



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/11/2022
Ald. vacant District: 3
Staff reviewer: Jacqueline Drayer
PTS CCF 220298

Property	1630 E Royall Place	Charles Allis Houses aka Charles Allis Art Museum
Owner/Applicant	Milwaukee County c/o William Banach 1630 E Royall Place Milwaukee, WI 53202	Quorum Architects, Inc. Mark W. Knapp, AIA 3112 W Highland Blvd Milwaukee, WI 53208

Proposal Proposed work to the Charles Allis Art Museum is an exterior brick masonry repair project meant to address ongoing maintenance concerns and includes the following scope of work:

Reconstruction of Gable Parapets and Chimneys:

- Dismantle masonry gable parapets down to sound existing construction, salvage face brick for reuse.
- Reconstruct gable parapet and adjacent construction as indicated on attached elevation drawings. Use salvaged brick and salvaged replacement brick with color lime mortar matching original. Provide color-matched brick at gable parapet backside locations where brick is hidden or partially hidden by copper flashing.
- Provide new copper flashing at roof, reset and rework existing profiled copper ridge cap.
- Reset stone copings using stainless steel anchors. Modify existing stone copings as required for new anchorage and repoint with Weathercap system at coping head joints.
- Rebuild outer wythe of brick chimneys down to roof line as indicated on attached drawings.

High Priority Repointing:

- Removing existing damaged mortar by hand with a chisel per the written specifications, prepare joints in areas as indicated on exterior elevations.
- Match existing color lime mortar to existing.

Clay Tile Roofing Repairs:

- The steep pitched clay tile roofs adjacent to and directly behind the gable parapets will be repaired to maintain their overall effectiveness, limit further deterioration of the roof system, and limit further deterioration of adjacent masonry construction. Both clay tile roof repairs and flashing repairs shall maintain the historic appearance of the roof.
 - > Replace in-kind damaged or missing clay roof tiles.
 - > Repair, rework, or replace in-kind associated copper flashings and counter-flashings as required.
 - > Rework and lay flat existing copper flashing and clay roof tiles where tiles are currently uplifted.
 - > Repair or replace in-kind damaged copper ridge caps and provide new flashing below ridge cap.
 - > Repair, rework, or replace existing metal gutters and downspouts in areas adjacent to repair or repointing of brick facade.

Staff comments	The proposed work represents appropriate treatment of this individual landmark. Wherever possible, repair existing historic building fabric such as clay roof tiles, minimizing replacement to essential features. Any exterior features that must be removed for gable parapet or chimney reconstruction should be returned to their original placement and salvage should be maximized. Type O or N Mortar appears appropriate for the building.
Recommendation	Recommend HPC approval with conditions.
Conditions	<p>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. 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.</p> <p>New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.</p> <p>A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.</p> <p>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.</p> <p>Powered 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 washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures.</p> <p>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.</p> <p>We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) https://www.wisconsinhistory.org/Records/Article/CS4260</p>
Previous HPC action	COA issued November 27, 2017 for various repair and restoration work (CCF 170686)
Previous Council action	