



Certificate of Appropriateness

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

Property

1630 E. ROYALL PL. Charles Allis House CCF 170686

Description of work

1. Form Dutchman repairs from salvaged matching sandstone throughout south entry area
2. Remove all loose material and retool surface to match adjacent normal weathered stone.
3. South Elevation: Main entry stair total repair and restoration
 - a. Document and number all pieces before removal for disassembly
4. South balcony will be repaired under a separate COA that has been extended. Applicant agrees to return to Commission for further review if substantial reconstruction of the balcony proves necessary.
5. Mortar shall match original composition of a natural or early Portland cement mortar mixed with lime, per testing
6. Sandstone patches will be from Conproco Corporation, Matrix, Edison Coatings, or Cathedral Stone as stated in the proposal. All three products are approved.

11/27/2017

PTS ID 114346 COA: Royall Pl. Stairway Repair

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:

1. HPC Staff must be contacted when mortar work begins in order to field verify proper preservation techniques and mortar blends are being used.

2. 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.

New stone must match as closely as possible the color texture, size and finish of the original stone.

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

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@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.

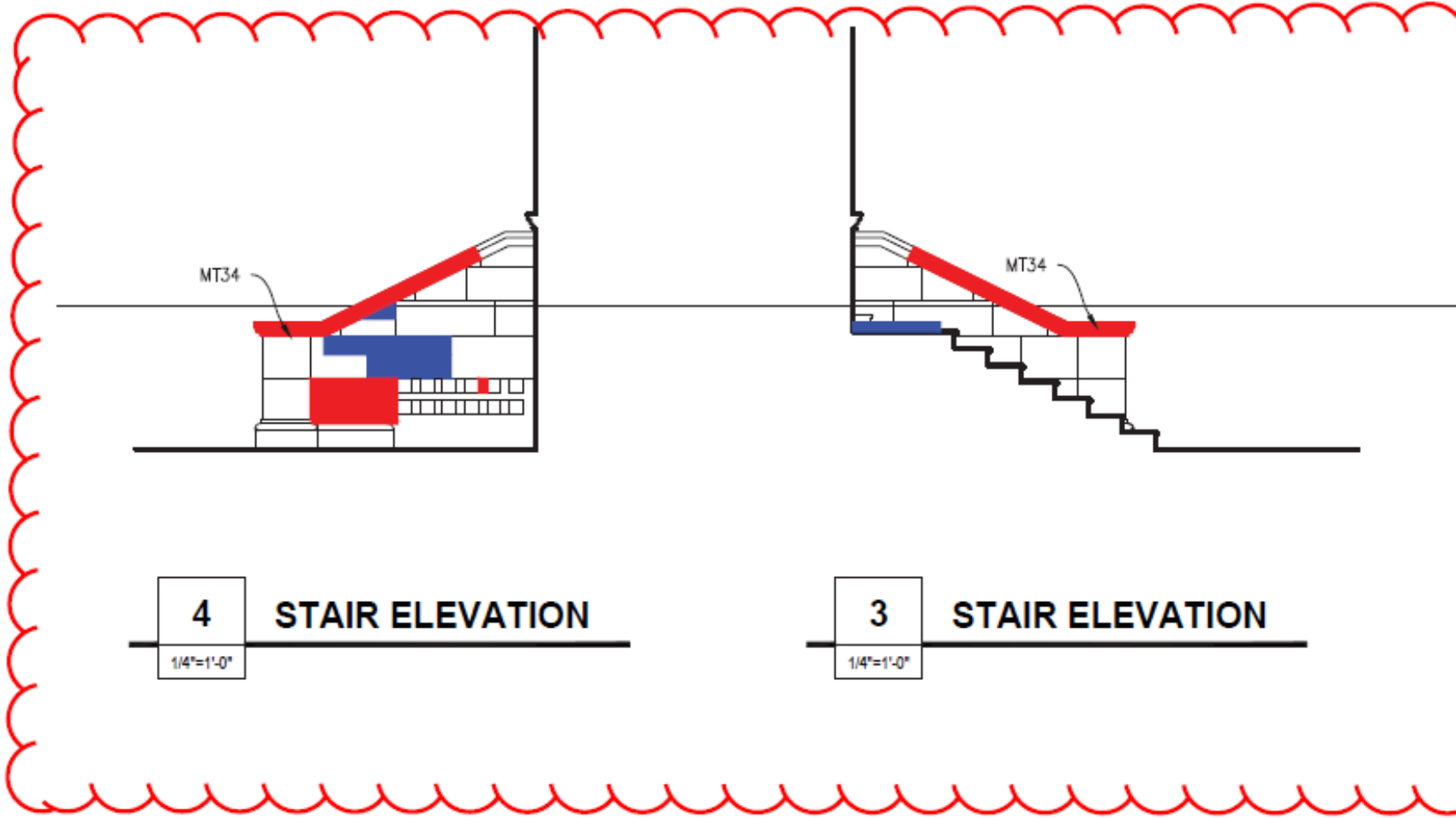


City of Milwaukee Historic Preservation Staff

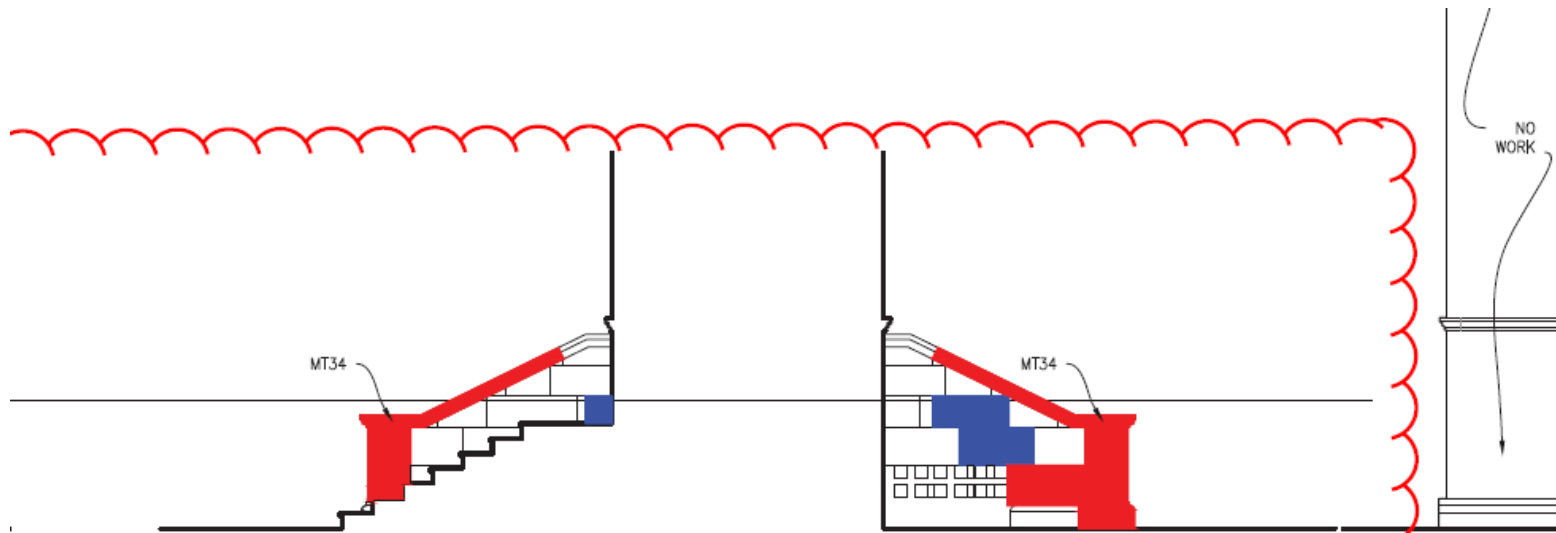
Copies to: Development Center, Ald. Nik Kovac, Contractor



Recent view of south facade



Areas of repair



2 STAIR ELEVATION
1/4"=1'-0"

1 STAIR ELEVATION
1/4"=1'-0"

2 SOUTH ELEVATION RETURN
1/4"=1'-0"

Areas of repair

Typical Conditions





More typical conditons