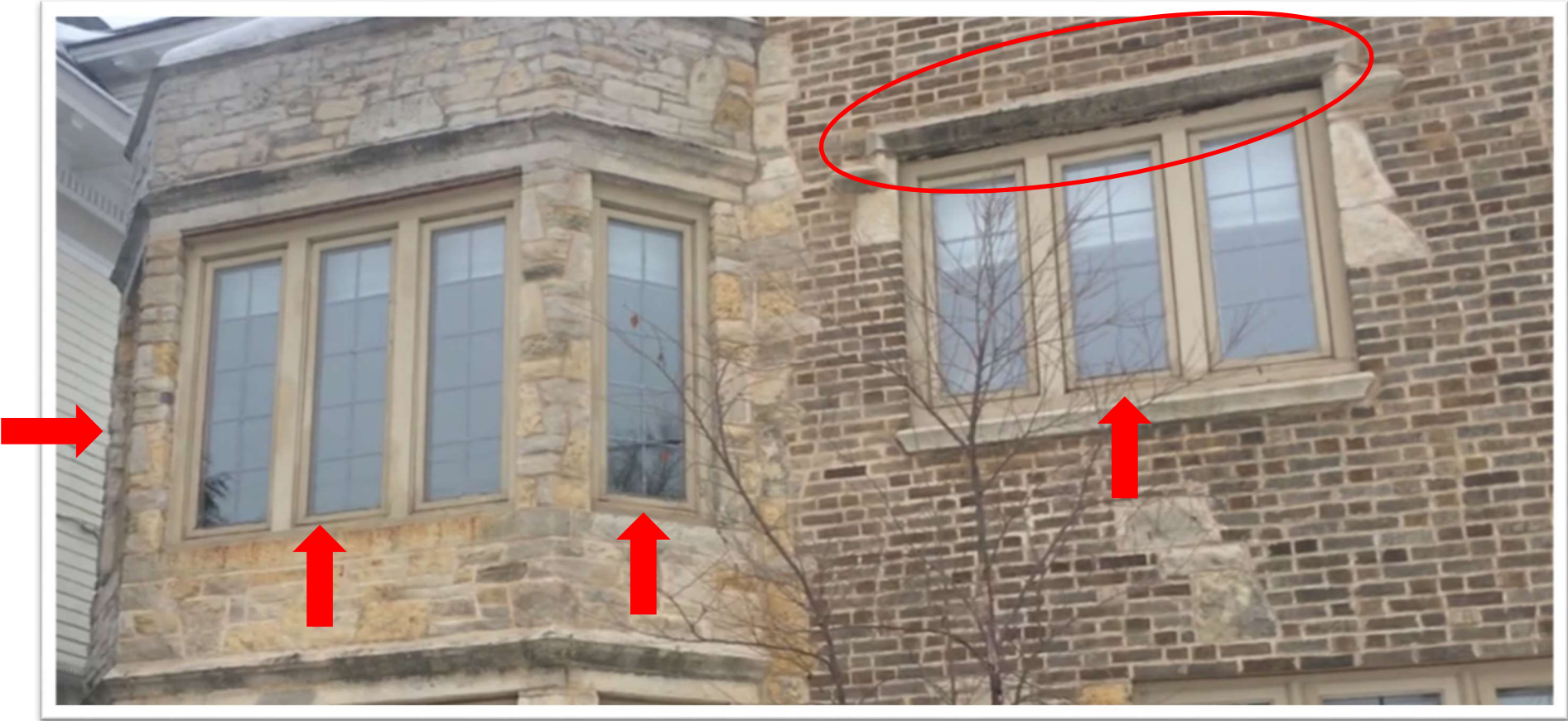


Figure 3. South and east elevations circa 1970's-80's, showing the presumed original windows that were later replaced with Pella casements.



**Figure 4. Kitchen windows that were replaced in 2013, of the same style as the proposed replacement windows.**



**Figure 5. Storm/screen combination from Marvin brochure.**



## STORM & SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel. Panels can be arranged in many ways: glass above screen, screen above glass or glass above glass. One of the glass panels slides behind the other for self storage when the screen is in use. Panels can be easily removed from the interior for cleaning. Available with a wood or aluminum clad surround.

**Figure 6. Some of storm/screen combinations to be replaced on east elevation.**



Figure 7. Some of storm/screen combinations to be replaced on east elevation.





**Figure 8. Some of storm/screen combinations to be replaced on west elevation.**



**Figure 9. Some of storm/screen combinations to be replaced on north and east elevations.**



Figure 10. Overview of exterior painting specifications.

O'Brien Professional Painting hereby propose to perform the labor necessary for the completion of: **Full Exterior Repainting-color change**

1. Painting work includes extensive lead(Pb)safe preparation, oil-priming of all exposed wood surfaces, and application of **2 coats** Sherwin Williams Duration Satin Exterior paint on all previously painted surfaces including wood trim, window sashes and sills, casement windows, both sides of remaining wood storm windows, outside frame of aluminum storm inserts, inner window jambs, gutters and downspouts, all wood components of dormers, brackets, soffit, fascia, crossbeams, moldings, painted doors, and garage trim. Work includes proper sealing of any water stains, caulking as needed to bring all exterior stucco surfaces to uniform paintable condition, and application of 2 coats S.W. Sherlastic masonry coating on all exterior stucco surfaces of home. Painting work includes preparation of any newly repaired wood and all surfaces to be painted on exterior of home; carbide scraping, removal of all failed paint, hand sanding to provide proper adhesion of new coatings, caulking of gaps in wood joinery, re-glazing repairs to leaded glass and sash windows, as needed to restore to paint-ready condition, priming, and sealing where needed. Work includes removal of failed sealants around window openings and resealing to brick where needed of window lintels and casings using Vulkem polyurethane sealant.