



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/5/2017
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114466 CCF #171663

Property	2145 N. SHERMAN BL.	Sherman Blvd HD
Owner/Applicant	T.E. X, LLC 8210 W APPLETON AVE MILWAUKEE WI 53218	Appleton Rental Homes 8210 W. Appleton Ave Milwaukee, WI 53218 Phone: (414) 462-9962
Proposal	Replace roofing, rebuild rear porch, rebuild front balcony railing, re-side dormers, replace gutters and downspouts.	
Staff comments	<p>The Adam Heeb Duplex dates to 1912, and is large and prominent masonry duplex at the foot of Sherman Boulevard. A detached masonry two-car garage faces Lisbon Avenue.</p> <p>Applicants will rebuild the severely decayed rear porch to as-built drawings prepared by HPC intern L. Saboori. Brick piers will be repaired or reconstructed with concrete using existing brick as veneer. Structure will consist of pressure-treated lumber clad in clear red cedar and all exposed wood will be clear red cedar. Decking is not specified.</p> <p>Front balcony railing will be rebuilt to a code-required height to match the rear railing design in the same materials.</p> <p>New roof will be Tamko dimensional shingles with limited shadow. Gutters will be replaced with new aluminum half-rounds and modern standard downspouts.</p> <p>Remove asphalt siding from dormers and replace with cedar shingles.</p> <p>The project appears to comply with all requisite guidelines with minor conditions.</p>	
Recommendation	Recommend HPC Approval with conditions	

Conditions**Roof**

No dormers, chimneys, moldings or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. 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.

Materials

Decking and guard rot-resistant wood material, not pressure treated. (One guardrail is specified, as pressure-treated, staff believes this to be a typo in the application.) Decking shall be tongue and groove, installed perpendicular to the nearest house wall.

Masonry

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. 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 tuckpointing.

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**