



Certificate of Appropriateness

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

Property Description of work

2220 N. Terrace Ave., Villa Terrace

Exterior rehabilitation to masonry, window grates, and grate rehabilitation per the attached scope of work and diagrams.

Date issued 6/18/2026

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:

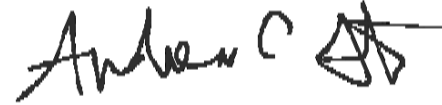
New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions as 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.

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

Pre-Construction

- All specifications will be submitted for approval or review by designated design professional.
- Mortar, brick, stone and steel materials will be selectively removed for analysis for replacement material selection.
- Brick and stone mortar mockup samples will be installed for review by design professional and/or Owner.
- Paint removal mockup will be performed for approval by design professional and Ownership.
- Replacement material in addition to designated masonry repair (i.e. windows, statues, etc.) will be determined by Ownership and/or design professional to provide for proper replacement timeframes.
- Whitewash application mockup to be applied to 2 separate areas for coverage and color approval by design professional and/or Ownership.

Scope of work

Restoration Construction

- Access will be provided with consideration for Villa Terrace bookings.
- Removal of paint from all brick masonry on all elevations. Re-evaluation of repointing of masonry joints and brick replacement will be necessary following full removal of paint.
- Repoint brick mortar joints. Approximately 1100 square feet of brick mortar joints require repointing with selected and proprietary designed mortar. (Full specification to follow)
- Repoint stone mortar joints. All (100%) of stone mortar joints will be repointed with separately selected stone mortar joint designed mortar. (Full specification to follow)
- Stone window head units (13) that are fractured will be replaced with new matching Indiana Limestone units and anchored with stainless steel anchors.
- Steel window security grates (20) will be removed, repaired as necessary and coated with a non-rusting coating material to match existing. (Full specification to follow)
- Existing grates not slated for removal (6) will have existing coatings from previous projects removed to clean steel and coating with matching material. (Full specification to follow)
- Steel window lintels (13) will be removed and replaced with new steel lintel matching existing profile. Lintels will be coated with non-rusting coating material to match existing. Three courses of brick will require removal and replacement to accommodate proper flashing and weeps. (Full specification to follow)
- Front entrance gate will be removed for stone repair and re-installed with stainless steel anchors to secure gate to stone frame
- Concrete restoration at north elevation window wells and south elevation garage ceiling overhead repairs. Approximately 22 cubic feet of repair. (Full specification to follow).
- Stone patching on various columns, capitals, jambs to be completed with mockup approved stone patch material to match existing. (Full specification to follow).
- Whitewash application to be applied after curing of restoration materials. A designed coverage amount will be determined from approved mockups.
- Caulk all window perimeter sealant from masonry to masonry

Scope of work

7 PAGES TO FOLLOW

EAST ELEVATION

100% REPOINTING

HELFIX BAR

HELFIX BAR

BRICK REPLACEMENT

BRICK REPLACEMENT

REBUILD BRICK

REBUILD BRICK

PLAZA DECK REPAIRS

REMOVE/REPAIR GRATES (TYP.)

REMOVE/REPAIR GRATES (TYP.)



WEST ELEVATION

30% REPOINTING (TYP.)

30% REPOINTING (TYP.)

REPLACE STONE HEADERS

REPLACE STONE HEADERS

PAINT REMOVAL (TYP.)

REMOVE/REPAIR GRATES (TYP.)

STONE PATCH AT GATE ATTACHMENT

REMOVE/REPAIR GRATES (TYP.)



NORTH SIDE OF COURTYARD

PAINT REMOVAL (TYP.)

PAINT REMOVAL (TYP.)

CRACK INJECT CAPITALS

HELFIX BAR

30% REPOINTING (TYP.)



SOUTH ELEVATION - EAST END

HELFIX BAR

CLEAN & PAINT

50% REPOINTING

CONCRETE RESTORATION ON CEILING



SOUTH ELEVATION - WEST END

REPLACE LINTEL

REMOVE/REPAIR GRATES (TYP.)



NORTH ELEVATION - EAST END

HELFIX BAR

REPLACE LINTEL



NORTH ELEVATION - WEST END



REPLACE LINTEL

REMOVE/REPAIR GRATES (TYP.)

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