



ORD-18-11575
CCF 180912

Certificate of Appropriateness

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

Property 2204 E. IVANHOE PL. North Point South HD
Description of work Repair and rebuild chimney per attached description and conditions below.
Date issued 9/22/2018 PTS ID 114626 COA: chimney 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. 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.

Chimney bonnet must be copper/copper alloy or be a painted/powder-coated metal. No bare white metal finish is permitted.

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 assistance, contact Historic Preservation staff as follows: (414) 286-5712 or 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, Inspector G. Vosswinkel



Chimney prior to collapse, c. 2011. Flue caps must remain visible after repairs and be identical to existing profile.

Utilizing an 85' aerial lift, dismantle upper portion of chimney and rebuild.

100% grinding of mortar joints $\frac{3}{4}$ " deep and repoint with new color matching mortar.

Chimney to be rebuilt matching original design and contour.

Mortar to be used will be 6 parts sand, 1 part Portland and 1 part Lime.

Install chimney bonnet on top flues.

Clay tile flues to be replaced as needed.

Scope of work.



Inspector photo of chimney. Flue caps must be reproduced to match exactly.