



Milwaukee Historic Preservation Commission Staff Report—Revised for Oct. 2017

LIVING WITH HISTORY

HPC meeting date: 10/09/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114346 CCF #170686

Property	1630 E. ROYALL PL./ 1801 N. PROSPECT AV.	Charles Allis House/Museum
Owner/Applicant	MILWAUKEE COUNTY REGISTER OF DEEDS 1630 E ROYAL PL MILWAUKEE WI 53202	James Otto James G. Otto Architect, LLC 1374 St Augustine Rd Hubertus, WI 53033 Phone: (262) 628-4572
Proposal	<ol style="list-style-type: none">1. Form Dutchman from <u>salvaged</u> sandstone throughout south entry area2. Remove all loose material and retool surface to match adjacent normal weathered stone.3. South Elevation: Main entry stair total repair and restoration4. South balcony will be repaired with salvaged stone under a separate COA that has been extended. Applicant has agreed to return to HPC if repair proves impossible.	
Staff comments	<ol style="list-style-type: none">1. Preservation guidelines for the Charles Allis Museum require that any replacement features on the porch, trim and ornamentation shall match the original member in scale, design, color, and material. The architect has indicated the original stone is from a protected site and no longer produced. Architect's revised proposal now includes the use of salvaged replacement stone only.2. Mortar shall match original color, texture, joint width, and joint finish/profile3. The architect indicates documentation of the existing stair and balustrade will take place. Proposal as written and discussed for documentation, numbering and disassembling and final reassembly of porch is acceptable.4. US Heritage Group in Chicago, IL conducted mortar testing. The mix is an "original composition of a natural or early Portland cement mortar mixed with lime." John Speweik was the consultant. Following the mortar mix specified by the mortar consultant will meet the guidelines5. Sandstone patches will be from Conproco Corporation, Matrix, Edison Coatings, or Cathedral Stone as stated in the proposal. Additional information and specifications were provided in the form of product data sheets. Staff views each proposed product as acceptable.	
Recommendation	Recommend HPC Approval with standard conditions	

Conditions*Standard masonry conditions*

New mortar must match the original mortar in terms of color, texture, joint width, and joint finish/profile. Mortar that is too hard is subject to premature failure and could damage the masonry. Using the mortar mix determined by the already performed testing will be satisfactory. 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.

A sample panel of stone and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

Previous HPC action**Previous Council action**