



Certificate of Appropriateness

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

Property

1801 N. PROSPECT Charles Allis House an individually designated historic site

Description of work

The Charles Allis house was constructed in 1909 and was designed by Milwaukee architect Alexander C. Eschweiler. Since 1945 the house has been open to the public. It has been known as the Charles Allis Museum since 1979. The current proposal seeks to correct problems with roofing, flashing, repointing and gables that are deflecting.

Work on the Charles Allis Museum is to include the following:

Missing and damaged clay roof tiles will be replaced with new or salvaged tile to match

Copper ridge caps and valley flashings to be replaced or resecured

Step flashing and counter flashing will be replaced as part of the repointing of the chimney, and there will be gable parapet repair, repointing and reconstruction

At the garage, the built up flat roof will be replaced and a new roof drain installed and masonry parapets will be repointed, repaired and reconstructed

The existing heat trace system will be removed from the north elevation and a new system will be expanded to all gutters, downspouts and eaves

Gutters at the west and north elevations were previously raised at the outboard gutter lip to keep water from cascading over the top of the gutters. This will also be done to the gutters on the other elevations as well as the gutters on the west elevation of the garage.

Patch and repair existing gutters and downspouts and add downspout conductors with removable debris screens.

At the north elevation of the garage, the upper portion of the gable, the gable parapet wall and the chimney will be taken down to sound masonry and reconstructed using salvaged face brick and new back up brick

Various gables at the house will be taken down to solid masonry and reconstructed using salvage face brick and new back up brick. Stone copings will be reset and remaining portion of gables will be repointed

Portions of chimneys extending above the roof will be repointed and repaired. Lead coated copper covers will replace metal cages at the flues and vented caps will be placed over unused flues.

Various areas will be repointed on the house and garage.

The brownstone south elevation balcony will be repaired/rebuilt. Any new sandstone required will match the original.

Date issued

2/29/2016

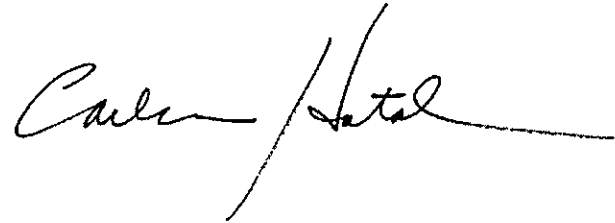
PTS ID 109045 COA Roof and Gables

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 will be carried out according to the submitted application. Mortar samples, replacement brick and sandstone samples are to be approved by HPC staff before work can proceed.

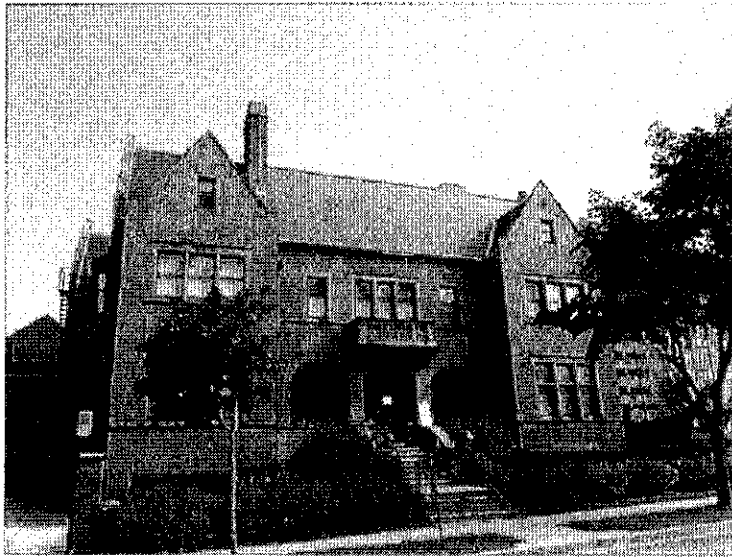
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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: carlen.hatala@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, or call (414) 286-8210.

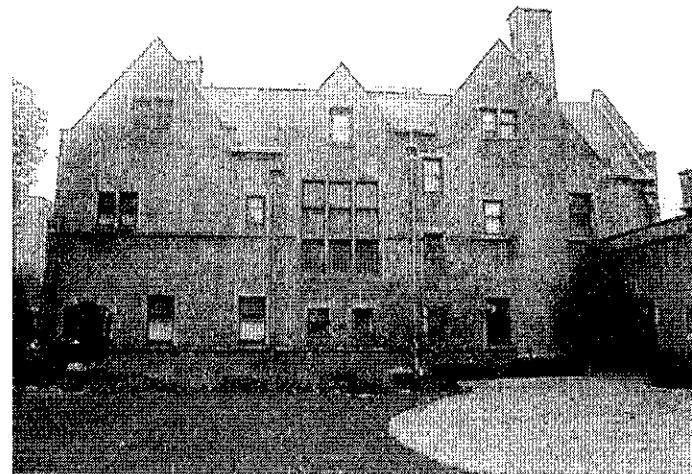
A handwritten signature in black ink, appearing to read "Carlen Hatala", written over a horizontal line.

City of Milwaukee Historic Preservation Staff

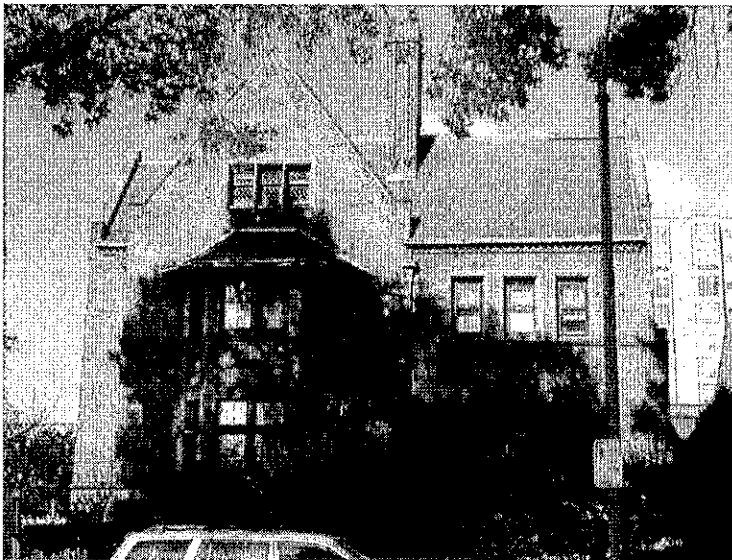
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



South Elevation - Charles Allis House



North Elevation - Charles Allis House



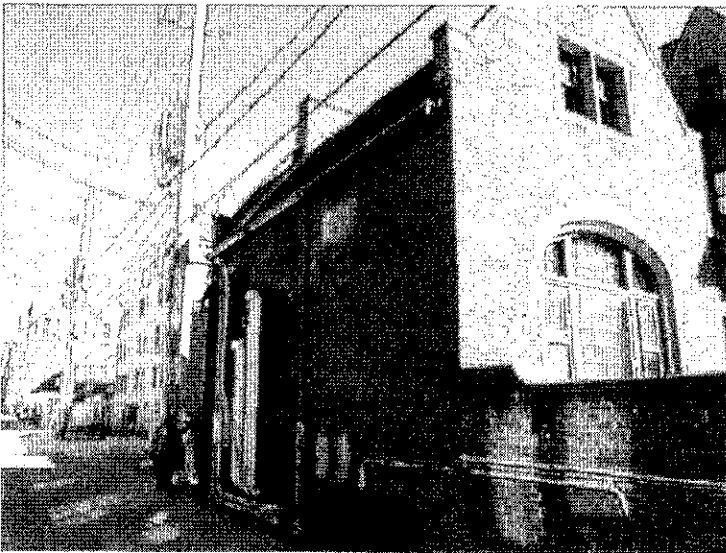
East Elevation - Charles Allis House



West Elevation - Charles Allis House



South Elevation – Garage, Charles Allis House

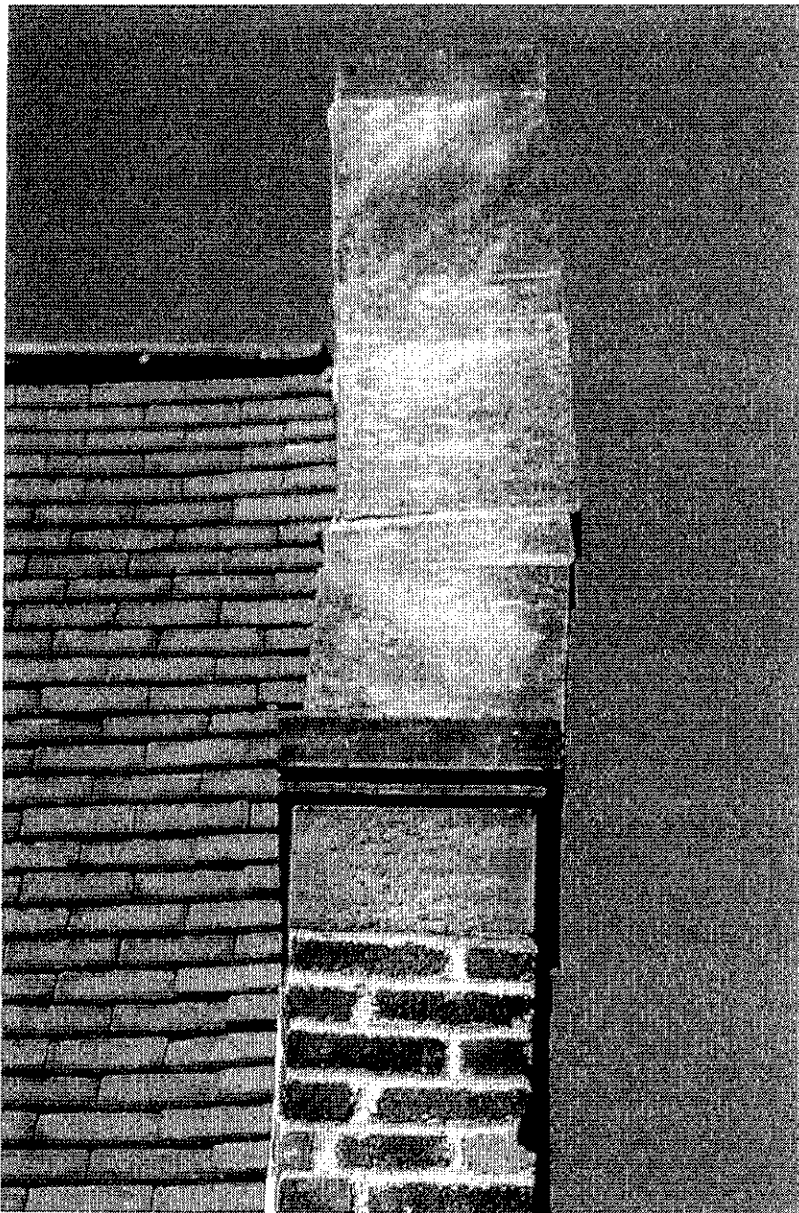


West Elevation – Charles Allis House



North Elevation – Garage, Charles Allis House

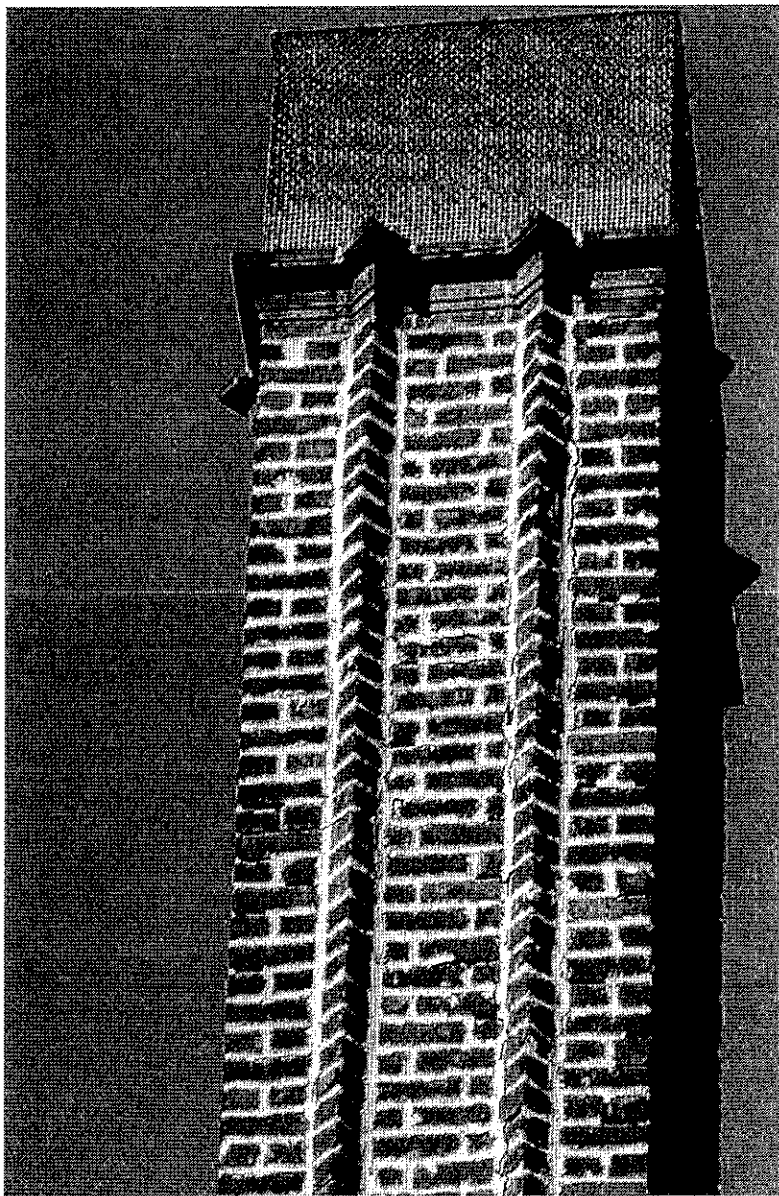
Repointing has been carried out in the past without regard to appropriate mortar composition and color as evidenced here.



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



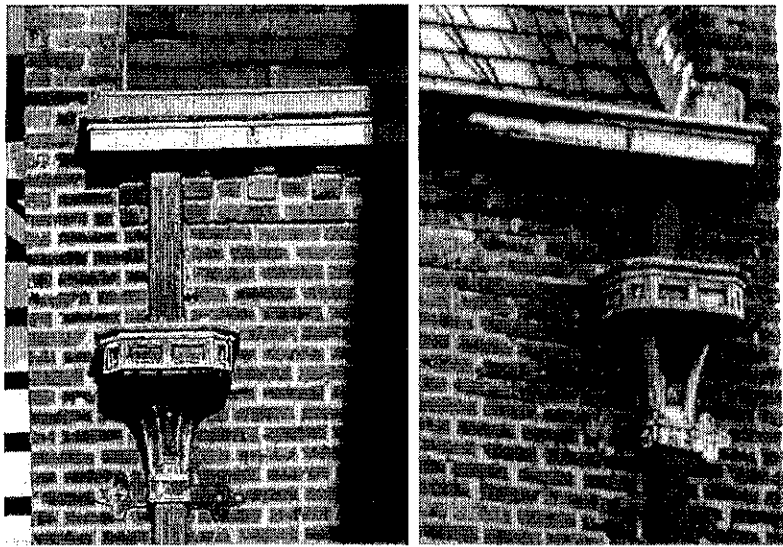
Cracked gable parapet walls – East Elevation, Charles Allis House. Condition is typical of all gables but to varying degrees. Note repaired cracks have re-cracked. Note condition of chimney in background.



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.



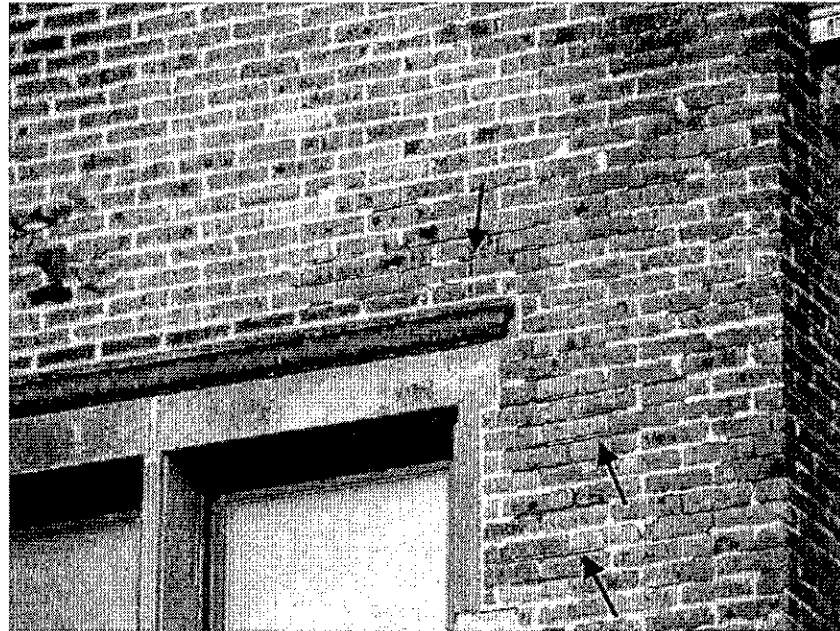
Mortar Deterioration at Downspouts, South Elevation – Charles Allis House. Typical at all downspouts.



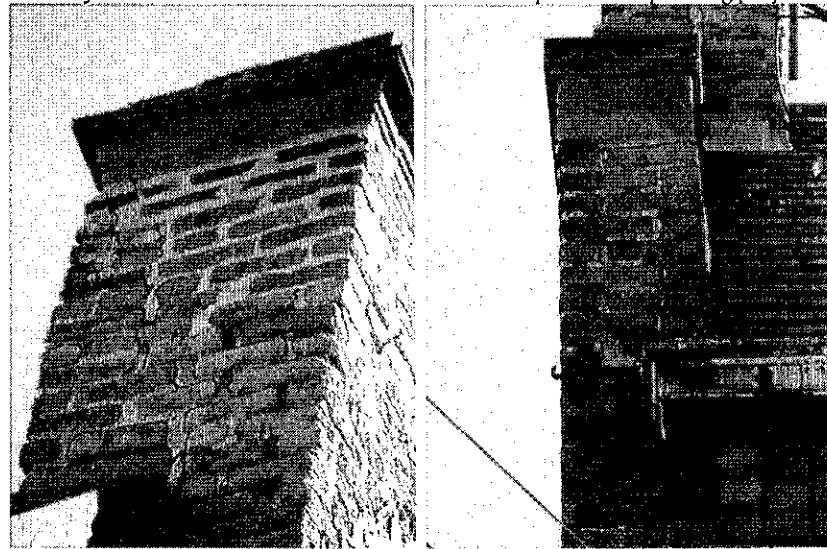
Existing Gutters – SE & NW Corners of Charles Allis House. It is proposed to raise the outer lip of the remaining unrepaired gutters to reduce the occurrence of rain runoff overflows which are contributing to the deterioration of the masonry immediately below and further downstream of the gutters. The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



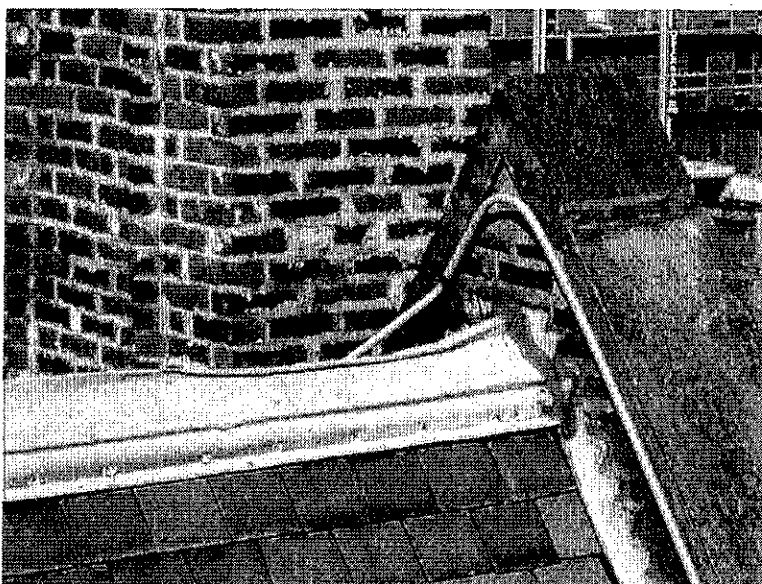
1.5" Deep Gutter at Termination - East Elevation, Charles Allis House



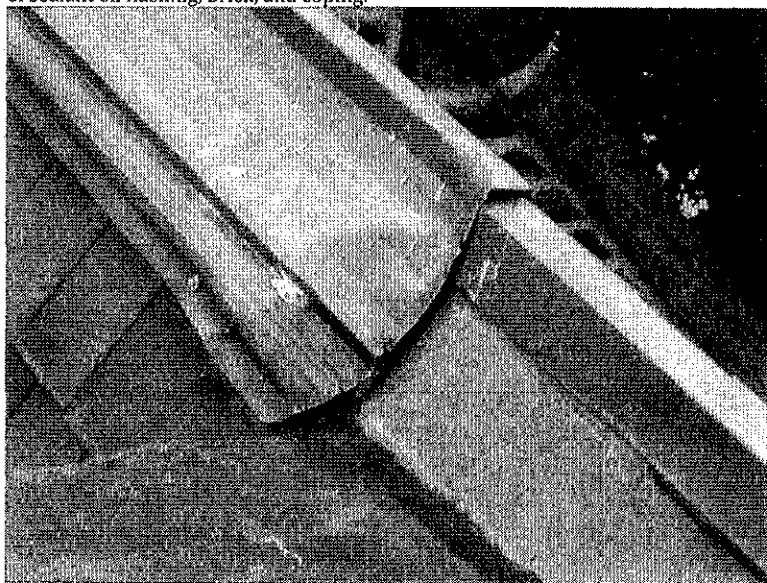
SE Corner – Charles Allis House. Wind blown runoff has repeatedly deteriorated the masonry in this area. Note the overcut bricks from a previous repointing project.



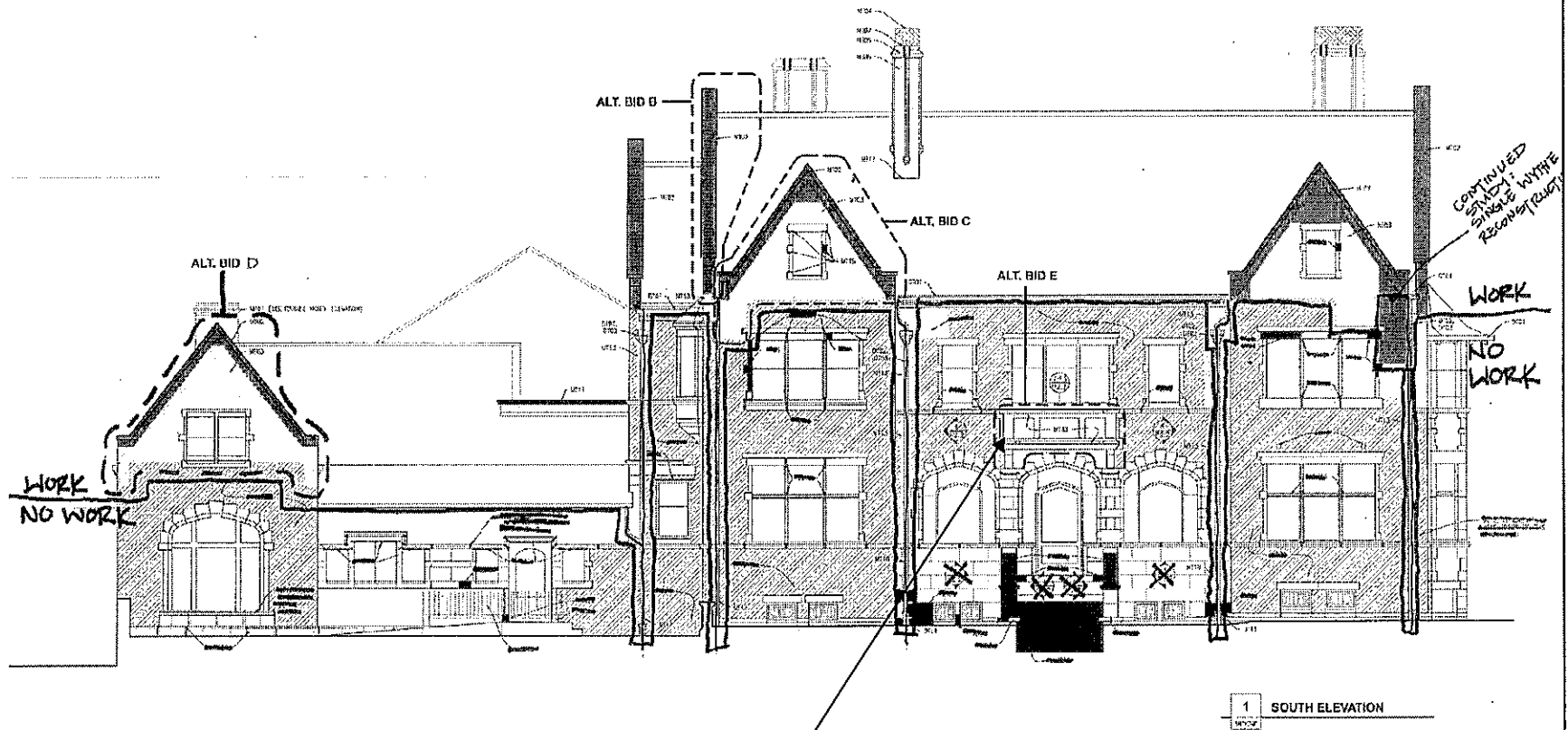
Garage North Gable & Chimney Deterioration – Charles Allis House. The leaning of the gable and chimney, along with the cracks, brick displacement required reconstruction of these elements.



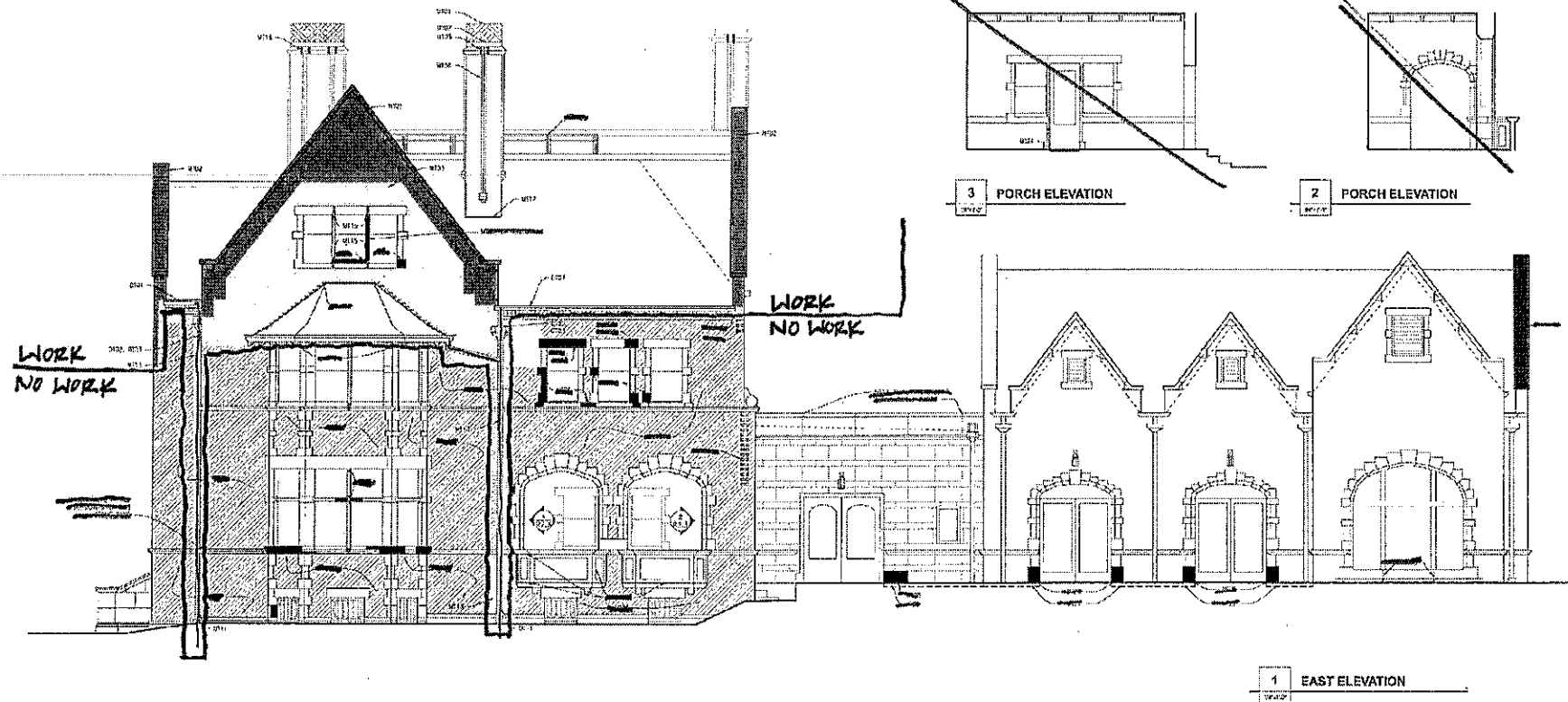
Crushed & Loose Ridge Cap - NW corner of Charles Allis House. Note excessive use of sealant on flashing, brick, and coping.

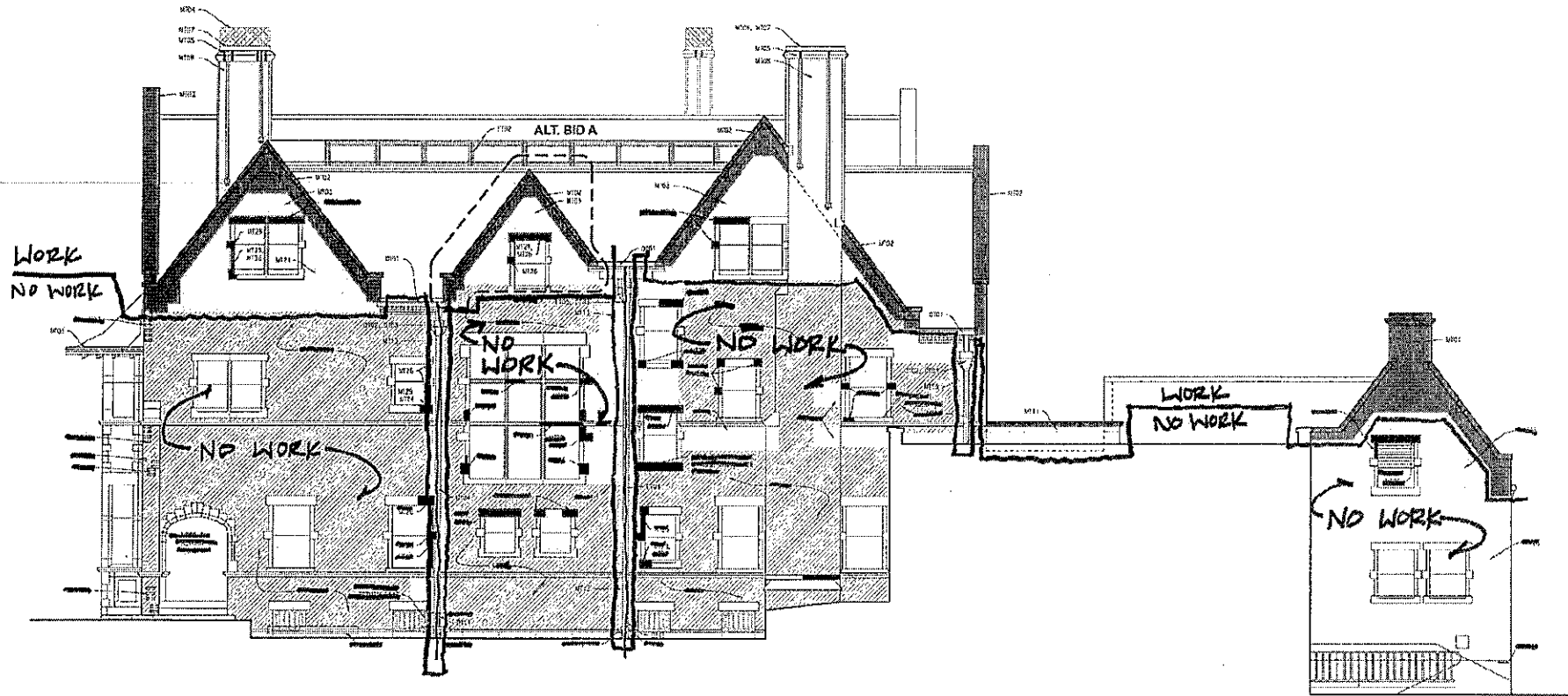


Loose Ridge Cap - NE Corner of Charles Allis House. A previous replacement, this cap was subsequently peeled open by wind or roof tile repair.



Among other repairs, the balcony above the main entry will be repaired/reconstructed using salvaged and new stone to match.

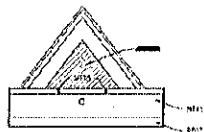




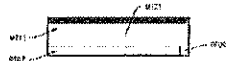
1 NORTH ELEVATION



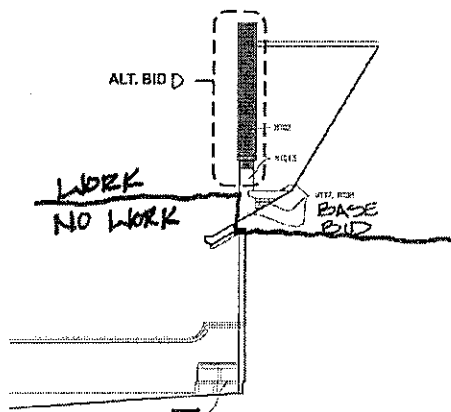
5 SOUTH PARAPET - INT. ELEV.
PAGE BID



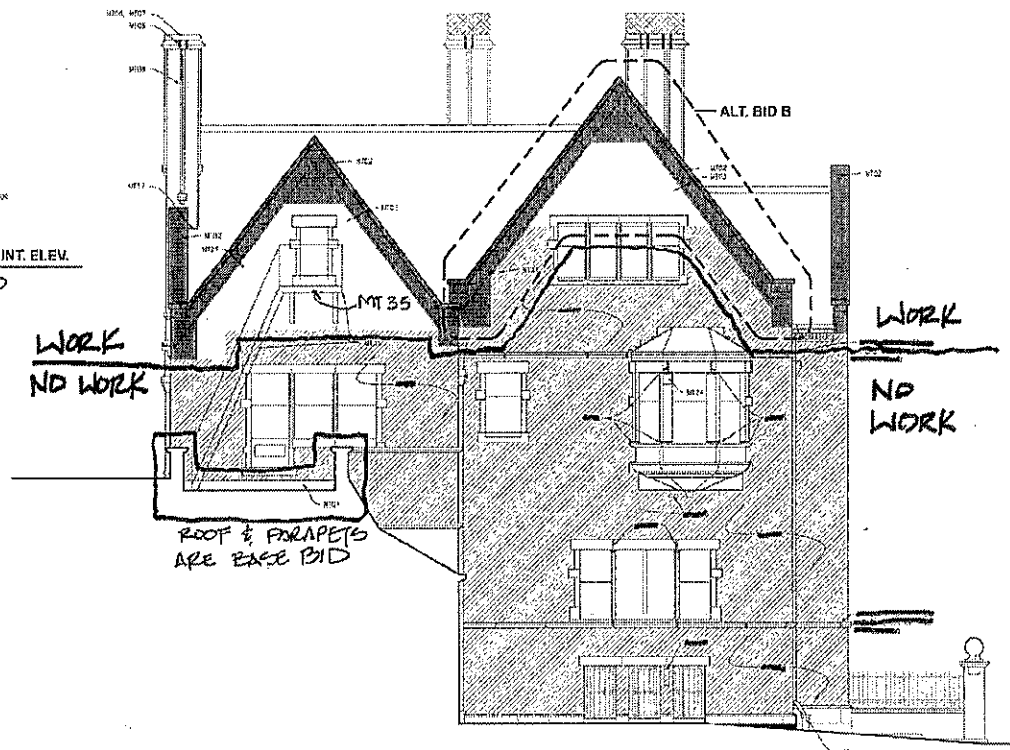
4 WEST PARAPET - INT. ELEV.
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3 NORTH PARAPET - INT. ELEV.
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2 EAST ELEVATION



1 WEST ELEVATION

