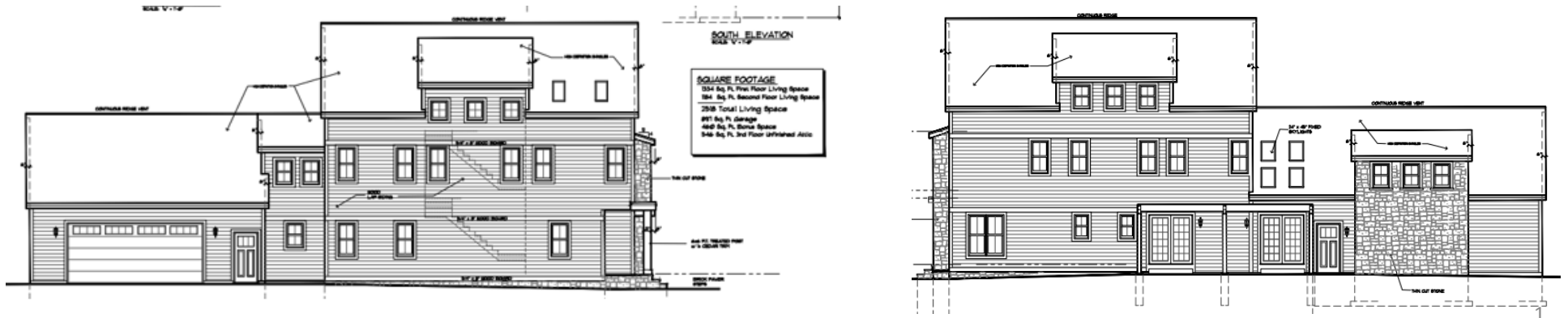
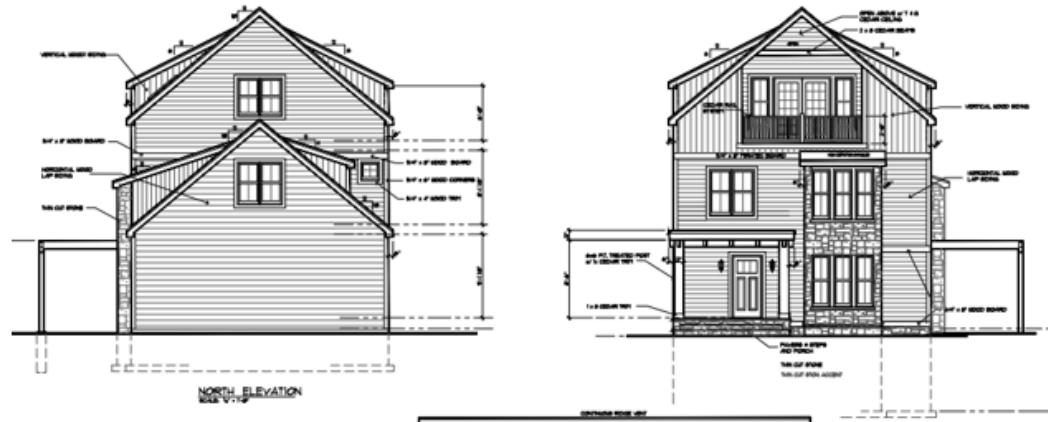


# 116 Vine St

Mike Warecki & Amanda Zagrodnik



# We Want to Contribute to the Surrounding Community

We are asking for the City of Milwaukee to follow applicable laws and policies (slides 13-14) that allow us to use the exterior materials we are proposing for this new construction project and are echoed in support by those living nearby in Brewers Hill who will be our neighbors (slide 3).

The materials (siding, windows) we are proposing are approved in Madison Historic Preservation areas for New Construction projects following the same best practices for historic preservation. The materials are also encouraged by Milwaukee HPC staff but not approved based on precedence. (See staff report. We've met with MKE and Madison HPC several times).

Many of the requirements that the HPC propose cost an exorbitant amount on a new construction project that is already beginning with a meaningful amount of negative equity given the appraisal vs costs of modern-day construction. We will not be able to construct the home if incurring excess costs from wood siding/windows.

- Loan closed 8/30/21 with an appraisal of \$770k vs construction cost of \$839.2k (home only); no land, landscaping, etc. Estimated total cost is \$1,000,000 (land, improvements, construction and \$30k landscaping). Wood siding (\$20k+ more) and all wood windows (\$33k more) would add \$53k+ to this amount on install alone, not including maintenance and a shorter lifespan leading to replacement (slide 18).

**CHANGES:**

Add permit allowance (building, erosion control, other required permits)	\$3,500.00
Add permit allowance (mechanicals - electric, HVAC, plumbing)	\$2,000.00
Add survey allowance	\$1,250.00
Add footing recertification and foundation recertification allowance	\$1,000.00
Add erosion control allowance	\$1,750.00
Add sewer/water lateral allowance	\$5,600.00
Add excavation and grading allowance to include strip top soil	\$8,300.00
Add trucking allowance	\$10,000.00
Add stone allowance	\$6,600.00
Add occupancy grading allowance	\$1,500.00
Add occupancy stone allowance	\$1,500.00

*Note: To obtain occupancy, all exits must be safe and within 8 inches of grade. All basement exposures with an exit should have a deck built prior to occupancy.*

Contract Totals

Total Contract: **\$839,217.00**

# HBHA Support Letter

To: City of Milwaukee Historic Preservation Commission

Fr: Historic Brewers Hills Association Board of Directors

Date: February 28, 2022

Re: 116 E Vine Street – New Home Construction in Historic Brewers Hill

The Historic Brewers Hill Association has reviewed the requested appeal by Mike Warecki and Mandi Zagrodnik regarding their new home construction at 116 W. Vine Street. They met with the Board of Directors on February 15, 2022. Based on a review of the plans provided, explanation of exterior material types proposed, and understanding the rationale of their request, the Board of Directors supports the requested appeal for use of the following materials:

1. LP Smartside, smooth.
2. Alliance Windgate Single Hung windows; these will be black and made from Fibrex. They will be framed with wood and look like wood from the exterior in accordance with the materials guidelines for new construction; very similar to Rob & Greg's home at 102 W Brown; and cost effective and durable.
3. Skylights above the master bedroom.

The use of the non-wood materials for exterior siding and windows on new construction is consistent with the position taken by the Board of Directors for the single-family home constructed at 102 W. Brown Street in 2017. It was also noted that skylights on roofs are prevalent on many existing structures throughout the neighborhood.

We appreciate the attention given to the exterior details, design, and commitment by Mike and Mandi to construct a single family residence on a vacant lot and that this structure will add to the overall character of the Historic Brewers Hill neighborhood.

Sincere Regards,

Historic Brewers Hill Board of Directors

# Appeal Rights Letter

Dear Applicants:

Your application listed above was heard at the Historic Preservation Commission meeting of April 4, 2022. At this meeting, the Commission granted some of your requests and denied some requests on your application. Those requests which were denied were: skylights on the west roof slope over the master bedroom, use of Smartside as a cladding material, the use of manufactured stone for the bays, aluminum cladding for the windows and vertical siding on the front gable.

You can appeal the Commission's decision to the Common Council by filing a written request with the City Clerk by April 29th. I have also included a copy of any appeal requirements you might be required to comply with and the required documents. The appropriate Common Council committee will hear your appeal at its next meeting.

If you have any questions relating to the appeal process, please contact Linda Elmer at 414-286-2231.

Sincerely,



JIM R. OWCZARSKI  
City Clerk

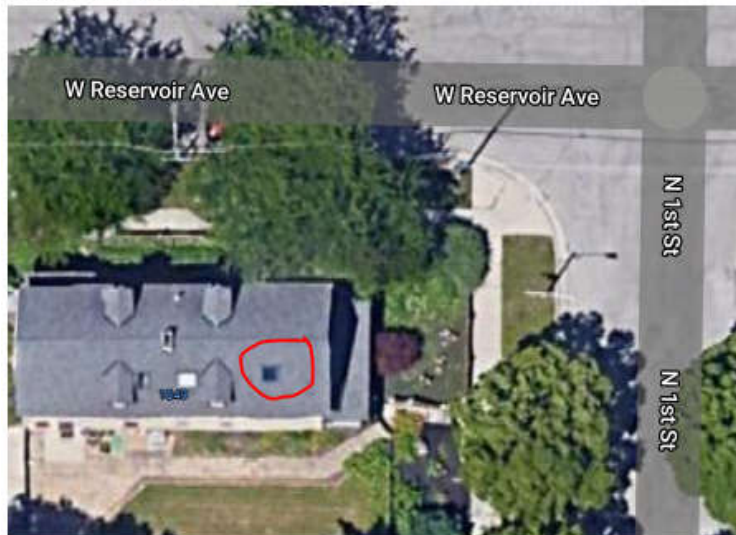


# 1. Skylights on West Roof Slope Over Master

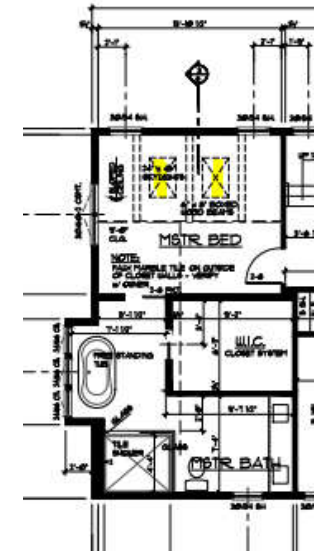
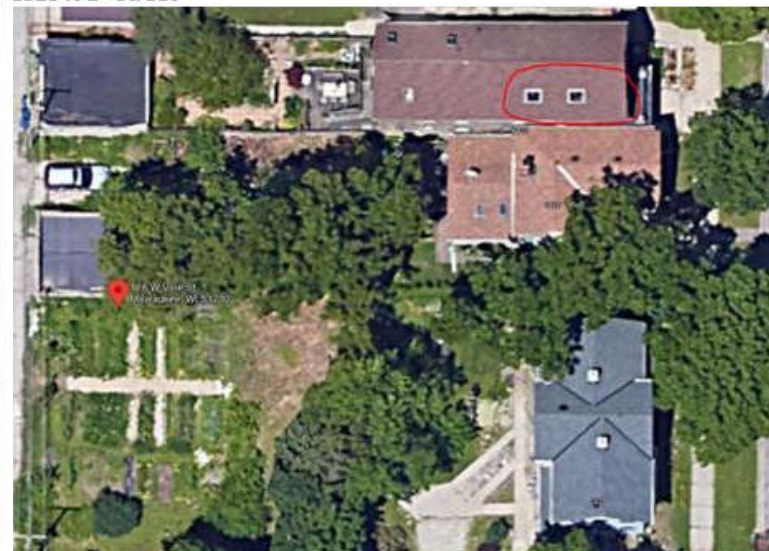
- HPC Denied
- HBHA Supported
- Exists throughout Historic District
- Images (below) are historic homes on our same block within Historic District with skylights in the same location
- Skylights are prevalent in Brewers Hill Historic area



1849 N 1<sup>st</sup> Street



1813 N 1<sup>st</sup> Street



## 2. Use of Smooth LP SmartSide

- HPC Denied
- HBHA Supported
- HPC Staff Recommended Approval in our meeting but denied based on HPC history (Staff Report slide 17)
- Approved by Madison HPC for New Construction in Madison Historic District. Madison and Milwaukee HPC Staff follow same Historic Preservation Best Practices
- \$20k+ more affordable, our current contract is based on LP SmartSide
- Used at 102 W Brown built in 2018 in historic district
- Less traditional vinyl siding is commonly found within Brewers Hill, mostly outside historic district border

## 2. LP SmartSide Info (Engineered Wood); Old Growth Wood Is Not Sustainably Found/Used Today



### Engineered Wood

As the most durable siding on the market, **engineered wood** combines the aesthetics of real wood with engineered wood strand technology for superior durability. Withstanding the passage of time, it's a great choice for versatile applications.



### Traditional Wood

**Traditional wood** offers aesthetic charm, but it is prone to durability challenges associated with a naturally biodegradable material. It can be subject to damage from moisture and termites that leads to rotting and warping. It also requires frequent painting or staining.



### Vinyl Siding

**Vinyl** is a popular choice, thanks to its affordability and little need for maintenance. It is not one of the durable siding types, however, as it offers relatively low impact resistance and can be prone to cracking, melting and buckling.



### Cedar Shake

While it boasts a rustic appearance similar to traditional wood, cedar shake siding is a more durable siding type that also offers natural insulating properties. It also requires much more maintenance than any other top of wood siding.

## HOW ENGINEERED WOOD PREVENTS DAMAGE

The secret to LP SmartSide Trim & Siding's remarkable durability is LP's proprietary SmartGuard® manufacturing process. It ensures that every strand of wood is treated with a carefully formulated mix of resins, waxes, and zinc borate and finished with an overlay to offer complete protection against hail, moisture, termites and fungal decay.

### Zinc Borate

This naturally derived additive helps engineered wood resist damage from termites and fungal decay.

### Waxes

Designed to resist moisture, waxes coat each strand to offer enhanced durability in humid environments.

### Resins

Engineered wood stands up to impact and survives freeze/thaw cycles due to resins that offer incredible strength.

### Overlay

This final element of protection resists moisture intrusion, providing a durable base for a finished look.



## Naturally Sustainable Siding Options

The LP SmartSide manufacturing process begins with a renewable resource: wood. All wood used is grown and gathered under strict Sustainable Forestry Initiative® (SFI) standards. To remain SFI-certified, all of our forest management and fiber sourcing programs must be managed for multiple environmental, social and economic values that will benefit our world now and into the future. We're not just building for the future, we're helping to protect it by actively investing in reforestation and the preservation of wildlife habitats.

We source fast-growing trees and use 99% of the log for either the product or for fuel to make it. Plus, all binding agents and resins used in LP engineered wood siding **panel, lap, trim**, etc., are low-emitting and safe for children and pets. You can be confident that LP products installed on a home or other structure are sourced and produced sustainably.

### 3. Aluminum-Clad Wood Windows (Pella)

- HPC Denied
- HBHA Supported Aluminum Clad and Vinyl
- Pella Architect Series was from HPC approved list; sent by HPC Staff. We expected approval based on meeting with staff. Milwaukee HPC is not distinguishing between guidelines for new construction vs existing historic structures (slides 13-14)
- Approved by Madison HPC for New Construction
- We would prefer Vinyl for cost and quality purposes, as used in 102 W Brown, for durability and efficiency in MKE's fluctuating climate



### 3. Alliance Vinyl Window – Recommended by Contractor Given Durability and Quality + Lifetime Warranty

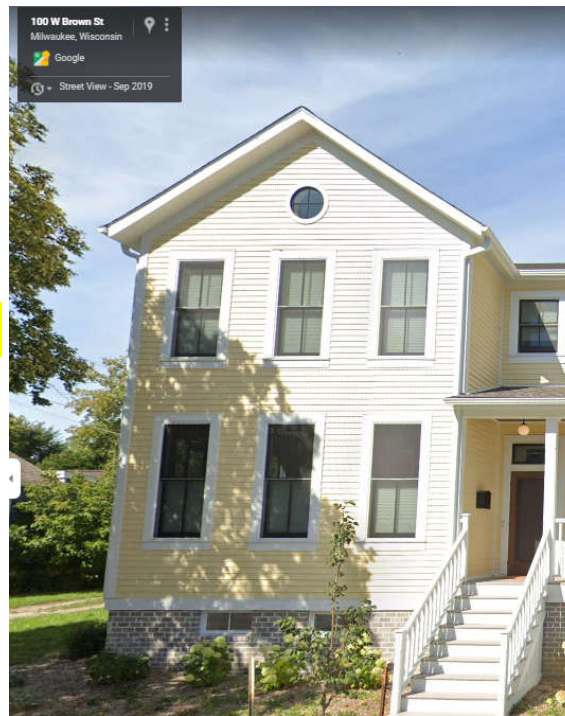
The best value for price, performance, efficiency

Vinyl used at 102 W Brown (right). Wood border provides wood appearance. I had to touch the window to tell its vinyl

\$30k cost savings vs wood. Our contract is based on Alliance vinyl windows

Quality product with lifetime warranty (far right image)

Commonly found within Brewers Hill, typically outside historic district border



#### The American Window Alliance, Inc.

The American Window Alliance, Inc. (AWA) is a member-owned national network of independent regional manufacturers dedicated to providing our respective customers, homeowners like you, with the best window and door products available today. As an AWA member, each manufacturer is committed to produce its Alliance windows following stringent quality standards. By producing to such high quality standards each AWA manufacturer is able to offer one of the strongest warranties available in the industry today. Over 300 years of accumulated manufacturing experience and this warranty are your assurance that your Alliance windows have been made by one of the best manufacturers across the nation.

#### Windgate New Construction Windows

##### Standard Features:

- Highest quality vinyl for a lifetime of trouble-free performance
- Full 3-1/4" jamb depth chambered frame for maximum structural integrity
- Fusion-welded frames and sashes for extra strength and durability
- 3/4" insulated glass for superior thermal performance
- Optional InnovativE® (Low-E) coating system with warm edge spacer technology, reducing utility costs

# 3. Aluminum-Clad Wood Windows (Pella)

HPC Approved window list below:

WINDOWS--CONTRACTORS approved by hpc ▾

**New Only:**

**Acker Millwork**—Milwaukee—672-2200 (new) <http://www.ackermillwork.com/windows.html>  
(wood storms and screens are available and combination storms/screens that have removable glass and window panels)

**Parrett Windows** Northern Wisconsin—1-800-541-9527 (new) [www.parrettwindows.com](http://www.parrettwindows.com)  
[info@parrettwindows.com](mailto:info@parrettwindows.com) Wood storms and screens are believed to be available.

**Historic Woodworks**—John Teske—(920) 251-9219 (new and repair)  
<http://historicwoodworks.net/> [historicwoodworks@gmail.com](mailto:historicwoodworks@gmail.com)

**Marvin Windows** [www.marvin.com](http://www.marvin.com) The Ultimate Wood line is preferred. Wood Storms and screens are available (Alpine series storms).

**Kolbe & Kolbe** <https://kolbewindows.com/windows> A limited portion of their product line is suitable for historic buildings in the City of Milwaukee. Wood storms and screens may NOT be available.

**Pella: Architect Series** only <https://www.pella.com/windows/architect-series/>

**Sierra Pacific** "All-Wood" only  
<https://www.sierrapacificwindows.com/Product?pt=Window&lf=All-Wood>

+ Design & Performance - Wood

+ Specifications - Clad/Wood

+ Specifications - Impact Resistant



Architect Series® - Traditional

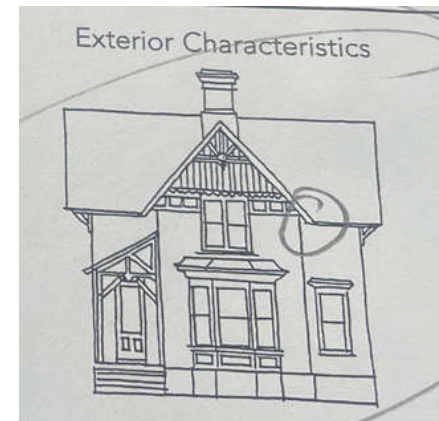
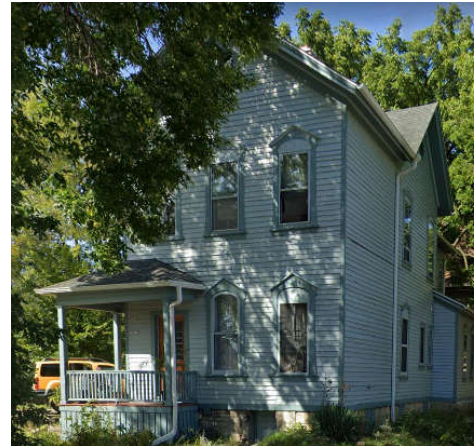
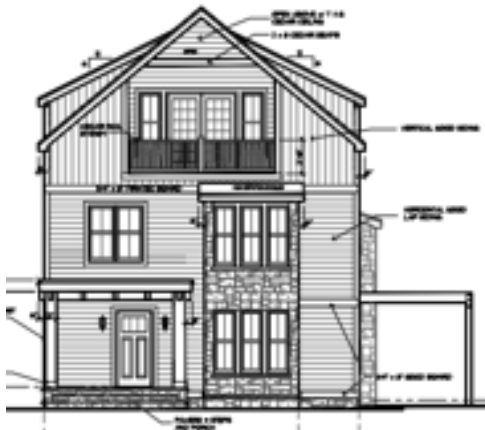
Wood

Classic, timeless style

Additional security and comfort

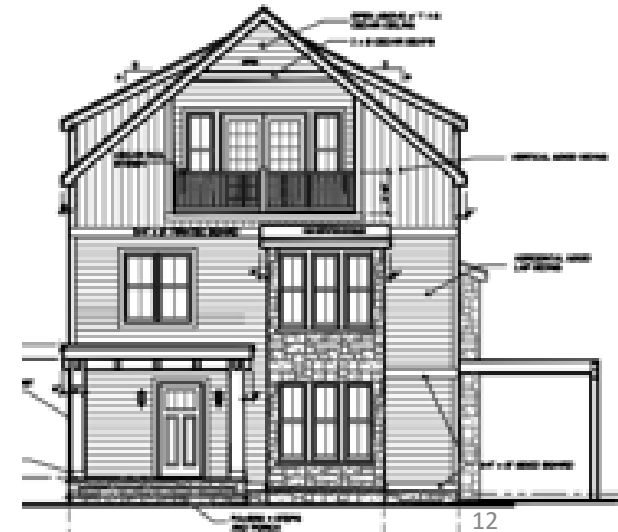
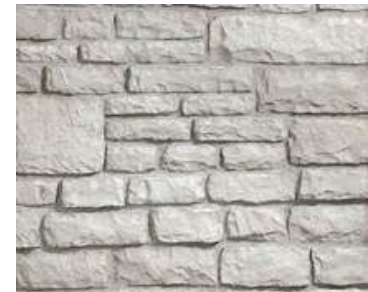
## 4. Vertical Siding on Gable

- HPC Denied
- HBHA Supported
- We anticipated HPC staff approval based on meeting and historic images they provided (right); they left up to HPC (slide 17)
- Our home next to neighbors (below). Historic images from HPC staff (right; note vertical cladding)



## 5. Use of Manufactured Limestone for Bays (HPC already approved for our exposed foundation)

- HPC Denied
- HPC Staff Recommended Approval
  - “Found in similar era homes near Brewers Hill”
- Provides texture and dimension
- Near identical to limestone used throughout MKE
  - Cashmere limestone (right)
  - Mortar will be flush with stone providing texture vs dimension





# Milwaukee HPC Guidelines for New Construction

- Guidelines for new construction allow for the use of, and support, our selected materials and are different from guidelines for rehab, which state to retain original material (historic designation study report)
- We adhere to all 4 guidelines for new construction (right)
- Our selected materials were used at 102 W Brown
- Our proposed materials have look and feel of wood; LP Smartside is made from recycled wood and windows are framed

## HISTORIC DESIGNATION STUDY REPORT

### BREWER'S HILL HISTORIC DISTRICT

#### A Guidelines for New Construction

It is important that additional new construction be designed so as to harmonize with the character of the district.

##### 1. Siting

New construction must reflect the traditional siting of buildings in Brewer's Hill. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings. New buildings should not obstruct the vistas from the street to the house.

##### 2. Scale

Overall building height and bulk; the expression of major building divisions including foundation, body and roof, and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.

##### 3. Form

The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.

##### 4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in Brewer's Hill. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.



# Milwaukee Ordinances Regulating the HPC Discourage New Construction that Copies Historic Architecture (Ch 320-21-11-g)

g. **Criteria: Certificates to Allow Alteration, Reconstruction, Rehabilitation or New Construction.** In determining whether to grant, grant with conditions or deny a certificate of appropriateness to allow alteration, reconstruction, rehabilitation or new construction, the commission shall consider any applicable factors listed in sub. 12 and any of the following:

g-1. **Whether the proposed work would destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done or adversely affect the external appearance of other improvements on the site or within the district.**

g-2 **Whether, in the case of construction** of a new improvement on a historic site or within a historic district, and with consideration of design review recommendations issued by the department of city development, the new improvement, other than an accessory structure, an addition thereto or reconstructed features thereof, is all of the following:

g-2-a. **Architecture sensitive to the mass and proportions of existing structures on the site or within the district in which the subject property is located.**

g-2-b. **Appropriately-scaled architecture that is clearly differentiated from nearby historic structures, while taking cues from them.**

g-2-c. **Not an attempt to re-create a historic structure.**

Ordinance 320-21-11-g then clearly indicates that new construction shall both be differentiated from nearby historic structures and not make an attempt to re-create them. It suggests that attention to mass, proportion, and scale are the means of creating new structures that fit into the historic environment.

The introductory paragraph to Ordinance 320-21-11-g refers to Ordinance 320-21-12, where additional applicable factors related to the granting of Certificates of Appropriateness can be found. Ordinance 320-21-12-c reads as follows:

c. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

102 W Brown with Same Materials; Fits  
Historic District. “Community loves it!”





Pictures of Vacant Lot. We are the Third Owners in Two Years. All Owners Have Worked with HPC. Our first HPC Meeting was June 2021.

- If guidelines for new construction are not acknowledged and adhered to, this lot will not get developed and improved

Vacant lot. Home to be positioned on the left side, near the power lines and along the alley.



Home to be constructed on the left side of 116 W Vine along the alley, in line with 124 W Vine. Owners of 116 W Vine also purchased separate, 30 foot wide parcel to the east from 102 W Vine, which will be improved and maintained as a green space and garden.



# HPC Staff Report April 2022

1. Porch post revisions were shown to the HPC at the March meeting and were appropriate
2. Skylights are placed close to the front of the house and are visible from the public right of way. Applicant wants this location for the bedroom below. Various skylights can be seen throughout Brewers Hill. Some were approved because they were set back or behind a dormer/gable. Some were installed without any review or approval.
3. Smartside has not been approved for existing or new construction by the HPC.
4. Manufactured stone will not be excessively rusticated and the grout will be applied to the front edge of the stone to reduce shadow lines
5. Aluminum clad windows selected from list of manufacturers sent by Tim Askin
6. Applicant wants to keep vertical siding in the front gable
7. Garage door appropriate

**Approve** items 1, 4, 7

**Deny** item 2 based on guidelines that state skylights [and other rooftop features] can be added if they do not visually intrude upon elevations visible from the right-of-way.

**Deny** item 3 based on history of HPC denying this product. Also all previous new houses approved by the HPC have used wood siding. Smartside does not have the appearance of wood siding.

**Deny** item 5 based on years of denials by HPC for this product on residential projects.

**Up to HPC** to approve or deny item 6, the vertical siding on the front gable.

# Builder Recommendation and Logic; Siding and Windows

Re: RE: 287 - Warecki - Weekly Job Status Update (12/16/21)



Mark Harris <mark@espirehomes.com>

To: Mike Warecki

Cc: Rebecca Brown; Mandi Zagrodnik



Mon 1/24/2022 1:53 PM

Follow up. Start by Monday, January 24, 2022. Due by Monday, January 24, 2022.  
If there are problems with how this message is displayed, click here to view it in a web browser.  
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Mike,

If you go with the Alliance vinyl window with the black on black, it will cost you around the same price, since the upgrade for the black/black does cost quite a bit more. The Anderson 100 series windows are not quite the best and I know Daryl would not recommend putting those in one of the homes he is building. I personally don't have any experience with Anderson 100 series, but all I know is what I've heard through the industry. They are an entry level window and do not have the lifetime parts warranty that the Alliance windows offer. The cost difference between Anderson 100 and standard single hung Alliance in white or tan is somewhat minimal, maybe about a \$3000-\$5000 increase to go with the Anderson 100's and that is due to the fact it is the Anderson name. If you'd like, we can do the black/black windows with jamming & casing on the inside if that is the look you are going for. This would be approximately the same cost as the original window bid we have in the budget. Even the Sierra Pacific line of windows that we originally bid out for your build has an aluminum cladding on the outside of the wood window to protect it from the elements.

I talked with Lauren Parsons, our account representative from Drexel about the wood siding. She has told me that is a substantial increase in cost to go to the true wood siding. Not only just for the material cost of the wood, but there is a special framing that has to be used behind the wood siding. This is so the back side of the wood, which touches the house, can breathe. This is a necessity when you are using true wood siding. **This is an increase of \$20,000+ due to again, material differences and framing differences.**

Wood exterior windows are something that is just as problematic as wood siding. True wood materials exposed to the elements, even when coated and finished, can result in longer term maintenance issues & costs. Wood siding will have to be maintained about every 3-5 years, where LP siding will have roughly a 15-20-year maintenance update and that is going to most likely be due to you wanting to change the color. **Wood windows that are exposed to the elements will warp and not close properly if the maintenance of those windows is not upkept properly.**

Bottomline, if you want to have a wood window on the interior, that is fine, but a vinyl or fiberglass window on the exterior is the best for the WI climate. **As for the siding, vinyl siding, cement board siding or the LP composite siding is the way all of our builds are being done at this time.**

I hope this all makes sense and I can talk through any of it via phone call if necessary.

Best regards,

Mark Harris



**DEVELOPMENT AND DESIGN STANDARDS FOR THE BREWERS HILL AND HARAMBEE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT**

Sub Area A (Harambee)			Sub Area B (Brewers Hill)			Standards and Guidelines
New Construction	Expansion	Exterior Renovation	New Construction	Expansion	Exterior Renovation	
X	n/a	n/a	X	X	X	<b>Standards and Guidelines</b> 1. Height – 40 feet and 2.5 stories maximum - 30 feet and 1.5 stories minimum  2. Roof pitch –On new construction, the roof pitch must be between 8:12 and 12:12. (a roof's pitch is represented by rise and run. An 8:12 pitch is 8 inches of rise for every 12 inches of run, etc.). On expansions, the pitch of the new roof must be consistent with the existing roof pitches  3. Raised Basements -2.5 to 3 feet must be exposed at front  4. Front Porches – required on all building fronts Minimum Width – 6 feet Minimum Depth – 6 feet Columns - Minimum Dimensions: Square – 6 X 6 inches minimum Round – 8-inch diameter minimum Hand Rails – minimum 3 inches in height Bottom Rails – minimum 1.5 inches in height Baluster spacing – 3.5 inches center to center Skirting – must be composed of "1 by "boards aligned vertically and with a minimum gap of 3/8 inches  5.Windows – all front facing windows must be oriented vertically and be a minimum of 5.5 feet high except for specialty windows, such as piano windows and gable end windows Windows and/or doors may not be spaced more than 8 feet apart on a horizontal plane Front gable ends must have an attic window  6. Garages – must be located in the rear yard and must use an alley for access if available
X	n/a	n/a	X	X	X	
X	n/a	n/a	X			
X	n/a	n/a	X	X	X	
X	n/a	n/a	X	X	X	
X	n/a	n/a	X			
X	n/a	n/a	X			

**Site Features** Residential Lots: the maximum width of any new parcel of land shall be 40 feet except if the parcel does not have alley access the maximum width shall be 50 feet.

**Exclusions**

The limitations on Site Features, and Residential Building Features shall not apply to buildings located in the following commercial zoning districts: Local Business (LB2), Commercial Service (CS) and Neighborhood Shopping (NS2). In addition, General and Detailed Planned Developments (PD and DPD) are excluded from Overlay District standards by ordinance

