



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/4/2018
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114521 CCF #180191

Property	3209 W. WELLS ST.	George Schuster House
Owner/Applicant	RICHARD R MOSIER LAURA SUE MOSIER 3209 W WELLS ST MILWAUKEE WI 53208	LAURA SUE MOSIER SCHUSTER BED & BREAKFAST LLC 3209 W WELLS ST MILWAUKEE, WI 53208 Phone: (414) 342-3210

Proposal Project is an elaborate garden enhancement plan that consists of a partial reconstruction of the east carriage porch, a new pergola, new fencing, re-located sign, and various landscape and plant features.

Staff comments **Plantings & General Grounds Plan**
There is an extensive planting plan that is generally appropriate with foundation and fence-line plantings and plantings around the pergola and proposed fountain. Parterres rather than foundation plantings would be more traditional to the period of the house, but the plan is directly related to the current use of the building. Thus walkable yard space would ideally be maximized while the fountain plantings still add some period character. The design is acceptable as proposed, with a caveat about one of the dogwoods noted below. is with clay

Fencing

Substantial new fencing is proposed around most sides of the property. While a fence in the front yard, forward of the line of the house is less than ideal and not strictly within the guidelines for this property, it does appear to be an unfortunate necessity. The land is essentially unusable while unfenced especially with neighborhood security issues. This as true as for a single-family occupant as it is for the current owner-occupied Bed & Breakfast use.

There is a possible fence permitting issue with the dogwood in the northeast corner. Whether or not the fence can be that close to the intersection is beyond staff's knowledge of code. Staff does not object to allowing the fence to be approved for going to the corner as proposed. Applicant should be given the option to build as proposed. Staff recommends approval conditioned on deferring to plan exam, but required to defer to whatever the basic permitting requirements are, which may including canting the corner and eliminating the dogwood. Staff would not support a variance for the fence or tree.

The wood fences proposed for non-street-facing elevations pose no problems themselves. The arbor gate along with south, which is the same design as the pergola, and therefore needs some design refinements

Reconstructed Porch

Documentation of the original porch is inadequate to guarantee that this is an exact reproduction, but the design is carefully thought through and uses salvage pieces found on the property. These pieces were clearly part of the original part of the original design and the dimensions are obvious based on building configuration and footings that remain on site. Applicant proposes two options for balusters to go along with the salvage pieces. Staff can only recommend the option submitted with the original application (Vintage Woodworks Modified Victorian). The porch railing may not be tall enough as designed to be able to obtain a building permit (26" railing with porch deck at 4' above grade).

Pergola

The pergola is acceptable in concept, size, and overall materials. It is to be constructed of wood with ground surface of red brick pavers or salvaged lannon stone pavers. The design is excellent up to approximately waist height, provided the base of the posts have paneling that is recessed and not a surface-mounted molding. The trelliswork is also a fine component of the design. However, the design needs some refinement above the base. It is overelaborated in some detailing and insufficiently detailed in other areas.

Staff would recommend use of gingerbread brackets only at the posts. Brackets between posts should be eliminated or, if such brackets are kept, they should be of a greatly simplified design. Four different types of brackets creates excess complexity that would be better expended on piercing or carving the beams. Brackets should not project below the frieze onto the columns.

The upper section of the posts needs more detailing. The upper segment of the posts needs a capital and should have chamfered corners or be a true column. Examples of simpler brackets and square posts are attached to this report. A column should be a simple Doric/Tuscan order reflecting the design of the front porch, although duplicating the fluting is not necessary.

Recommendation Recommend HPC Approval with conditions

Conditions

1. Approval of the fence portion that is forward of the front line of the house of the fence shall run only with current ownership or the lifespan of the fence, whichever is longer. No fence shall ever be permitted on the west half of the front lawn.
2. All wood shall be clear-grain, rot-resistant species and painted.
3. Work with staff to refine design of the upper section of the pergola and south arbor gate.
4. Do not support a variance for any fencing.

Guidelines

G. Site Features

New plant materials, paving, fencing, or accessory structures shall be compatible with the historic architectural character of the building if visible from the public right of way. Since the house and carriage house occupy most of the west half of the property, any landscape/parking treatment along the 32nd Street frontage will be reviewed. No front yard fencing will be allowed. Exceptions can be made for period appropriate iron fences no more than 30 inches in height. The driveway at the west edge of the property once lead to the carriage porch. If the carriage porch is not restored to original use then the driveway can/should be removed and appropriately landscaped. Parking is limited to the area behind the house only and must be paved and not exceed 1000 square feet in area (subject to the zoning code).

H. Guidelines for New Construction

It is important that new construction be designed to be as sympathetic as possible with the character of the structure. No principal dwelling or structure or parking structure shall be constructed on the side yard along the 32nd Street frontage. This parcel was a part of the original property acquired for the construction of the house. The east elevation of the house, with its large bay and solarium and tower, was given a higher level of architectural treatment with the intent of being viewed from across the side yard. Small-scale accessory structures, like a gazebo or fountain, may be permitted depending on their size, scale and form and the property's ability to accommodate such a structure.

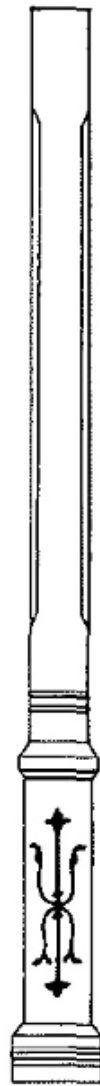
Simplified brackets for secondary spaces



Column suggestions



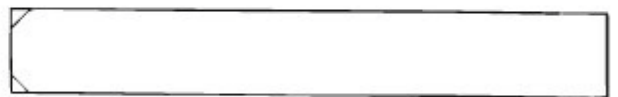
Italianate
1855-1875



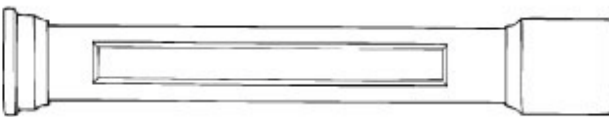
Victorian Gothic
1875-1885



SN 101
5 1/4" x 5 1/4"



SN 103
5 1/4" x 5 1/4"



SN 100
6 3/8" x 6 3/8"



SN 102
5 1/4" x 5 1/4"