



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 11/4/2019
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114868 CCF #191005

Property 1909 N. 2ND ST. Brewers Hill

Owner/Applicant DANIEL R KEEHN / JOYCE M SMYTH Dan Keehn
1909 N 2ND ST
MILWAUKEE WI 53212

Proposal There are three components to this project.

The first component entails masonry repair and reconstruction. The north wall of the home will be secured via the removal of loose bricks. The removed bricks will be cleaned up and stored for reuse, but some reclaimed bricks will be mixed in throughout to compensate for loss of broken brick. Similarly, the west wall of the home will be repaired. Scaffolding will run up the west side of the home to the parapet. Loose bricks will be removed. Tyvek building wrap will cover the wall, and new commercial wall ties will be installed for the brick, 16" on center. The mixture of new and existing brick will be laid with Portland and lime mortar. Mortar joints will match the existing conditions. Angle iron will be laid over the windows and flashing with weep vents every 3rd brick will be placed across the head joint.

The second component entails roof repairs. A new wood nailer will be installed at the top of the brick walls. A new EPDM rubber flashing will run up the inside of the wall, over the wood nailer, and down the brick wall for a few inches. The new flashing will be adhered to the existing rubber membrane and, if necessary, to the shingles on the sloped roof. The flashing around the chimney will be redone as necessary. New prefinished metal coping will be fabricated and installed to the wood nailer. The coping will be a mansard brown to match the existing conditions.

The third component entails window replacement. All windows will be replaced by a certified Marvin window installer. All windows will be replaced with wood framed windows using K&K single picture sash, K&K double hung, and 2 K&K sash kits.

Staff comments Masonry and roofing work are acceptable as proposed, subject to standard conditions.

Windows

Further evidence is needed to justify replacement windows. Pictures supplied with the application seem to indicate that most are repairable. Some may be better off with tempered or laminated glass installed in the existing frame rather than a full replacement window.

Approval can be granted, subject to further staff review for locations that involve clear need, such as partially infilled openings (conditioned on the full opening being restored with the new window). Staff would expect similar conditions on window replacement to be applied by the state.

The application seems to specify two possible window brands: Marvin and Kolbe & Kolbe. The Commission has found the all-wood models of Marvin Ultimate Double Hung and Kolbe & Kolbe Heritage Series windows appropriate.

Recommendation

Recommend HPC Approval of roof and masonry projects subject to standard conditions.

Deny 100% window replacement; refer selected individual windows to staff; accept the two above-specified window product lines for locations where staff agrees there is a need. Other window product lines meeting the conditions outlined below may be approved by staff.

Conditions**1. 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. 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; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

2. 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.

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice.

<https://www.wisconsinhistory.org/Records/Article/CS4266>

3. Windows

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles and sash heights must match originals.

4. 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.

Previous HPC action**Previous Council action**