



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 6/1/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114955 CCF #200042**

<b>Property</b>	2908 W. MC KINLEY BL.	Cold Spring Park HD
<b>Owner/Applicant</b>	City of Milwaukee / RACM % Yves LaPierre	Mr. Russ Rueden
<b>Proposal</b>	<p>Complete rehabilitation of house with reconstruction of front and rear porches.</p> <ol style="list-style-type: none"><li>1) Lower front porch repair as specified in the drawings</li><li>2) Upper front porch repair as specified in the drawings</li><li>3) Rear porch repair as specified in the drawings</li><li>4) Upper rear porch repair as specified in the drawings</li><li>5) Roof Tear-Off and Replacement Using Standard Driftwood-Color Architectural open Metal Valleys; Metal Drip Edge and Flashing.</li><li>6) Replace gutters with new aluminum half-round gutters.</li><li>7) Construction of a Wood Privacy Fence as Specified in the Drawings.</li><li>8) Placement of a Standard Air Conditioner Condensing Unit on the east side of the Property behind proposed fence.</li></ol> <p>Major materials are wood or other typically accepted materials including asphalt roofing.</p>	
<b>Staff comments</b>	<p>Documentation is limited on the upper front porch and the rear porch overall. Original upper railings were not present on either porch at the time of designation.</p> <p>Staff has only one minor point to bring to the Commission's attention as a policy issue. The egg and dart molding proposed for the front porch cornice restoration is proposed as PVC or polyurethane material. The original material is unlikely to have been wood and making it out of wood today would require prohibitively expensive hand-carving. For a molding that must be cast as a form rather than cut with a molding knife, these plastics are a realistic option. There is at least one company that can make the molding in exterior grade plaster, but nearly every commercially available option is some sort of plastic. The plastics proposed have adequate durability and are installed by nails like wood or plaster. It is up to the Commission whether to approve this material.</p>	
<b>Recommendation</b>	Recommend HPC Approval with conditions	
<b>Conditions</b>	<p><b>Standard Roof, Wood, Fence, and Masonry conditions</b> <b>Wood—except fences</b></p> <p>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 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.</p>	

### **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 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.**

### **Roofs**

No dormers, chimneys, moldings parapets, 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. Built-in rain gutters will be retained and sealed where needed. 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.

We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.)

<https://www.wisconsinhistory.org/Records/Article/CS4260>

### **Fences**

All wood must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building's front setback must be clear grain. Wood fences must be painted or stained 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

**Previous HPC  
action**

**Previous Council  
action**