



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** 2239 N. TERRACE AV. North Point South  
**Description of work** Masonry repairs per attached scoping documents.  
**Date issued** 9/14/2020 PTS ID 115024 COA: 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:

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

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 contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [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.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



Mortar color sample is approved. Flush joints shall be used.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

WE ARE COMPLETING TUCKPOINTING ON THREE (3) OF THE FIVE (5) CHIMNEYS AND SCATTERED TUCKPOINTING REPAIRS ON THE HOUSE.  
PROPOSALS & PHOTO'S ARE ATTACHED.  
MORTAR SAMPLES ARE BEING INSTALLED THE WEEK OF AUGUST 17<sup>th</sup>.

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in the meeting will not be considered by the Commission during their deliberation. Please call if you have any que staff will assist you.

6. SIGNATURE OF APPLICANT.  
Mail or Email Form to:

Matthew Lempke / HOLTON BROTHERS, INC.  
Signature

MATTHEW LEMPKER  
Please print or type name  
841 N. Broadway, Rm. B1

8/14/2020  
Date

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the SUBMIT button to automatically email this form for submission.

**SUBMIT**





# Holton Brothers, Inc. Contractors

1257 Terminal Road  
Grafton, WI 53024

Phone: 262-377-7887  
Fax: 262-377-0615

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## Masonry Repairs - Tuckpointing - Caulking – Waterproofing

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Please check if project is tax exempt (attach certificate of exemption)

Proposal Number AABQ15720

Date Apr 14, 2020

<b>Proposal Submitted To:</b>	<b>Project Site</b>	<b>Your Sales Rep</b>
Tom Roepsch 2239 N. Terrace Avenue Milwaukee, WI 53202	2239 N. Terrace Avenue	Matt Lempke Sales Representative 262-377-7887 Matt@holtonbrothers.com

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We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

### **EXTERIOR RESTORATION**

The north, south, east and west elevations of the house, from roof coping to grade, have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

### **TUCKPOINTING OF BRICK MASONRY**

All exterior face brick masonry on the house 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. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote.

### **TUCKPOINTING OF STONE MASONRY**

All exterior stone masonry on the south bay window wall area shall be inspected and tested for soundness. Mortar joints which are visibly loose, eroded or separated from adjoining masonry units shall be cut out to a minimum depth of one inch (1") and as much more as conditions require. After cleaning and flushing with water, joints which have been cut out and all voids in mortar shall be filled with a non-shrinking mortar and finished off with a tooled surface to match existing work as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote.

### **REPLACEMENT OF SEVERELY DAMAGED AND SPALLED BRICK MASONRY**

Severely damaged and spalled brick masonry on the house shall be chopped out. After proper preparation of areas where brick have been removed, new brick shall be relayed. New brick shall match surrounding brick masonry as closely as possible.

### **RELAYING OF LOOSE OR SEVERELY SHIFTED BRICK MASONRY**

All loose or severely shifted brick masonry on the house shall be removed. After proper preparation of areas where brick have been removed, brick shall be relayed.

**EXTERIOR CAULKING IN THE FOLLOWING AREAS**

- 1) Defective vertical and horizontal joints in limestone sills
  
- 3) Defective vertical and horizontal joints in foundation stone

The above mentioned areas located on the chimneys and house shall be sealed with Tremco Dymonic, a one part urethane sealant. Sealant shall be white or colored as required to match existing work.

Joint backing where necessary shall be close-cell, non-staining polyethylene in round or square shapes, such as ethafoam joint backing. Joint backing shall be compatible with sealants used.

**PREPARATION OF JOINTS**

Building joints shall be examined prior to application and any conditions detrimental to achieving a positive weather-tight seal shall be remedied.

All openings, joints or channels to be sealed shall be thoroughly clean, dry and free from dust, oil, grease or any other foreign matter.

Where joints are deeper than 1/2", polyethylene joint backing shall be used and packed into the joint at within 1/2" of the surface. A size shall be selected so as to allow for a minimum of 30% compression of the backing when inserted into the joint. Where joints are 3/4" wide, the backing shall be placed so the depth of the joint to receive the sealants does not exceed 1/4".

**APPLICATION OF SEALANTS**

Sealants shall be gun applied through a nozzle of such diameter so the full bead of sealant is gunned into the joint, filling the joint completely.

All beads shall be tooled immediately after application to insure firm, full contact with the inner faces of the joints. Excess material shall be struck off with a tooling stick or knife.

The finished bead shall be flush with the surfaces or as otherwise indicated. Caulking shall be outlined with masking tape so as to obtain a neat and uniform appearance. Movement and structural cracks which are caulked shall be dusted with a fine grade lake sand so as to attain the appearance as closely as possible of mortar.

**COST**

- Masonry Restoration on the House Facade -

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<b>Total</b>	SEE COST ABOVE
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# Holton Brothers, Inc. Contractors

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Grafton, WI 53024

Phone: 262-377-7887  
Fax: 262-377-0615

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Masonry Repairs - Tuckpointing - Caulking – Waterproofing

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Please check if project is tax exempt (attach certificate of exemption)

Proposal Number AABQ15817

Date Apr 14, 2020

<b>Proposal Submitted To:</b> Tom Roepsch 2239 N. Terrace Avenue Milwaukee, WI 53202	<b>Project Site</b> 2239 N. Terrace Avenue	<b>Your Sales Rep</b> Matt Lempke Sales Representative 262-377-7887 Matt@holtonbrothers.com
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We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

## **EXTERIOR RESTORATION**

The five (5) chimneys have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

### **100% TUCKPOINTING**

All exterior masonry joints in three (3) chimneys (far west, south and northeast chimneys) shall be cut out to a depth of one half inch (1/2") or more as required. All joints which have been cut out shall be cleaned free from dust. Joints which have been cut out and all other mortar joints shall be filled with special tuckpointing mortar finished off with a tooled surface. Completed work shall be wet down to insure proper curing of the mortar. NOTE: Scaffold will be erected to access the northeast chimney and a rental boom lift will be utilized to repair the far west and south chimneys.

### **REPLACEMENT OF SEVERELY DAMAGED AND SPALLED BRICK MASONRY**

Severely damaged and spalled brick masonry on the three (3) chimneys shall be chopped out. After proper preparation of areas where brick have been removed, new brick shall be relayed. New brick shall match surrounding brick masonry as closely as possible.

### **RELAYING OF LOOSE OR SEVERELY SHIFTED BRICK MASONRY**

All loose or severely shifted brick masonry on the far west chimney shall be removed. After proper preparation of areas where brick have been removed, brick shall be relayed.

### **CONCRETE RESTORATION**

All exterior reinforced concrete on the chimney caps shall be inspected and tested for soundness. Loose, honeycombed or spalled concrete shall be removed to a sound base. Exposed reinforcing steel required for structural purposes shall be wire-brushed and treated with a rust-inhibitive paint. Superfluous exposed steel such as stirrups shall be removed. The areas to be patched will then be primed with a concrete bonding primer and the areas filled with a waterproof Portland cement and sand mortar and finished off to match existing concrete areas as closely as possible. Patches shall be reinforced as necessary with concrete anchors, galvanized mesh or wire. Suitable forming shall be used where conditions require.

**EXTERIOR CAULKING IN THE FOLLOWING AREAS**

1) All movement and structural cracks in chimney caps

The above mentioned areas located on the chimneys and house shall be sealed with Tremco Dymonic, a one part urethane sealant. Sealant shall be white or colored as required to match existing work.

Joint backing where necessary shall be close-cell, non-staining polyethylene in round or square shapes, such as ethafoam joint backing. Joint backing shall be compatible with sealants used.

**PREPARATION OF JOINTS**

Building joints shall be examined prior to application and any conditions detrimental to achieving a positive weather-tight seal shall be remedied.

All openings, joints or channels to be sealed shall be thoroughly clean, dry and free from dust, oil, grease or any other foreign matter.

Where joints are deeper than 1/2", polyethylene joint backing shall be used and packed into the joint at within 1/2" of the surface. A size shall be selected so as to allow for a minimum of 30% compression of the backing when inserted into the joint. Where joints are 3/4" wide, the backing shall be placed so the depth of the joint to receive the sealants does not exceed 1/4".

**APPLICATION OF SEALANTS**

Sealants shall be gun applied through a nozzle of such diameter so the full bead of sealant is gunned into the joint, filling the joint completely.

All beads shall be tooled immediately after application to insure firm, full contact with the inner faces of the joints. Excess material shall be struck off with a tooling stick or knife.

The finished bead shall be flush with the surfaces or as otherwise indicated. Caulking shall be outlined with masking tape so as to obtain a neat and uniform appearance. Movement and structural cracks which are caulked shall be dusted with a fine grade lake sand so as to attain the appearance as closely as possible of mortar.

**COST**

- 100% Tuckpoint and Masonry Repairs on Three (3) Chimneys ..

**Total**

SEE COST ABOVE





















