



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Charles Allis Art Museum (Charles Allis House)

ADDRESS OF PROPERTY:

1801 N. Propect

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Milwaukee County DAS-FM, AE&ES / Mark Rapant

Address: 633 West Wisconsin Avenue, 10th Floor

City: Milwaukee

State: WI

ZIP: 53208

Email: Mark.Rapant@milwaukeecountywi.gov

Telephone number (area code & number) Daytime: 414-278-4819

Evening:

3. **APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): James G. Otto Architect, LLC

Address: 1374 Saint Augustine Road

City: Hubertus

State: WI

ZIP Code: 53033

Email: jotto@jgottoarchitect.com

Telephone number (area code & number) Daytime: (262) 628-4572

Evening:

4. **ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)**

A. REQUIRED FOR MAJOR PROJECTS:

X Photographs of affected areas & all sides of the building (annotated photos recommended)

11x17 Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

X Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

NA Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

NA Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

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Certificate of Appropriateness Application – Proposed Scope of Work, Continued

Charles Allis Art Museum (Charles Allis House) - 1801 North Prospect, Milwaukee

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January 15, 2016

Proposed Exterior Masonry Work will be done with face brick salvaged from the building that is sound and reusable. With the help of a number of masonry supply companies and salvage yard, we are attempting to find additional historical stock for reuse on the building. Given the rarity of the Sayers & Fischer “washed face common brick” face brick (many salvagers mistake the original rough face texture for damaged brick therefore do not salvage it), to help ensure the maximum amount of salvaged brick is available, size and color matched new brick will be used at the backsides of gables and at areas hidden by copper flashing or roofing. Additionally, it is proposed that brick may be salvaged from the garage’s north elevation gable and chimney as they are located off the alley, lower to the ground, and generally not seen by the public. Given the deteriorated condition of this area, it is to be reconstructed as part of the proposed work.

Mortar testing has been conducted on the original black mortar used at the brick, the buff mortar used at the sandstone, and on the grey pointing mortar. The two original mortars were determined to contain lime, either natural cement or an early Portland cement, sand, and a colorant. The proposed mortar to be used for reconstruction and pointing will be a compatible Type O mortar (per ASTM C270) with aggregate size and added coloring to match the original brick mortar and the original stone mortar.

Proposed Masonry Exterior Work includes the tasks listed below with locations shown on exterior elevation sheets R2.1 through R2.4, R2.6, and R2.7:

- At garage north elevation, remove existing upper portion of gable, gable parapet wall, and chimney down to sound masonry and reconstruction using salvaged face brick and new backup brick. Reset stone copings, providing stainless steel anchors at coping keystones. At the reconstructed chimney, provide lead coated copper covers over chimney caps and vented caps over the unused flues.
 - At indicated house and garage gables, remove existing upper portion of gables and gable parapet walls down to sound masonry and reconstruction using salvaged face brick and new backup brick. Reset stone copings, providing stainless steel anchors at coping keystones. Repoint remaining portion of gable.
 - At house, repoint and repair the above roof portion of chimneys. Remove metal cages from chimneys and provide lead coated copper covers over chimney caps and vented caps over the unused flues.
 - At house and garage, repoint brick immediately behind downspouts while downspouts are temporarily removed for repairs or replacement.
- At the garage, repoint, repair, or reconstruct the parapet walls surrounding the flat roof.
- Repair brownstone south elevation balcony. Disassemble as required, inspect and repair or replace embedded metal structure, and reassemble with repaired or replaced stone panels carved to match existing. Where sandstone must be replaced and given that the northern Wisconsin and Michigan quarries are no longer in production, attempts will be made to find the best sandstone match.



South Elevation – Charles Allis House



East Elevation – Charles Allis House



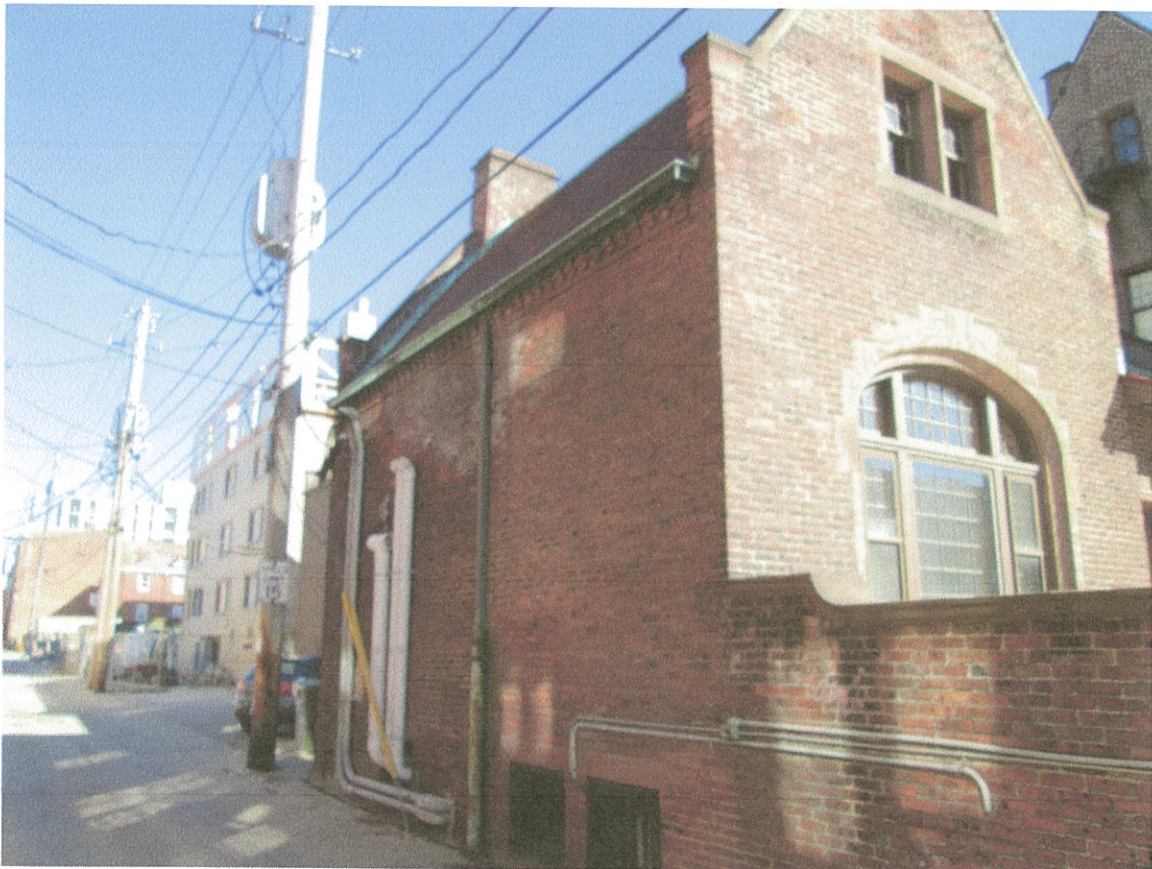
North Elevation – Charles Allis House



West Elevation – Charles Allis House



South Elevation – Garage, Charles Allis House



West Elevation – Charles Allis House



North Elevation – Garage, Charles Allis House



Leaning parapet and displaced gable coping – NE corner – Charles Allis House.
Condition is typical to all of the gables, but to varying degrees.



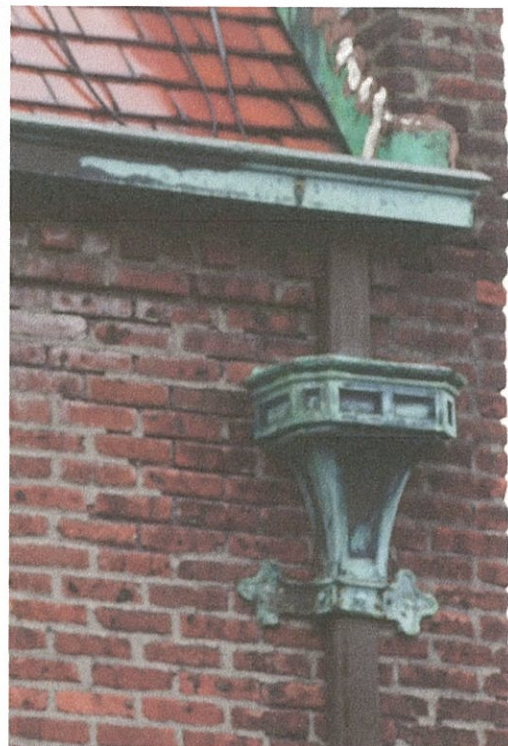
Cracked gable parapet walls – East Elevation, Charles Allis House. Condition is typical of all gables but to varying degrees. Note repaired cracks have re-cracked. Note condition of chimney in background.



Typical Chimney Condition – East Chimney, East Elevation – Charles Allis House. Excessive spalling of hard grey pointing mortar and join cracking with brick displacement of stacked rotated brick accents.



Mortar Deterioration at Downspouts, South Elevation – Charles Allis House. Typical at all downspouts.



Existing Gutters – SE & NW Corners of Charles Allis House. It is proposed to raise the outer lip of the remaining unrepaired gutters to reduce the occurrence of rain runoff overflows which are contributing to the deterioration of the masonry immediately below and further downstream of the gutters. The previous gutter work was accomplished in the 1990s as part of the previous restoration work.



1.5" Deep Gutter at Termination - East Elevation, Charles Allis House



SE Corner – Charles Allis House. Wind blown runoff has repeatedly deteriorated the masonry in this area. Note the overcut bricks from a previous repointing project.



Garage North Gable & Chimney Deterioration – Charles Allis House. The leaning of the gable and chimney, along with the cracks, brick displacement required reconstruction of these elements.



Crushed & Loose Ridge Cap – NW corner of Charles Allis House. Note excessive use of sealant on flashing, brick, and coping.



Loose Ridge Cap – NE Corner of Charles Allis House. A previous replacement, this cap was subsequently peeled open by wind or roof tile repair.