

**NOTICE OF MEETING
VILLAGE OF FOX POINT
HISTORIC PRESERVATION COMMITTEE**

SCHWEMER HALL - MUNICIPAL BUILDING
7200 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

WEDNESDAY
SEPTEMBER 23, 2015
5:30 P.M.

AGENDA

1. Roll Call
2. Approval of Minutes of the June 28, 2012 Historic Preservation Committee Meeting
3. Consideration and possible action concerning an application for a Certificate of Appropriateness, for property located at 7328 N Beach Drive, for preservation work
4. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at 351-8900.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF FOX POINT
HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 28, 2012

DRAFT 07/02/12

1 A meeting of the Fox Point Historic Preservation Committee was held in Schwemer Hall, 7200
2 N. Santa Monica Blvd., on Thursday, June 28, 2012 at 4:10 p.m. Those present included:

3
4 Bill Warner, Chair
5 Cissy Bryson
6 Christel Maass

7 Absent: Del Wilson
8

9 Also present was Village Attorney Eric Larson and Village Clerk Tanya O'Malley.

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11 Notice of the meeting was provided to the North Shore Now and to all others as required by
12 State open meetings laws and posted on the official bulletin boards.

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14 **Approval of Minutes of the May 31, 2011 Historic Preservation Committee Meeting**

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16 On motion of Chair Warner, seconded by Ms. Maass, and carried unanimously, the Committee
17 approved the minutes of the May 31, 2011 meeting.

18
19 **Consideration and possible action concerning an application for a Certificate of**
20 **Appropriateness, for property located at 7111 N Barnett Lane, for exterior improvements**

21
22 Mr. Justin Racinowski, The Kubala Washatko Architects, Inc. was present to provide
23 information and answer questions.

24
25 Chair Warner explained that the proposal needed to be considered in terms of the Certificate
26 of Appropriateness that was provided to the Committee.

27
28 Mr. Racinowski outlined the proposed improvements as explained in the letter dated May 21,
29 2012, including a roof replacement, window restorations, skylight restoration, new skylight installation,
30 masonry cleaning and repair, and site work. He stated that the new skylight was drawn in Frank Lloyd
31 Wright's original plans but was not built, probably due to cost reasons. He explained that the owner
32 would like to reproduce the design.

33
34 Attorney Larson outlined the Certificate of Appropriateness and explained that the five
35 standards came straight from the Historic Preservation Ordinance. He stated that item 1 did apply to
36 the application. He explained that item 2 did not apply, in that there was not any new improvement
37 proposed. He stated that items 3 and 4 did not apply, in that there was not any demolition proposed.
38 He explained that item 5 also applied.

39
40 It was the consensus that the Committee agreed with both items 1 and 5.

41
42 On motion of Chair Warner, seconded by Ms. Maass, and carried unanimously, the Committee
43 granted the Certificate of Appropriateness as determined by the Committee.

44
45 **Adjourn**

46
47 On motion of Ms. Maass, seconded by Chair Warner, and unanimously carried, the Historic
48 Preservation Committee adjourned at 4:19 p.m.

49
50 Respectfully Submitted,

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52
53
54 Tanya O'Malley, WCMC
55 Village Clerk
56



LEGACY
architecture

605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architecture.com

August 31, 2015

Village of Fox Point
Historic Preservation Commission
4200 N. Santa Monica Boulevard
Fox Point, WI 53217

Re: Certificate of Appropriateness and Building Permit Application
Mary L. Nohl Art Environment, 7328 N. Beach Drive

Dear Historic Preservation Commission:

This property is a private residence constructed in three distinct phases, consisting of a small prefabricated, L-shaped cottage erected on the west end of the lot in 1924 and moved to the east, lakeshore end and expanded in 1930, a two-car garage, and a one-and-one-half-story Period Colonial Revival style house constructed in 1943 to connect the cottage and the garage. The house was built as a summer residence for Leo and Emma Nohl of Milwaukee and was the full-time residence of their daughter, Mary, from 1943 through the end of her life in 2001. The property also contains a small tool shed adjacent to the house and numerous concrete sculptures created by Mary, an artist trained at the Art Institute of Chicago during the 1930s. In addition to creating these sculptures, Mary Nohl gradually transformed both the exteriors and interiors of the house and tool shed, turning them and the surrounding grounds into a single unified ensemble that has remained totally intact to this day and is one of Wisconsin's most original and outstanding works of art. The property was listed to the National Register of Historic Places in 2005 for its national level of significance in the field of art due to its importance as a unique, well documented, and highly intact artistic ensemble that contains thousands of works of art by Mary Nohl; ensembles such as this are very rare, highly endangered, and constitute an important cultural legacy for inhabitants of Wisconsin and beyond.

The property suffered from insufficient historic construction methods and deferred maintenance at the end of Nohl's life. Objectives of the proposed project are as follows:

- Provide a stable and structurally sound building.
- Provide a weather tight exterior envelope.
- Continue the single-family residential use within a safe and code compliant building.
- Preserve the distinctive materials, features, finishes, and construction techniques and examples of craftsmanship that characterize the property and are historically and culturally significant.
- Repair rather than replace deteriorated historic features as much as possible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, material.

The following is a proposed scope of work description. Construction drawings are attached and are referenced in this description.

Tree Removal

Groupings of various species of trees around the house create an atmosphere central to the artist vision of Mary Nohl in creating her art environment, particularly surrounding the concrete sculptures in the north and east yards. A hazard assessment has been completed by a certified arborist. Several trees on the property

are dead. Others were identified as having defects, conditions, or placement that pose current or future threats to the house and artwork. We propose completing the selective removal, pruning, and precautions recommended by the arborist that will preserve the wooded atmosphere of the site, have a negligible effect on the total number of trees on the property, and protect the house and artwork.

Site Regrading and Drainage

The current topography of the site pitches rainwater from the west end of the lot directly to the house; furthermore, the ground slopes down towards the building around the majority of the house's perimeter. These conditions promoted flooding of the house's basement during the extreme rain event during the summer of 2010.

All of the house's downspouts will tie into an underground perimeter storm drain directed towards daylight to the east. We propose regrading the west side yard and installing of a central yard drain that will tie into the perimeter drain. In this process, the west stone patio will be numbered, tagged, and removed during construction and reinstalled at the project completion; the cracked concrete walk and two settling entry steps on the west side of the house will be reconstructed to match the existing configurations and footprints.

Driveway and Parking Pad Replacement

The property's existing concrete driveway and parking pad are cracked in some locations and do not provide a sufficient slope for shedding rainwater away from the building. We propose replacing the entire driveway and parking pad in their current configurations and footprints pitched to shed rainwater away from the building and to the roadside ditch. This work will include replacing the existing drainage culvert under the driveway, which has become substantially blocked by sediment over the years and is retaining water on the east side. The south and west sides of the parking pad will be approximately 1-2 feet shorter than the current footprint to provide a buffer between the new concrete slab and adjacent sculptures.

Concrete & Pebble Stepping Stone Repair

A narrow walk created by Mary Nohl and comprised of concrete stepping stones inlaid with pebbles encircles portions of the north, east, and south sides of the house; individual stepping stones have settled or been adversely affected by adjacent tree roots. For their protection, stepping stones in the construction zone will be numbered, tagged, and removed during construction and reinstalled plumb and straight at project completion.

Reconstruction of 1924-1930 Portions and Screen Porch

The 1924 and 1930 portions of the house as well as the Screen Porch were erected without sufficient foundations, crawl space ventilation, and with the wooden floor structures coming into direct contact with grade. Over the years, this has resulted in major uneven settling of those portions of the building, causing as much as a -2° slope in places and an overall settlement of 8" at the south wing. Uneven settling of the foundations have caused racking of the walls and roof structure. There has been extensive deterioration of the wooden floor joists and floor decking; with at least one location of complete failure of the floor structure in the South Store Room. The interior walls and ceilings are covered with a fiberboard material laid out in panels; many of which were in poor condition due to water damage and have previously been removed.

Our initial proposed approach was to brace these portions of the building, jack them into level position with the rest of the house, remove deteriorated material, construct new concrete foundations and crawl space, and rebuild/strengthen deteriorated portions of the floor structure. However, execution of this approach would require complete removal of the existing floor structure and interior non-load bearing walls to make room to excavate for the new foundation walls and crawl space.

With this approach, historic fabric to remain would be limited to exterior wall framing, exterior cladding and trim, windows and doors, roof structure, and roofing material. However, the original roof rafters are substantially undersized, collar ties were not adequate to prevent splaying of the roof, and the existing roofing is covered with moss and is not expected to last much longer. Also, the lower rows of siding and trim on this portion of the house are deteriorating because of close proximity to the ground.

Due to the extensive amounts of historic material that would need to be removed for a repair approach and the structural insufficiency and limited remaining lifespan of the existing materials that would remain, we propose full reconstruction of the 1924-1930 portions of the building and Screen Porch to match exactly their original character, size, configuration, and exterior materials, finishes, and colors.

New foundations under the replica 1924 and 1930 portions of the building will consist of 4-foot-deep concrete block frost walls on footings. The new exterior walls will be constructed of 2x6 wood framing and clad on the exterior with wood siding to match exactly the size, exposure, finish, and colors as the existing. The roof structure will have the clipped gabled configuration, overhangs, pitch, fascia, and soffit treatments to match the existing and will be clad in asphalt architectural shingles. The existing wood windows and doors will be repaired, repainted, and reinstalled in the new walls to match their existing locations, configuration, finishes, and colors; the existing exterior art attached to the exterior of this portion of the building will also be restored and reinstalled in their existing locations, configuration, finishes, and colors.

The new foundation under the Screen Porch will consist of a new concrete slab on grade with a similar 4-foot-deep frost wall. The two exterior walls of the Screen Porch will be 4x4 wood posts with wood-framed screen panels, all painted to match exactly the finish and colors of the existing; the new roof will have overhangs, pitch, fascia, and soffit treatments to match the existing and will be covered with a membrane roofing.

Wood Siding and Trim Repair and Exterior Painting

The wood siding is in fair condition and the exterior paint is in poor condition. Some areas of bare wood are exposed and deteriorating, particularly at the south dormer wall of the second floor bathroom. Without protection, the siding will further deteriorate from the harsh environmental conditions along the lake. The wood trim around windows and doors is in poor to fair condition. In some instances, the trim is significantly deteriorated as a result of the application of hard board art pieces adjacent to it. This has trapped moisture, permitting deterioration. The upper sections of corner boards are in good condition, but the lower sections close to the ground are deteriorated. Several portions of the soffits and exposed rafter tails at the roof edge are unfinished. The wood siding of the dormers is generally in fair condition. The lower edges of the siding are deteriorating due to the closeness with the roof surface. Water is wicked up in the wood because of this closeness causing decay.

We propose that areas of damaged or rotted wood siding or trim be identified and repaired with either a new piece of wood spliced in to match the existing, or if the area of repair is quite small, the wood can be stabilized with wood filler and sanded. Almost all corner boards are decayed due to the water wicking action and will be replaced. Gaps between the foundation wall and rim joist, multiple chimney flues, utility entrances gaps and pockets around window frames and gaps at door frames will be sealed to the extent possible. To protect the wood siding, trim, soffits, and outriggers and extend their serviceable life, we propose it will be scraped, repaired, primed, and repainted to match the existing colors and decorative treatment appearance as closely as possible. Wood siding on the sides of the dormers will be removed, reworked, and replaced to provide a 4" minimum clearance between the roof surface and the bottom of the siding; flashing and counterflashing will be replaced as required.

Exterior Wood Door Repair

The exterior doors throughout are wood and include solid wood paneled doors, doors with glass divided lights, and doors with a combination of wood panels and divided lights. Most of these doors are in fair condition and require routine maintenance. Some of the doors are out of plumb due to movement related to insufficient foundations or other structural issues.

The door to the roof from the second floor Bathroom area is in poor condition. The lower panel and rail have deteriorated beyond repair. The door may be reused and deteriorated components replaced with matching wood and details. The exterior pairs of doors in the Dining Room and Shop are also in poor condition with their lower sections and thresholds beyond repair. The hand-operable, wood panel garage doors are in fair condition. The lower panel of the east garage door is significantly deteriorated; its wood rail and stile joints are rotted and separating.

We propose that the exterior wood doors be partially disassembled, scraped, repaired, primed, and repainted to match the existing colors and decorative treatment appearance as closely as possible. Once foundation and structural issues are resolved, the doors will be reinstalled back to plumb.

Deteriorated components of the second floor Bathroom exterior door will be replaced with matching wood and details. The lower sections and thresholds of the exterior pairs of doors in the Dining Room and Shop will be replaced with like materials and details. The lower panel of the east garage door will be replaced to match the existing.

Wood Window Repair

The windows in the 1924 and 1930 portions of the house are mostly wood frame awning/hopper windows. Many of the windows have wood storm windows that have protected them from the elements. The sash, frames, casings and trim of these storm windows are in good condition. All wood frames and sash are in good to fair condition and easily repairable. Sills are also in generally good condition. There are a few panes of broken or cracked glass. The glazing compound is generally in poor condition. All of the wood windows lack any weather stripping and are very leaky. No cap flashing is provided at the head of these windows. The exterior trim and window frames are in good condition.

We propose repairing the wood windows as required; including replacing any deteriorated wood pieces to match the existing, replacing broken or cracked panes of glass, and providing new weather stripping and cap flashing. As glazing compound ensures the glass stays within the sash, all sashes will have the glazing replaced as necessary. The wood windows will be partially disassembled, scraped, repaired, primed, and repainted to match the existing colors and decorative treatment in method and appearance as closely as possible. Deteriorated window sills will be repaired with epoxy treatment or Dutchman repairs.

Steel Window Replacement

The windows in the 1943 portion of the house are rolled steel casement windows in combination with fixed units with standardized modern steel sections and are in poor condition. On most windows the upper half has surface rusting that would be considered light corrosion. The lower sections of the steel windows are typically in very poor condition in that rust has penetrated deep into the metal, and the corrosion is significant. These frames are structurally damaged in that there is delamination and disintegration of the metal sections. These windows have single pane glass and are missing weather stripping.

Repair of historic windows is the preferred treatment on this project with replacement considered only as a last resort. In the case of the steel windows however, the extent of deterioration and the unavailability of replacement sections renders repair nearly impossible. We propose replacing all exterior steel windows

with new steel windows to match the existing in size, material, design, and muntin pattern but with integral weather stripping, thermal break construction, durable paint coating, and insulating glass.

Roof Replacement

The roofs on both the 1924-1930 and 1943 portions are a Jerkinhead clipped gable design with exposed eaves. The sloped portions of the roof are covered with fiberglass/asphalt architectural type shingles that appear to be relatively new and are in good condition. There is some buildup of mildew, moss and lichen on the areas of the roof constantly in the shade. These roofs are generally in fair condition and are expected to function adequately for no more than five years. There are also multiple dormers on the north and south sides of the 1943 portion. These dormers and the Screen Porch have flat roofs with a modified bitumen roofing system, which is coming to the end of its serviceable life.

As the roofing materials on both the pitched and flat roofs are coming to the end of their serviceable lives, we propose installing new asphalt architectural shingles and membrane roofing and flashing at this time.

Chimney Cap Repairs

The fieldstone chimney is in fair condition and sound above the roof-line, with just minor cracks in the mortar joints. The concrete chimney cap is cracked in several locations and does not have a proper drip.

We suggest repointing the mortar joints cracks and replacing the stepped flashing as required. We propose covering the existing concrete cap with a copper cap with an integral drip edge. Any flues not in use will be capped.

Preservation and Temporary Protection of Exterior Artwork

Work is currently ongoing to preserve the outdoor concrete sculptures. Several pieces will be temporarily relocated for preservation/restoration treatment by professional art conservators or to avoid damage during construction. All concrete sculptures will be relocated back to their existing location upon completion. Sculptures in the construction zone that are primarily the north, east, and west yards that will not be temporarily moved during construction will be covered by temporary plywood boxes during construction. These temporary protective boxes will be removed upon project completion; however, may be put back in place seasonally to protect some of the more fragile pieces from winter weather.

All wood and organic (pebble and stick) artwork mounted with hardboard on the exterior of house is planned to be temporarily removed for preservation/restoration treatment by professional art conservators and to avoid damage during construction. All wood and organic artwork will be reinstalled in their existing locations upon completion.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, LEED AP, NCARB
Principal Architect & Historic Preservation Consultant