



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

**Property
Description of work**

2945 N. SHERMAN BL.

The area of brick under the East elevation bay window is severely deteriorated and missing in areas. Advanced Restoration will remove the remainder of the brick sides under the window. We will furnish and install (2) new steel lentils above the basement windows. The steel lentils will be flashed with stainless steel drip edge and covered with rolled membrane flashing up the backside of the wall. We will reconstruct the area with closely matching brick and mortar to exact original specifications. Approximately 450-500 brick will be needed to rebuild this section.

There are numerous areas of missing and deteriorated mortar joints on the lower area of the South elevation. Advanced Restoration will grind out all deteriorated mortar joints on the lower 4' of the South elevation. We will use a OSHA approved hepa vacuum grinding system to abide by the silica regulations. We will tuck point the area with closely matching mortar.

See conditions below on grinding mortar

Date issued

12/22/2020

PTS ID 115071 COA: masonry 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:

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.

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

A sample panel of brick and 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, 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 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. Khalif Rainey, Contractor, Inspectors Paul Gurda & Candace Eubanks.