



# Certificate of Appropriateness

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

**Property** 2000 W. WISCONSIN AV. Pabst Mansion  
**Description of work** Masonry and structural repairs per attached proposal from Marion Restoration.  
**Date issued** 3/17/2021 PTS ID 115097 COA: temporary stabilization and masonry repairs

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:

Any masonry cleaning will require a separate review that can be attached to this certificate as an amendment. Masonry cleaning specifically requires separate permitting from general repair and structural work.

Typical masonry project restrictions are already included in scope of work.

**ALL LOOSE BRICK AND TERRA COTTA THAT IS REMOVED SHALL BE SALVAGED AND STORED ON SITE FOR REINSTALLATION AT A LATER DATE.**

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](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector P. Rafalski, Inspector A. Solomon

**The following is copied from the contractor's proposal.**

In conjunction with request made by the Pabst Mansion Foundation and the Structural Condition Assessment published by Graef, the following scope is to address stabilization repair areas:

1. Mobilization a. 50' articulating man lift will be utilized to access all elevations and provided by Marion.  
b. Proper protections of the grounds will be installed to prevent damage to landscaping, windows, etc.  
c. The North elevation protection will be replaced with a new protection
2. Stabilization and Repointing
3. Option to perform stabilization work inside of the North elevation enclosure

All restoration executed by Marion, Inc. will be in accordance with the standards set out by the U.S. Department of the Interior, National Park Service. The execution of the masonry restoration work will follow the guidelines in the Preservation Brief #2, *Repointing Mortar Joints in Historic Masonry Buildings* (revised 1998). Cleaning of masonry will follow the guidelines in Preservation Brief #1, *Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. These documents provide the standard by which our customers can judge the performance of our work. For more information, please visit [www.nps.gov](http://www.nps.gov) to review the Secretary of the Interior's Standards and to download the Preservation Briefs.

**MORTAR REPOINTING STANDARDS:**

1. Cut mortar back 2½ times the height of the joint or further back to sound material
2. Utilize the *Center Cut Approach* using specialized power routing tools with cutting blades that are one-half the width of the existing mortar joints, once the center-cut is executed, the mortar will be hand removed with chisels to the brick edge to avoid over cutting of the brick surface
3. Flush out joints with water to remove all loose mortar and sandy residue left post-removal
4. Monitor moisture levels – joints will be ready for repointing once an acceptable moisture reading is recorded (16% WME or below)
5. Finish mortar to match original tooling joint profile

**ITEM NO. 1: MOBILIZATION, STAGING, PROTECTIONS AND ACCESS EQUIPMENT:**

Protective equipment will be used to protect any window openings during work. (1) 50' articulating man lift will be utilized to access some of the work area. Other areas will be reached with light duty frame scaffolding. The North elevation protective enclosure is severely deteriorated. We will replace the damaged plastic, any wood framing needing replacement as well as add additional protections to cover any openings in the structure.

**ITEM NO. 2: STABILIZATION AND REPOINTING**

Mortar throughout the pavilion is significantly deteriorated. Mortar deteriorates over time and requires repointing as part of standard building maintenance. Excess water infiltration and open skyward-facing joints contribute to premature mortar deterioration. Some joints have been repointed with non-permeable mortar that is harder than the original. This mortar traps moisture within the wall. Excess moisture subject to freeze-thaw cycling puts stress on surrounding masonry units and may result in cracks and fractures. Trapped water exits the wall through masonry units, causing spalling and deterioration of the masonry. Any broken terracotta, loose mortar or brick at risk of falling loose will be stabilized. Loose mortar will be removed. Severely opened joints and cracks in terracotta will be packed with Type-O mortar and backer rod if needed. This includes the area on the northeast interior.

Proposed Item No. 3 Scope-of-Work, Stabilization and Repointing:

1. Point open and cracked joints in areas specified in documentation provided by the Pabst Mansion Foundation. a. Install backer rod where needed.
  
2. Install BASF MasterSeal® NP-1™ elastomeric polyurethane sealant at open skyward-facing joints. a. Finish sealant with dry aggregate from the bedding mortar to more aesthetically match the mortar.
  
3. Remove spalled/loose terracotta sections at risk of falling. Remove loose brick units at risk of falling.

**OPTIONAL ITEM NO. 3: STABILIZATION INSIDE ENCLOSURE**

As an option, during the replacement of the enclosure plastic, we will conduct stabilization repairs to the north elevation beneath the enclosure.