



LIVING WITH HISTORY

# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

<b>Property</b>	1681 N. PROSPECT AV.	Adler House
<b>Description of work</b>	The applicant is entering into Phase 2 of the renovations for the Adler House. Work will consist of repairing roofing, gutters and downspouts; repairing or replacing wood trim as needed; replacing selected non-historic wood windows with windows to match originals; repairing original wood windows, replacing non-historic storm windows with custom wood storm windows; repairing masonry chimneys, re-pointing front porch masonry and replacing selected deteriorated stone; restoring the front doors and re-roofing the upper entry porch with membrane type material.	
<b>Date issued</b>	6/23/2015	PTS ID 103807 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work to be carried out according the Certificate of Appropriateness application and the National Park Service requirements for historic tax credits.

New windows to be approved by staff before ordering and mortar samples, prepared at the site, to be approved by staff before work can begin.

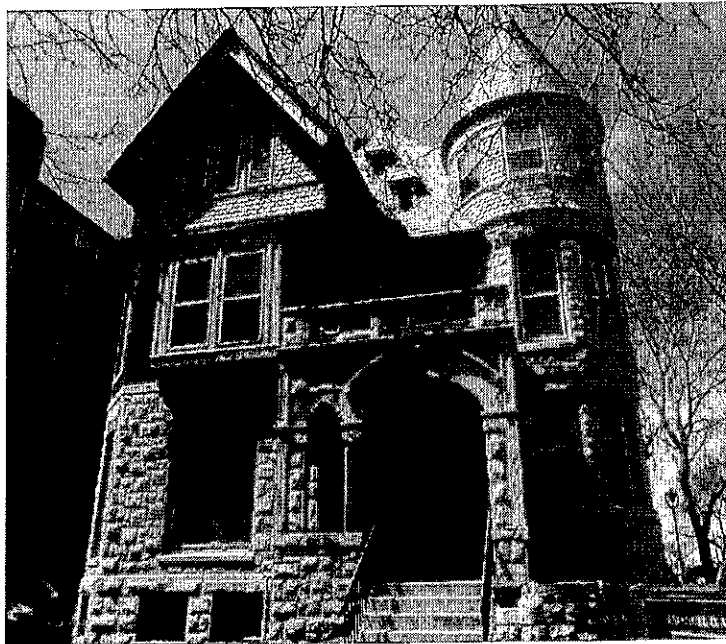
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: [chatal@milwaukee.gov](mailto:chatal@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Jason Golec (286-2553)



**Adler House today (left) and in 2003 (right). An unapproved painting project occurred between the two dates. Note: previous owner painted the scalloped terra cotta shingles at the gables and tower and painted over red sandstone and limestone at front porch, a practise that is harmful to the original materials.**

**CHIMNEY \* MASONRY WALLS**

- REPAIR MASONRY CHIMNEYS AND MISCELLANEOUS FEATURES. PROVIDE AND INSTALL NEW CAPS, COPINGS, AND ROOF FLASHING.
- RE-POINT MASONRY WITH HISTORICALLY ACCURATE, LIME RICH MORTAR.
- CLEAN MASONRY WITH NATIONAL PARK SERVICE APPROVED MASONRY CLEANING PRODUCTS.

**ROOFING AND DOWNSPOUTS - TYPICAL**

- EXISTING SLATE ROOFING TO REMAIN - REPAIR OR REPLACE PIECES AS NEEDED.
- REPAIR DETERIORATED GUTTERS, SOFFITS, AND DOWNSPOUTS AS NEEDED - CONNECT AND CLEAN.
- REPAIR OR REPLACE AS NECESSARY ALL FLASHING AT VALLEYS, GUTTERS AND VERTICAL SURFACES.

**WOOD SIDING, SOFFITS, FASCIA & BORMERS - TYPICAL**

- REPAIR OR REPLACE AN EXTERIOR WOOD DETAILS REPLICATE ORIGINAL - PRIME AND PAINT.
- COMPLETE WOOD REPAIR AND REPAINT OF SOUTH FACING DORMER - RESTORE TO ORIGINAL APPEARANCE.

**WINDOWS - TYPICAL**

- REPLACE DETERIORATION NON-ORIGINAL STORM WINDOWS WITH HISTORICALLY ACCURATE CUSTOM WOOD STORMS.
- REPAIR EXISTING ORIGINAL WOOD WINDOWS.
- REPLACE NON-ORIGINAL WOOD WINDOWS WITH HISTORICALLY ACCURATE DOUBLE HUNG WOOD WINDOWS.
- CONTRACTOR TO COORDINATE WITH OWNER LOCATIONS OF WINDOWS REPLACEMENT AND WINDOW REPAIR.

Third Floor Ceiling  
35'-7"

Third Floor  
26'-10"

Second Floor  
15'-8"

First Floor  
3'-8"



**WINDOW TYPES**

1. REPAIR EXISTING FIXED UNIT WINDOW - CLEAN, CAULK, PAINT X TOTAL WINDOWS.
2. REPAIR EXISTING OPERABLE WOOD WINDOW - CLEAN, CAULK, AND PAINT. PROVIDE NEW, HISTORICALLY ACCURATE OPERABLE WOOD STORM. PRIME, PAINT. X TOTAL UNITS.
3. INSTALL NEW THERMALLY BROKEN, INSULATED GLASS, FIXED-UNIT WINDOW. MATCH ORIGINAL HISTORIC WINDOWS. X TOTAL WINDOWS.
4. REPLACE EXISTING OPERABLE WINDOWS WITH NEW WOOD WINDOWS WITH INSULATED GLASS - REPLICATE ORIGINAL HISTORIC WINDOW FEATURES INCLUDING SASH AND MEETING ALL DIMENSIONS. X TOTAL UNITS.

**FRONT PORCH WORK**

- RE-POINT ALL FRONT PORCH MASONRY WITH LIME RICH MORTAR MATCHING ORIGINAL.
- REPAIR OR REPLACE EXISTING DETERIORATED STONE MATCHING ORIGINAL, AT PORCH WALLS, COLUMNS AND UPPER BALUSTRADE.
- RESTORE, REPAIR OR REPLACE ANY DETERIORATED WOOD BOARDING AT STEPS, PORCH FLOOR, AND CEILING TO MATCH OR REPLICATING ORIGINAL.
- RESTORE FRONT DOORS TO REPLICATE ORIGINAL APPEARANCE.
- INSTALL NEW MEMBRANE ROOFING ON OPEN UPPER FLOOR SURFACE OF ENTRY PORCH.

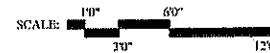
East Elevation

**PHASE #2 RESTORATION**

WORK INCLUDED IN PHASE #2 IS DESCRIBED IN THE FOLLOWING DRAWINGS. IN GENERAL, THE WORK INCLUDES THE ELEMENTS NECESSARY TO COMPLETE THE PROPER RESTORATION OF THE EXTERIOR AS DESCRIBED IN THE APPROVED PART #2 APPLICATION TO THE NATIONAL PARK SERVICE. NPS# 23,448.

**GENERAL NOTES**

- ALL PAINTED SURFACES TO BE SANDED AND PROPERLY PREPARED FOR PAINT APPLICATION BASED ON THE PAINT MANUFACTURERS SPECIFICATIONS.
- ALL PAINT TO BE APPLIED OVER ONE COAT OF EXTERIOR PRIMER WITH TWO COATS OF EXTERIOR ENAMEL.



**CHIMNEY & MASONRY WALLS**

- REPAIR MASONRY CHIMNEYS AND MISCELLANEOUS FEATURES. PROVIDE AND INSTALL NEW CAPS, COPINGS, AND ROOF FLASHING.
- RE-POINT MASONRY WITH HISTORICALLY ACCURATE, LIME RICH MORTAR.
- CLEAN MASONRY WITH NATIONAL PARK SERVICE APPROVED MASONRY CLEANING PRODUCTS.

**ROOFING AND DOWNSPOUTS - TYPICAL**

- EXISTING SLATE ROOFING TO REMAIN - REPAIR OR REPLACE PICTS AS NEEDED.
- REPAIR DETERIORATED GUTTERS, SOFFITS, AND DOWNSPOUTS AS NEEDED - CONNECT AND CLEAN.
- REPAIR OR REPLACE AS NECESSARY ALL FLASHING AT VALLEYS, GUTTERS AND VERTICAL SURFACES.

**WOOD SIDING, SOFFITS, FASCIA & BORMERS - TYPICAL**

- REPAIR OR REPLACE AN EXTERIOR WOOD DETAILS REPLICATE ORIGINAL - PRIME AND PAINT.
- COMPLETE WOOD REPAIR AND REPAINT OF SOUTH FACING DORMER - RESTORE TO ORIGINAL APPEARANCE.

**WINDOWS - TYPICAL**

- REPLACE DETERIORATION NON-ORIGINAL STORM WINDOWS WITH HISTORICALLY ACCURATE CUSTOM WOOD STORMS.
- REPAIR EXISTING ORIGINAL WOOD WINDOWS.
- REPLACE NON-ORIGINAL WOOD WINDOWS WITH HISTORICALLY ACCURATE DOUBLE HUNG WOOD WINDOWS.
- CONTRACTOR TO COORDINATE WITH OWNER LOCATIONS OF WINDOWS REPLACEMENT AND WINDOW REPAIR.

**WINDOW TYPES**

1. REPAIR EXISTING FIXED UNIT WINDOW - CLEAN, CAULK, PAINT. X TOTAL WINDOWS.
2. REPAIR EXISTING OPERABLE WOOD WINDOW. CLEAN, CAULK, AND PAINT. PROVIDE NEW, HISTORICALLY ACCURATE OPERABLE WOOD STORM. PRIME PAINT. X TOTAL UNITS.
3. INSTALL NEW THERMALLY BROKEN, INSULATED GLASS, FORECAST WINDOW MATCH ORIGINAL HISTORIC WINDOWS. X TOTAL WINDOWS.
4. REPLACE EXISTING OPERABLE WINDOWS WITH NEW WOOD WINDOWS WITH INSULATED GLASS - REPLICATE ORIGINAL HISTORIC WINDOW FEATURES INCLUDING SASH AND MESSING ALL DIMENSIONS. X TOTAL UNITS.

**FRONT PORCH WORK**

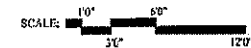
- RE-POINT ALL FRONT PORCH MASONRY WITH LIME RICH MORTAR MATCHING ORIGINAL.
- REPAIR OR REPLACE EXISTING DETERIORATED STONE MATCHING ORIGINAL. AT PORCH WALLS, COLUMNS AND UPPER BALUSTRADE.
- RESTORE, REPAIR OR REPLACE ANY DETERIORATED WOOD HOARDING AT STEPS, PORCH FLOOR, AND CEILING TO MATCH OR REPLACING ORIGINAL.
- RESTORE FRONT DOORS TO REPLICATE ORIGINAL APPEARANCE.
- INSTALL NEW MESSENGER ROOFING ON OPEN UPPER FLOOR SURFACE OF ENTRY PORCH.

**PHASE #2 RESTORATION**

WORK INCLUDED IN PHASE #2 IS DESCRIBED IN THE FOLLOWING DRAWINGS. IN GENERAL, THE WORK INCLUDES THE ELEMENTS NECESSARY TO COMPLETE THE PROPER RESTORATION OF THE EXTERIOR AS DESCRIBED IN THE APPROVED PART #2 APPLICATION TO THE NATIONAL PARK SERVICE. NPS# 23,448.

**GENERAL NOTES**

- ALL PAINTED SURFACES TO BE SANDED AND PROPERLY PREPARED FOR PAINT APPLICATION BASED ON THE PAINT MANUFACTURERS SPECIFICATIONS.
- ALL PAINT TO BE APPLIED OVER ONE COAT OF EXTERIOR PRIMER WITH TWO COATS OF EXTERIOR ENAMEL.



Third Floor Ceiling  
35'-7"

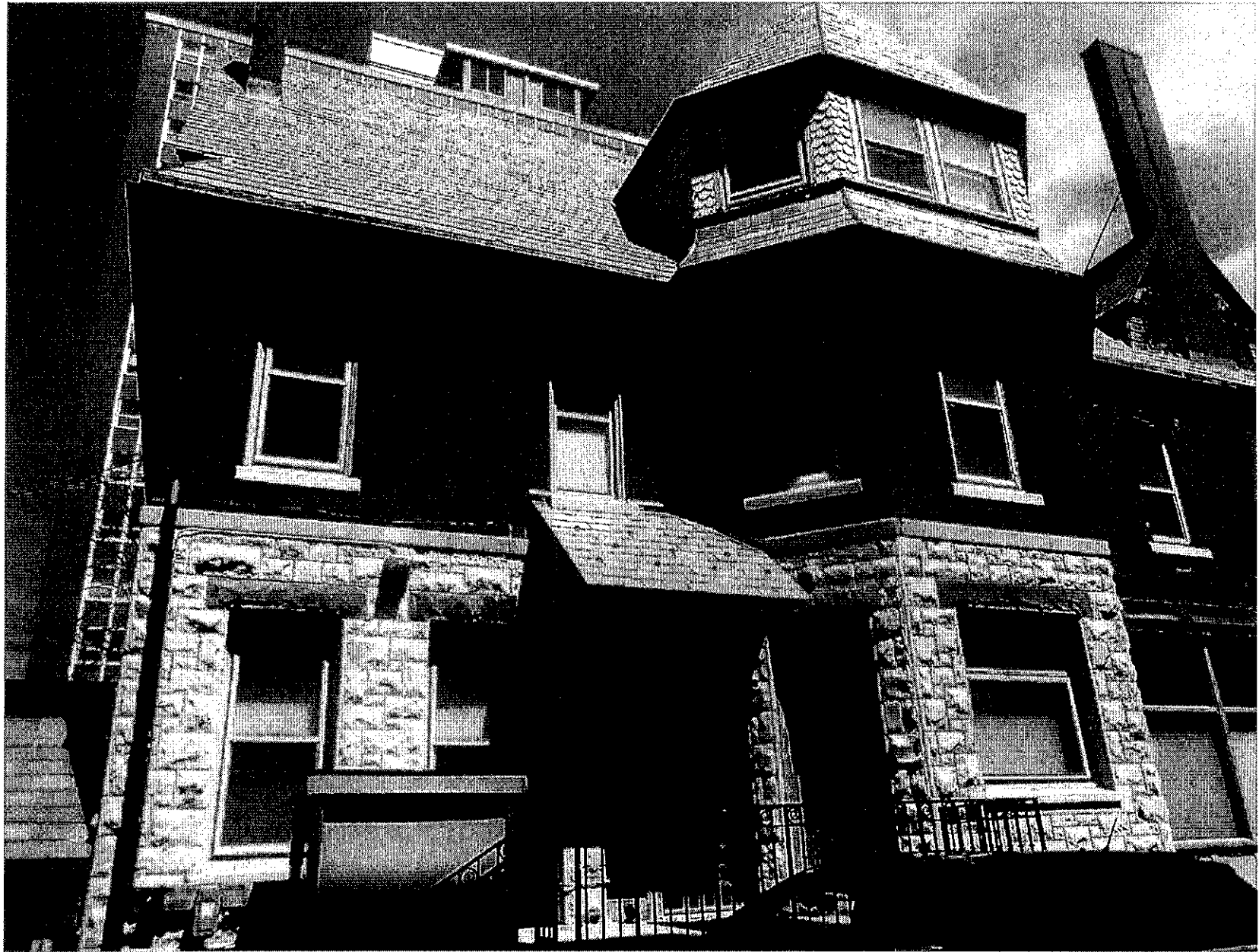
Third Floor  
26'-10"

Second Floor  
15'-8"

First Floor  
3'-6"

South Elevation

**South Elevation**



**South Elevation**

**CHIMNEY \* MASONRY WALLS**

- REPAIR MASONRY CHIMNEYS AND MISCELLANEOUS FEATURES. PROVIDE AND INSTALL NEW CAPS, COFININGS, AND ROOF FLASHING.
- RE-POINT MASONRY WITH HISTORICALLY ACCURATE, LIMB RICH MORTAR.
- CLEAN MASONRY WITH NATIONAL PARK SERVICE APPROVED MASONRY CLEANING PRODUCTS.

Third Floor Ceiling  
75'-7"

Third Floor  
76'-10"

Second Floor  
78'-8"

First Floor  
79'-6"

North Elevation

**PHASE #2 RESTORATION**

WORK INCLUDED IN PHASE #2 IS DESCRIBED IN THE FOLLOWING DRAWINGS. IN GENERAL, THE WORK INCLUDES THE ELEMENTS NECESSARY TO COMPLETE THE PROPER RESTORATION OF THE EXTERIOR AS DESCRIBED IN THE APPROVED PART #2 APPLICATION TO THE NATIONAL PARK SERVICE. NPS# 22,448.

**GENERAL NOTES**

- ALL PAINTED SURFACES TO BE SANDED AND PROPERLY PREPARED FOR PAINT APPLICATION BASED ON THE PAINT MANUFACTURERS SPECIFICATIONS.
- ALL PAINT TO BE APPLIED OVER ONE COAT OF EXTERIOR PRIMER WITH TWO COATS OF EXTERIOR ENAMEL.

**ROOFING AND DOWNSPOUTS - TYPICAL**

- EXISTING SLATE ROOFING TO REMAIN - REPAIR OR REPLACE PIECES AS NEEDED.
- REPAIR DETERIORATED GUTTERS, SOFFITS, AND DOWNSPOUTS AS NEEDED - CONNECT AND CLEAN.
- REPAIR OR REPLACE AS NECESSARY ALL FLASHING AT VALLEYS, GUTTERS AND VERTICAL SURFACES.

**WOOD SIDING, SOFFITS, FASCIA & DORMERS - TYPICAL**

- REPAIR OR REPLACE AN EXTERIOR WOOD DETAILS REPLICATE ORIGINAL - PRIME AND PAINT.
- COMPLETE WOOD REPAIR AND REPAINT OF SOUTH FACING DORMER - RESTORE TO ORIGINAL APPEARANCE.

**WINDOWS - TYPICAL**

- REPLACE DETERIORATION NON-ORIGINAL STORM WINDOWS WITH HISTORICALLY ACCURATE CUSTOM WOOD STORMS.
- REPAIR EXISTING ORIGINAL WOOD WINDOWS.
- REPLACE NON-ORIGINAL WOOD WINDOWS WITH HISTORICALLY ACCURATE DOUBLE HUNG WOOD WINDOWS.
- CONTRACTOR TO COORDINATE WITH OWNER LOCATIONS OF WINDOWS REPLACEMENT AND WINDOW REPAIR.

**WINDOW TYPES**

1. REPAIR EXISTING FIXED UNIT WINDOW - CLEAN, CAULK, PAINT X TOTAL WINDOWS.
2. REPAIR EXISTING OPERABLE WOOD WINDOW - CLEAN, CAULK, AND PAINT. PROVIDE NEW, HISTORICALLY ACCURATE OPERABLE WOOD STORM. PRIME PAINT. X TOTAL UNITS.
3. INSTALL NEW THERMALLY BROKEN, INSULATED GLASS, FIXED UNIT WINDOW MATCH ORIGINAL HISTORIC WINDOWS. X TOTAL WINDOWS.
4. REPLACE EXISTING OPERABLE WINDOWS WITH NEW WOOD WINDOWS WITH INSULATED GLASS - REPLICATE ORIGINAL HISTORIC WINDOW FEATURES INCLUDING SASH AND MELLING ALL DIMENSIONS. X TOTAL UNITS.

**FRONT PORCH WORK**

- RE-POINT ALL FRONT PORCH MASONRY WITH LIMB RICH MORTAR MATCHING ORIGINAL.
- REPAIR OR REPLACE EXISTING DETERIORATED STONE MATCHING ORIGINAL. AT PORCH WALLS, COLUMNS AND UPPER BALUSTRADE.
- RESTORE, REPAIR OR REPLACE ANY DETERIORATED WOOD DOARDING AT STEPS, PORCH FLOOR, AND CEILING TO MATCH OR REPLICATING ORIGINAL.
- RESTORE FRONT DOORS TO REPLICATE ORIGINAL APPEARANCE.
- INSTALL NEW MEMBRANE ROOFING ON OPEN UPPER FLOOR SURFACE OF ENTRY PORCH.

SCALE: 1" = 6'  
3" = 18'

**North Elevation**



**North Elevation**