



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2202 E. Woodstock Place, North Point South Historic District

Remove and replace damaged brick on the rear façade with matching brick and tuck point, as needed. Remove and rebuild east-north chimney to existing conditions with matching brick and four-inch concrete cape. Brick to be installed in Flemish bond to match current pattern. Install two new chimney flues and stainless steel liner.

Date issued 9/28/2023

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:

Masonry - 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.

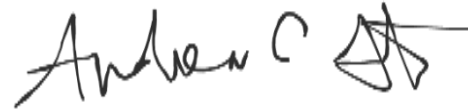
New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material. UNDER NO CIRCUMSTANCES SHALL UNPAINTED 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.

Chimney- The (partially) rebuilt chimney must be rebuilt to exactly match the historic including bonding pattern, corbeling, and other details. Accurate measurements shall be taken prior to disassembling so the new chimney exactly matches the historic without alteration. 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.

All work must be done in a craftsman-like manner. 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) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff



Scope of work diagram

• Exterior Restoration

Custom Restoration, Inc. hereby proposes to furnish labor, materials and insurance to complete the work as described. Custom Restoration, Inc. has examined the four(4) masonry chimneys. The East elevation left (south) chimney was previously repaired from the roof to the chimney cap. The masonry below the roof eave has deteriorated bricks and deteriorated mortar joints. The right (north) chimney was found to have deteriorated mortar joints, bricks that are deteriorating and starting to lose their exterior surface and there are several bricks deteriorated below the roof eave with deteriorated mortar joints. There are four (4) appliances that vent into left chimney and is recommended to install a new chimney liner. The north elevation chimney has significant brick and mortar joint deterioration, cracks within the chimney cap allowing some vegetation to grow. The fireplace was discussed and hasn't been used in several years since the odor of smoke was present in the basement. The future plans for the fireplace is to convert to gas. It is recommended to be lined with a stainless steel liner and optional price is included. The west elevation chimney has deep mortar deterioration, missing mortar and the bricks have started to deteriorate and loose the exterior surface of some of the bricks. Originally all four chimneys may have a had mortar crown installed to fill in around chimney flues and to cover the edges of the capstones. These have most likely deteriorated allowing moisture to get into the chimneys. We propose to install a four-inch (4") concrete cap with a one and one half inch (1 1/2") overhang to create a drip edge over the relayed capstones. This will help to keep some moisture off the chimney since we cannot use any water repellents. The proposed restoration is as follows:

East Chimney (Left/South Chimney)

- 1) Provide an erect scaffolding to access the chimney from roof eave and down to lower roof.
- 2) Protect the roof with drop cloths and tarps.
- 3) Inspect masonry chimney below the roofline. Joints deemed defective shall be routed-out as deemed necessary and tuck-pointed. Joints deemed defective shall be cracked larger than a hairline, be penetrable more than one quarter of an inch, extremely weathered and or missing. Strike, brush and finish mortar joints.
- 4) Remove and replace approximately twenty (20) damaged bricks below the roofline as follows: Saw, chisel and remove deteriorated bricks. Clean of all debris that may interfere the installation of a replacement brick. Install replacement bricks in a full bed of mortar and tuck-point flush. Strike, brush and finish mortar joints. CRI intends to salvage bricks from the right/North chimney and use as replacements.

- 5) Lightly wash restored masonry to remove dust and debris.
- 6) Cleanup and remove debris.
- 7) Type N mortar to be used, color to be matched.
- 8) Estimated start Date August 20, 2023.
- 9) Estimated time to complete is two (2) days.
- 10) All nail holes if any into roof are to be sealed with roofing mastic until roof is replaced.
- 11) Chimney to be completed with setup for right (north) chimney.

Estimated Cost: \$4,830.00.

East Elevation Chimney (North/Right chimney)

- 1) Provide an erect scaffolding to access the chimney.
- 2) Protect the roof with drop cloths and tarps.
- 3) Remove the brick masonry chimney down approximately six-feet (6') and discard. Clean area of debris. Rebuild chimney with match bricks back to its original height, design and contour in Flemish Bond. Strike, brush and finish mortar joints. Brick match is based on bricks being available with no special orders, minimum orders, mold charges or custom freight are included. Estimated cost per brick is \$1.10/brick. Estimated bricks needed are five hundred (500).
- 4) Remove and replace two (2) top chimney flues and replace with new chimney flues.
- 5) Form and pour a new four-inch (4") thick concrete chimney cap with a one and one half inch (1 1/2") overhang on top of current limestone capstones. Install primed and painted rebar into the concrete. The chimney flues shall be wrapped with a non-flammable foam wrap and caulked after the concrete has cured. The expansion joint will allow the chimney flues to expand and contract as they go through their thermal changes as they heat up and cool down. Caulk to be Dymeric 100, a polyurethane sealant.
- 6) Inspect masonry chimney below the roofline. Joints deemed defective shall be routed-out as deemed necessary and tuck-pointed. Joints deemed defective shall be cracked larger than a hairline, be penetrable more than one quarter of an inch, extremely weathered and or missing. Strike, brush and finish mortar joints.
- 7) Remove and replace approximately twenty (20) damaged bricks below the roofline as follows: Saw, chisel and remove deteriorated bricks. Clean of all debris that may interfere the installation of a replacement brick. Install replacement bricks in a full bed of mortar and tuck-point flush. Strike, brush and finish mortar joints. CRI intends to salvage bricks from the right/North chimney and use as replacements.
- 8) Install a new seven-inch (7") Home Saver Pro stainless steel chimney liner to appliances. Liner included connecting "T" to current venting, draft hood and repairs to basement chimney where the new stainless steel connecting "T" is installed.
- 9) Lightly wash restored masonry to remove dust and debris.
- 10) Cleanup and remove debris.
- 11) Type N mortar to be used, color to be matched.
- 12) Estimated start Date August 20, 2023.
- 13) Estimated time to complete is five (5) days.
- 14) All nail holes if any into roof are to be sealed with roofing mastic until roof is replaced.
- 15) Chimney to be completed with setup for left (south) chimney.

Scope of work