



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 2/5/2018**  
**Ald. Michael Murphy District: 10**  
**Staff reviewer: Tim Askin**  
**CCF #171493 PTS #114451**

<b>Property</b>	4400 W. STATE ST.	Gettelman House
<b>Owner/Applicant</b>	MILLERCOORS LLC ATTN: TAX DEPT PO BOX 482 MILWAUKEE WI 53201-0482	Brian C Randall Friebert, Finerty & St John S.C 330 E Kilbourn Ave Milwaukee, WI 53202 Phone: (414) 271-0130

**Proposal** In coordination with the proposed demolitions already being discussed today, applicant requests to move the Gettelman House approximately 350 feet southeast across W. State Street to be placed on the west side of the Miller Visitor Center's roundabout.

The project includes a new poured concrete foundation, repairs to the building, a new roof, new doors, and new window openings and replacement windows.

**Staff comments** The site and foundation plan are adequate as proposed. The move is a short distance and achieves Miller's goals and saves the oldest part of the Gettelman complex.

1. The new foundation will be of poured concrete. It will create a 4'0" crawlspace under the main floor. The height of this foundation and therefore the height of the house above grade are unclear. Staff recommends an exposed foundation of 9-15" above grade to approximate original conditions. The foundation should be clad in masonry, preferably stone, but cream brick can be considered. Either should be salvaged from the present site and its related demolitions.
2. Further design details on the restored porch are required. Staff appreciates the effort by Miller in proposing it and recommends conceptual approval so that further design work can be undertaken. Specific requests for changes include chamfered columns, and in some way replicating the "fringe" detail that is visible in historic photos, as well as our standard requirement for perpendicular tongue-and-groove natural wood flooring. Handrails and guardrails are not expected to be required, but if they are required, they must be wood and details can be worked out with staff.
3. Four-over-four wood windows are proposed, staff recommends two-over-two style with deep, narrow muntins. Historic photos are unclear on whether flat top or arch top windows were installed, but appear to indicate flat top windows. Either is acceptable as either would have been possible in segmental arches used on the building. Four new window openings are proposed on the elevation that is currently attached to the brewhouse to mirror the opposite elevation. Staff finds the new window openings acceptable as proposed, as long as trim and corbelling matches existing.
4. Staff recommends that tight timelines be established on window installation, as the windows have been absent since last March and are presently tarped. Staff proposes a deadline of September 30, 2018 for the Commission's consideration.
5. Roof is proposed as asphalt-based dimensional shingle with details to be worked out with staff. Cedar shingle should be added as an option. Acceptable as proposed.

(cont.)

**Staff comments  
(cont.)**

6. New doors are proposed for the front door and an in existing opening in the rear wall. The front door is likely not original, but staff has not closely inspected it. If it can be determined to staff's satisfaction that it is not original, replacement will be welcomed. The rear opening will be slightly enlarged to accommodate a door meeting modern code and ADA requirements. If the new door is wood and detailed appropriately with masonry trim and transom, staff finds this acceptable.

**Recommendation** Recommend HPC Approval with conditions

**Conditions**

1. Conceptual approval of a porch reconstruction, but hold over for further review. Staff would prefer that revised porch details return for further Commission review.
2. Windows should be two-over-two style with deep, narrow muntins, rather than the four-over-four indicated in the drawings. Present final shop drawings to staff for approval. New openings for windows and rear door should match corbelling details and trim on existing openings
3. Cover concrete foundation in a stone or brick veneer, preferably from salvage of the existing stone foundations of the house and its two appendages. Clarify foundation details, add masonry cladding, and require partially exposed foundation.
4. HVAC is not proposed at this time, therefore standard conditions should apply: sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material.
5. Standard masonry conditions (most of these have been agreed to in the submittal documents):  
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.
6. Submit building mover contractor's qualifications to staff for inspection and their detailed moving plan including stabilization methods for approval.

**Previous HPC  
action**

**Previous Council  
action**