



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/1/2020
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114945 CCF #200528

Property	101 W. VINE ST.	Brewers Hill
Owner/Applicant	JERRY M TEAGARDNER AMANDA M TEAGARDNER 101 W VINE ST MILWAUKEE WI 53212	Jerry Teagardner 101 W Vine St Milwaukee, WI 53212

Proposal

- Install a back door on the house by converting an existing window into a back door.
- Demolish concrete block basement entry stair enclosure.
- Clean and repair masonry at connection points of enclosure. Tarred flashing needs to be removed.
- Replace both exterior metal doors with custom wood screen doors. The new doors will be custom wood combination doors.
- Replace current windows as needed. The new windows will be wood non-clad double-hung windows that fit within the guidelines of both state and local historic preservation guidelines.

Staff comments The project generally respects the character of the house. There are three components that need the Commission's direct approval.

1. The basement stair enclosure is an addition to the house that detracts from it aesthetically. The demolition of this addition should be allowed.

2. The new entrance location in the rear bay requires altering an opening and is therefore before you. While it is street-facing is on a secondary elevation and far from the sidewalk. It is a reasonable solution to gaining a second exit from the ground floor. It is probably better to have a tall door going up the existing window lintel than to do the transom as drawn.

3. Modify existing deck with new staircase and landing to reach the new door.

Windows and Doors

The owners have committed to matching the 2/2 wood windows that are visible in the 1949 photos. The new tax credit reviewer at WHS has also agreed to this window proposal, pending the submission of specifics from the window manufacturers.

Specific designs are also needed for the storm doors and the new door. With no change in opening sizes, staff can address the final details on the windows doors. If there is a budgetary concern on the windows, installation can be done one façade at a time. Doing windows individually will not be acceptable

Recommendation Recommend HPC Approval with conditions

Conditions

1. Paint all existing exposed wood at front porch
2. Paint all new and existing wood at back deck.
3. Supply full window manufacturer cut sheets, section drawings, and other specifications for each window to be replaced.
4. Supply design details for all proposed doors
5. Standard wood conditions

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 the 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.

6. Standard masonry conditions

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. 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.

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.

Masonry Cleaning

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

**Previous HPC
action**

**Previous Council
action**