



Certificate of Appropriateness

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

Property

2647 N Wahl Avenue

North Point North Historic District

Description of work

TUCKPOINTING OF BRICK MASONRY

All exterior brick masonry on the garage shall be inspected and tested for soundness. Mortar joints which are visibly loose or eroded from adjoining brick masonry shall be cut out with a power-driven abrasive wheel to a minimum depth of three-quarter inch (3/4") and as much more as conditions require. After cleaning and flushing with water or compressed air, joints which have been cut out and all voids in mortar shall be filled with special tuckpointing mortar and finished off with a tooled surface to match adjoining areas as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. Hairline cracks in mortar shall not be deemed defective and are not included in the quote.

Note: Only area of interior tuckpointing is where cracking occurred due to rusted lintels.

- Note: work on garage includes everything south of wall that includes access door to garage roof.
- Bed joints (joints between coping and brick) will be inspected and included if deemed necessary.

REPLACEMENT OF SEVERELY RUSTED WINDOW OPENING LINTELS (2 Windows on the interior of garage)

Due to severe rusting of the interior steel lintels above 2 garage window openings, the first two (2) courses of brick masonry above the openings shall be removed. Severely damaged lintels shall be removed and replaced with a similar steel section. After lintel replacement, a through wall flashing shall be installed. Subsequently, after proper preparation of areas where brick have been removed, brick shall be relayed with weep holes to allow for drainage and airflow.

Note: As discussed with homeowner, quote assumes there is only 1 steel lintel above each interior garage window. We assume the steel does not extend into the wall more than the 1 course. When wall is opened, if changes are found, homeowner will be immediately notified of change of scope & cost. In addition, cracked mortar joints coming off of lintel ends (on the interior of garage) shall be cut out and tuckpointed.

PATCHING OF SPALLED CONCRETE

Damaged or spalled concrete (one area on garage ceiling), where present concrete has become severely spalled shall have all loose and separated concrete in these areas chopped back to a sound base. Steel re-bars which may have become exposed shall be wire brushed free of all loose rust and primed with rust retardant paint. Voids in concrete shall then be primed with a latex-bonding agent and filled with a fast-set, non-shrink concrete patching compound (Thorite).

STONE EPOXYING

Two areas above the garage door where stone has spalled shall be carefully removed. Stone shall be cleaned and epoxied back into place. Hairline crack surrounding spalled areas shall be caulked and dusted with a fine grade sand to match appearance of stone AS CLOSE AS POSSIBLE.

Note: As discussed with homeowner, if stone are damaged, areas will need to be patched to match adjacent stone AS BEST AS POSSIBLE.

STONE COPING CAULKING

Stone copings on top of garage shall have joints routed ¼" deep. Joints shall be free of dust, caulked, and dusted with a fine grade sand to match appearance of stone AS CLOSE AS POSSIBLE.

STONE COPING WATER REPELLANT

Per conversation with homeowner, stone copings shall receive a flood coat of Prosoco stone repellent (as preferred by homeowner over chemtrete product we typically use). This will be applied by means of a pressure type sprayer so as to completely saturate stone surface. As discussed in walk-thru, due to unfamiliarity with product, we are assuming the stone will take 5 gallons of product. If more or less is used, homeowner will be notified of price change. Quote does NOT include any cleaning of stone or brick prior to application.

Date issued 3/24/2026

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.

Stone sealant shall be used only on skyward surface of the stone. The vertical surfaces and underside must remain untreated.

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



Area of coping stones to be treated with sealant, presumably to address efflorescence issue.