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Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

2912 E. BELLEVIEW PL.

Description of work

- 1) Replace rotted steel lintels over two window bays, one on the north elevation and one on the south elevation; requisite tuck pointing to match existing (see attached).
- 2) Replace non-original aluminum storm/screen combinations with new Marvin Ultimate wood storm/screen combinations; a total of 26 storm/screen combinations, 7 on the first floor and 19 on the second floor. Existing original wood storms and screens will not be replaced (see attached).
- 3) Replace non-original Pella casement windows with new Marvin casement windows on 2nd floor elevation. New units consist of two 3-wide units and two single windows with leaded tape applied to match original windows
- 4) New storm/screen combinations and new windows and all exterior trim and gutters/downspouts (except main entry door and garage doors) will be prepared, primed and painted. Existing beige color will be changed to a taupe color

Date issued

3/12/2019

PTS ID 114686 COA: windows, storms, lintels, repairs

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. No elastomeric coatings to be used, this includes, but is not limited to, the proposed Sherlastic product line.

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.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Inspector Paul Wolfgramm (286-2590)

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.

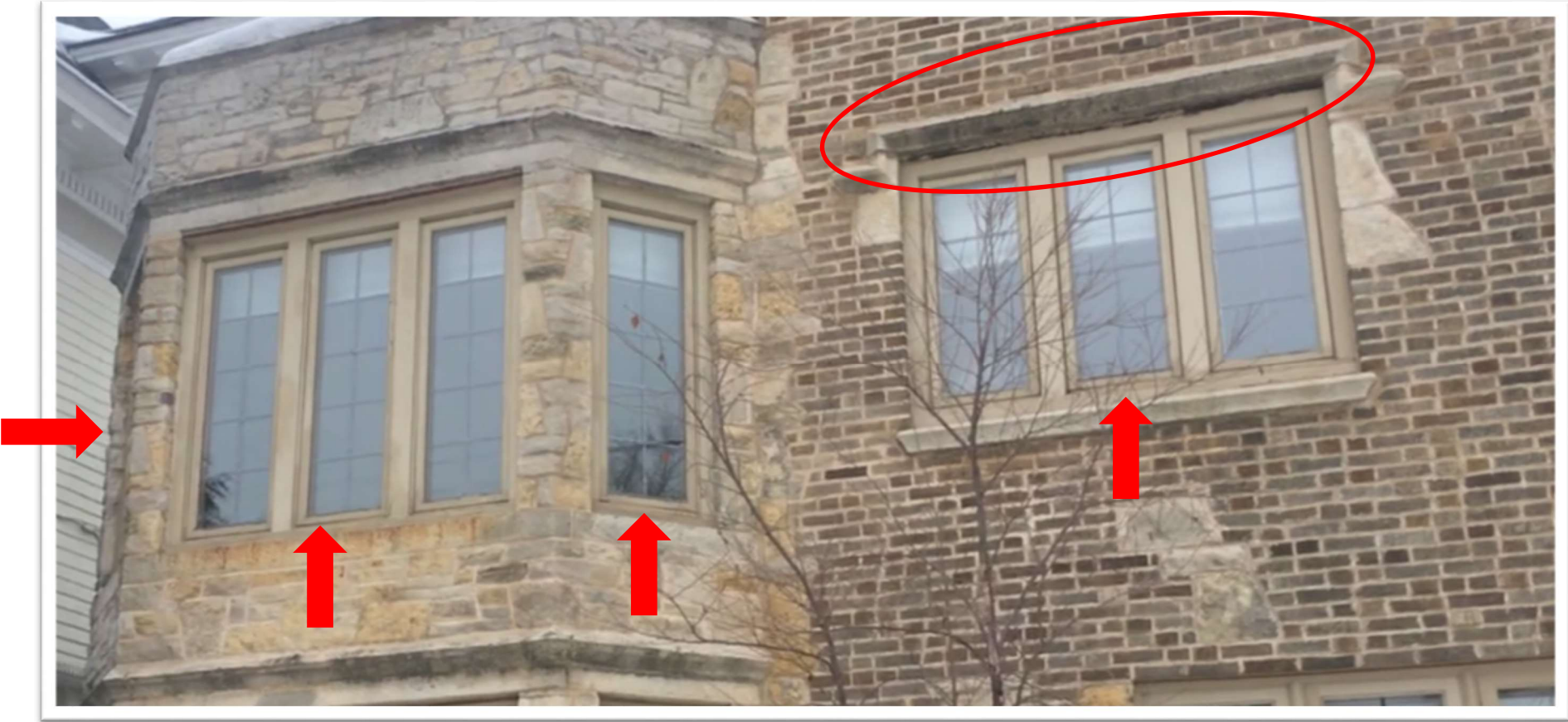


Figure 3. South and east elevations circa 1970's-80's, showing the presumed original windows that were later replaced with Pella casements.



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.