



Certificate of Appropriateness-Corrected

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

Property	733 -737 W. HISTORIC MITCHELL ST.	Mitchell Street HD	
Description of work	Masonry repairs per conditions below and project narrative on following page.		
Date issued	8/10/2018; corrected 3/5/2019 and expiration date extended to 4/1/2020	PTS ID	114601 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 book *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.

All work must be done in a craftsman-like manner, and must be completed by date above. 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.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements call (414) 286-8210.

1. REPLACE MISSING PEDIMENT WITH NEW PIECE BUFF COLOR INDIANA LIMESTONE. PIN IN PLACE (STAINLESS STEEL), MORTAR AND APPLY SEALANT AT PERIMETER
2. PIN IN PLACE OTHER FRACTURED STONE PIECES AND ATTACH WITH MORTAR OR EPOXY. EPOXY SEAL THE PERIMETER BUT NOT AT BASE TO ALLOW MOISTURE TO ESCAPE.
3. THE BOTTOM FLANGE OF AN "I" BEAM SUPPORTING THE BRICK AND STONE AT THE HEAD LEVEL OF THE SECOND STORY MITCHELL STREET FACADE IS COMPLETELY RUSTED AWAY. REMOVE THE RUSTED STEEL AND INSTALL NEW STEEL ANGLES AS SHOWN ON THE PLAN. EVERY EFFORT WILL BE MADE TO MINIMIZE BRICK OR STONE REMOVAL. ANY REMOVED PIECES WILL BE RE-INSTALLED. ANY PIECES BEYOND REPAIR WILL BE REPLACED WITH NEW PIECES TO MATCH EXISTING. TIE STONE & BRICK TO STRUCTURE.
4. STRAIGHTEN CENTER PICKSTONES AS MUCH AS POSSIBLE.
5. TUCK POINT ALL OPEN MORTAR JOINTS.

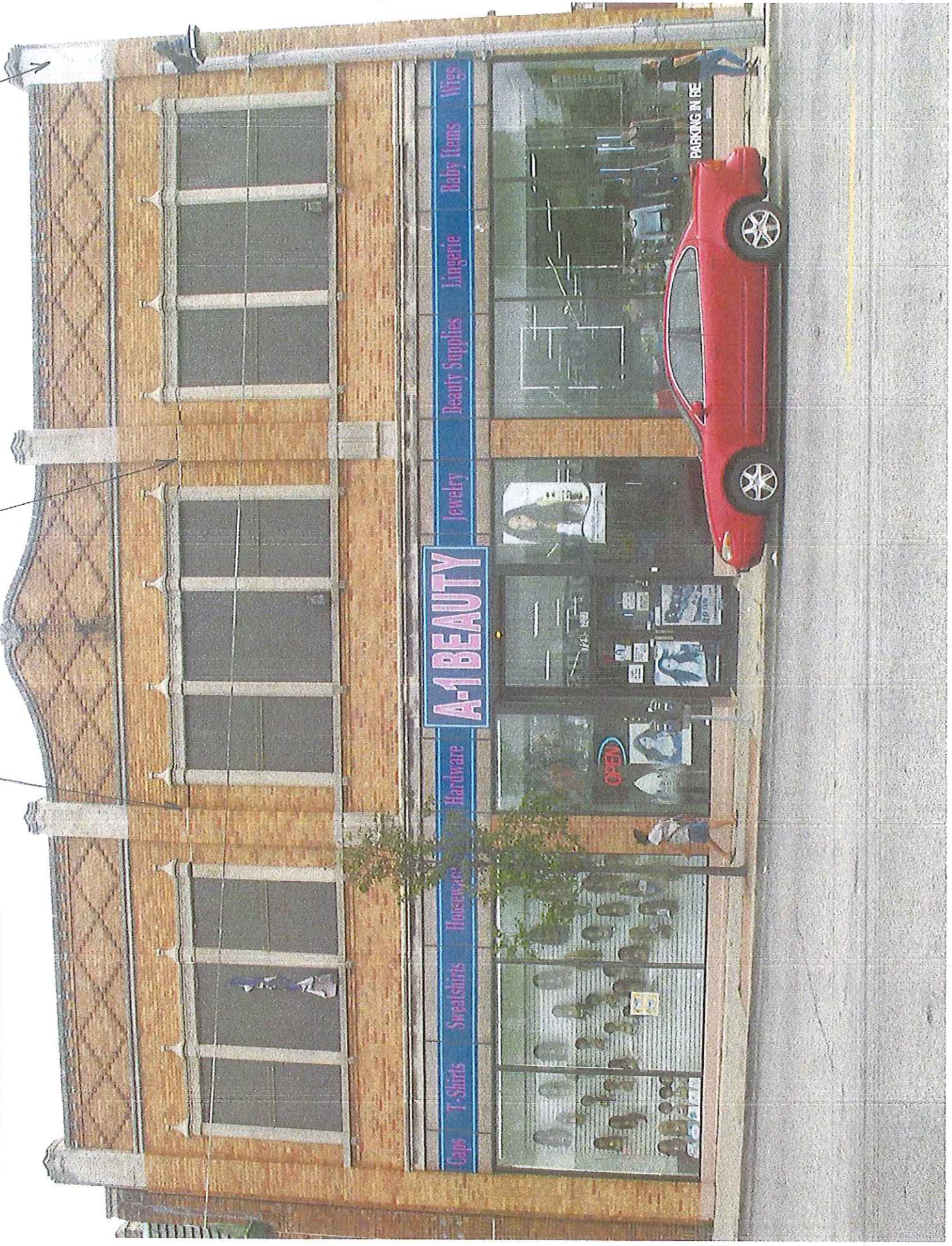
City of
Milwaukee
Historic
Preservation
Staff
Copies to:
Development
Center, Ald.
Jose Perez,
Contractor
Project
description/
scope.

10 pages of
annotated
photos and
diagrams
follow.

NORTH FACADE

REPAIR PILASTERS

INSERT NEW PEDIMENT



A-1 BEAUTY

Caps T-Shirts Sweatshirts Housewares Hardware

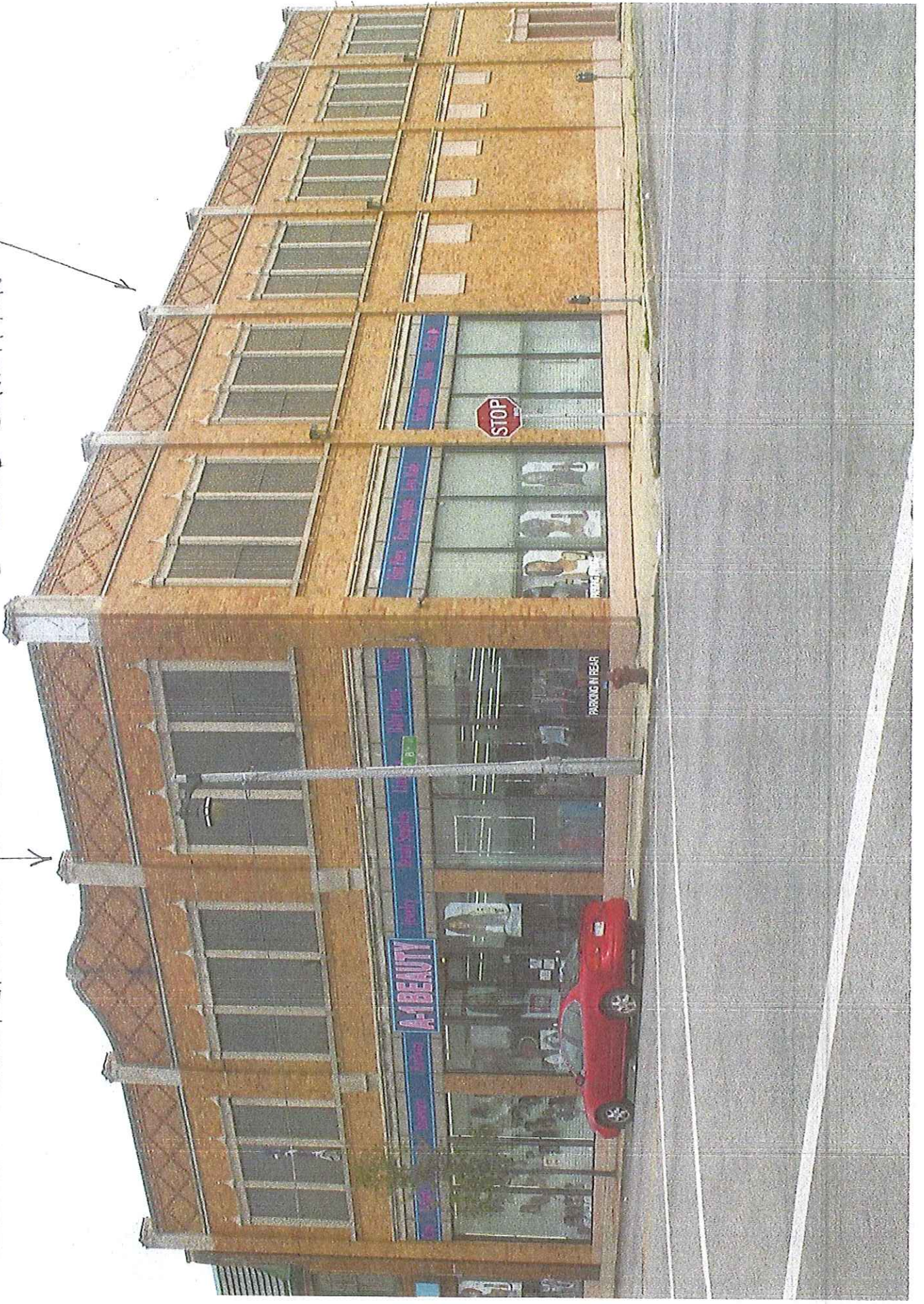
Jewelry Beauty Supplies Lingerie Baby Items Wig

OPEN

PARKING IN RE

VIEW LOOKING SOUTHEAST
WEST (RIGHT) FACADE IS IN
GOOD CONDITION

NORTH (LEFT) FACADE IS IN
NEED OF REPAIR



PILASTER @ LEFT OF CENTER - NORTH FACADE

REPAIR BRICKS, MORTAR, STONE, SUPPORT & TIE
BACK TO STRUCTURE

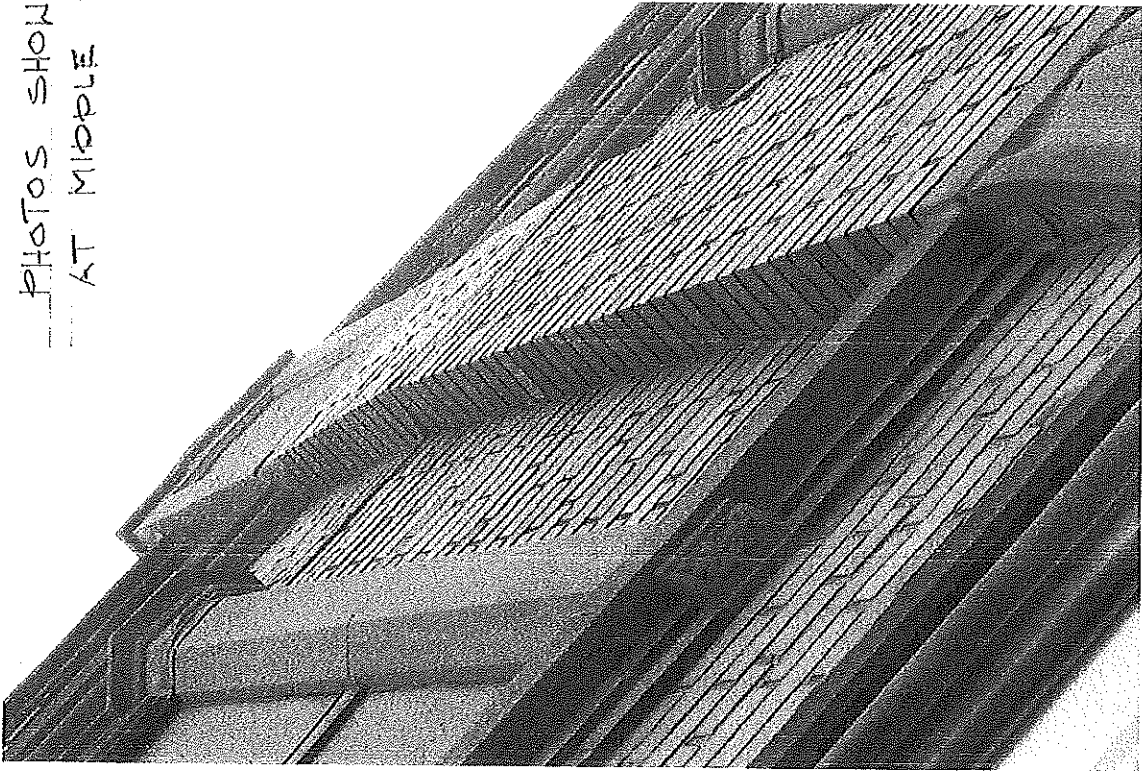
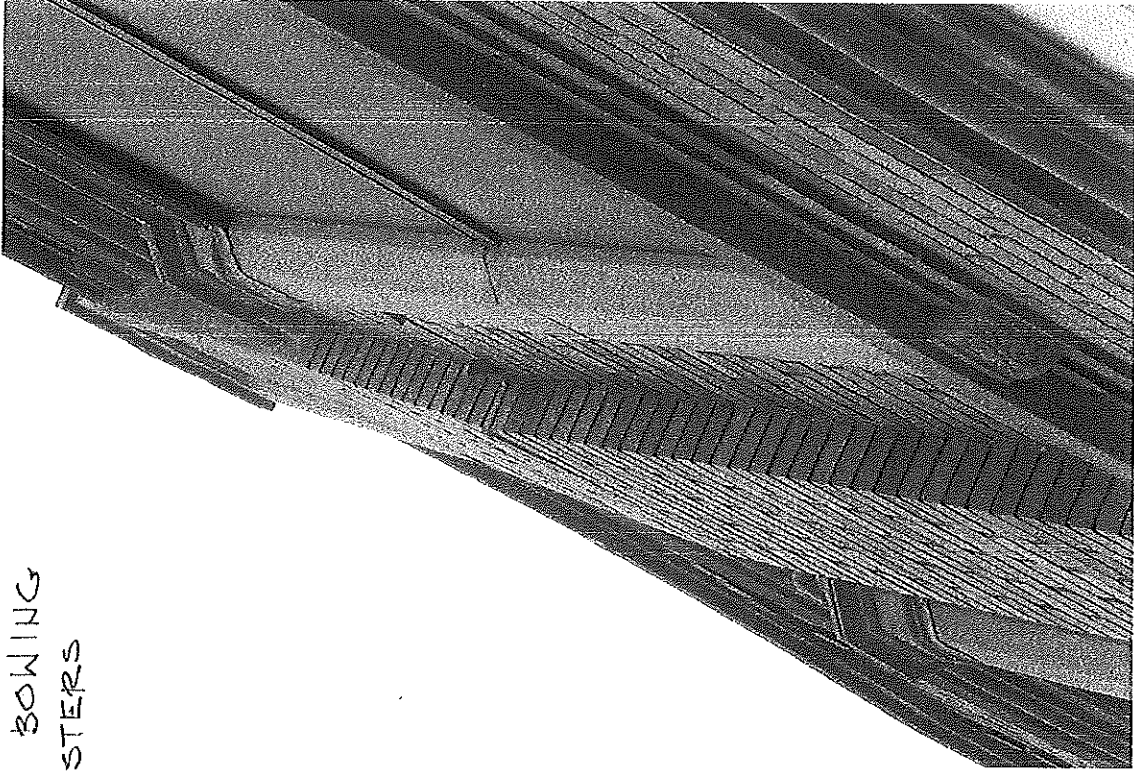


PILLASTER @ RIGHT OF CENTER - NORTH FACE

- REPAIR BRICKS, MORTAR, STONE, SUPPORT & TIE
- BACK TO STRUCTURE



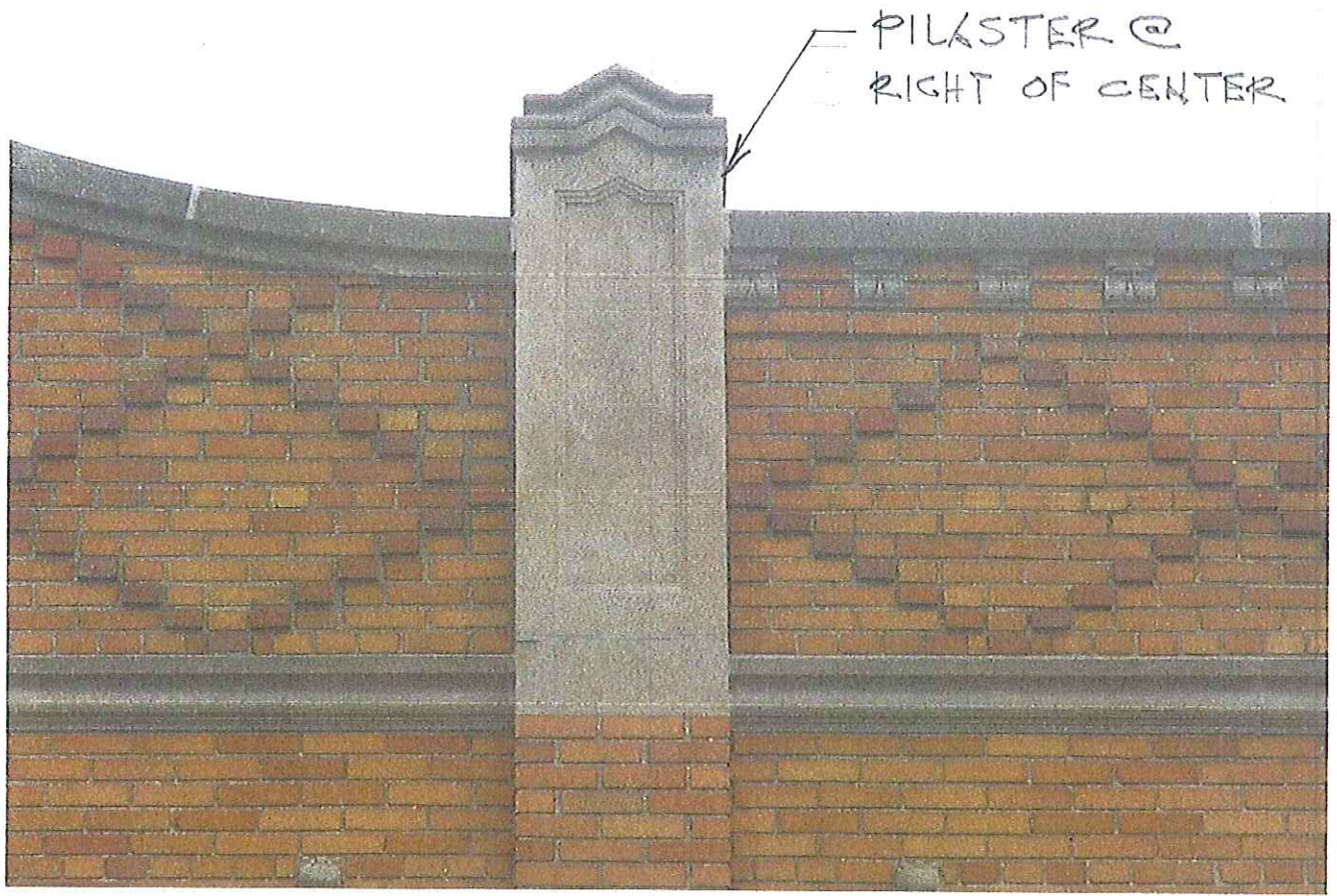
PHOTOS SHOWING BOWLING
AT MIDDLE PILASTERS



PILASTER @
LEFT OF CENTER



PILASTER @
RIGHT OF CENTER



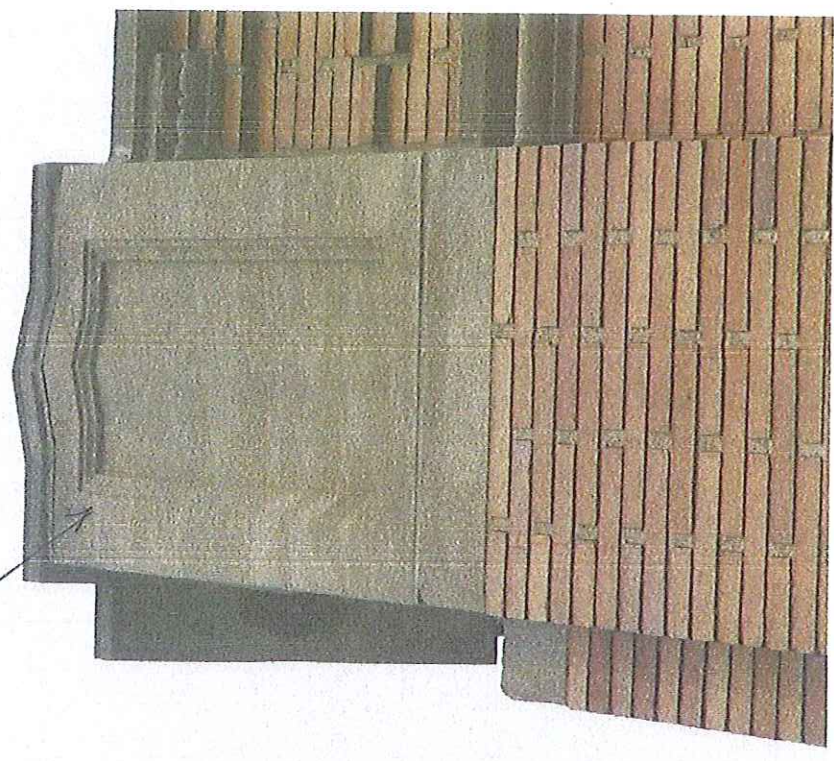
* PIN IN PLACE WITH STAINLESS
STEEL RODS & MORTAR

EXISTING PEDIMENT

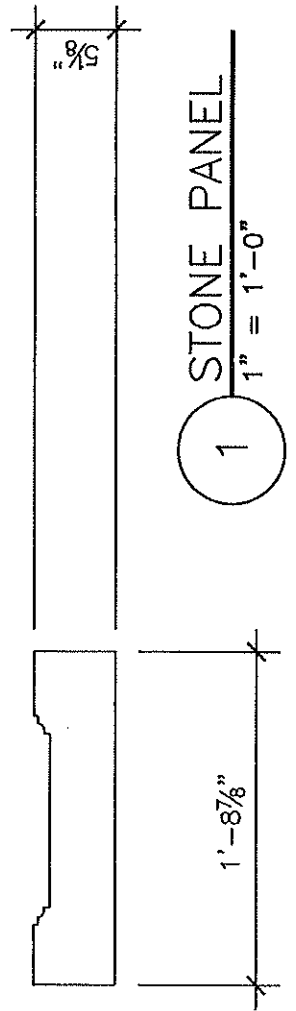
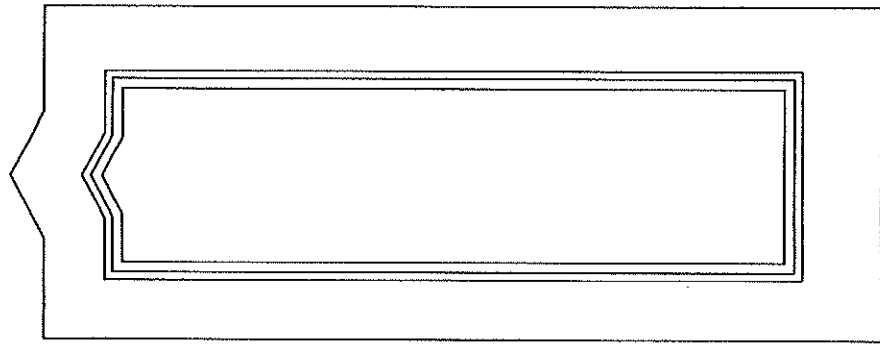
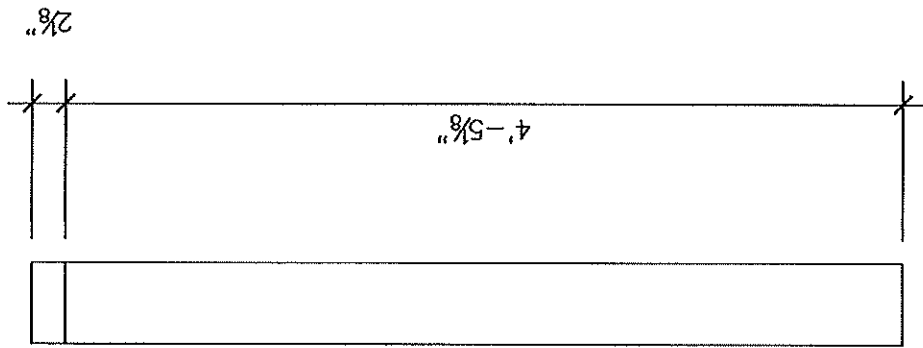
INSERT REPLACEMENT
PEDIMENT TO MATCH EXISTING
(INDIANA LIMESTONE - BUFF COLOR)*



TOP NORTH @ NW



TOP WEST @ NW



W169 N10815 Redwood Lane
Germantown, WI 53022

blodgetteng@wi.rr.com
Tel/fax: 262.293.9923

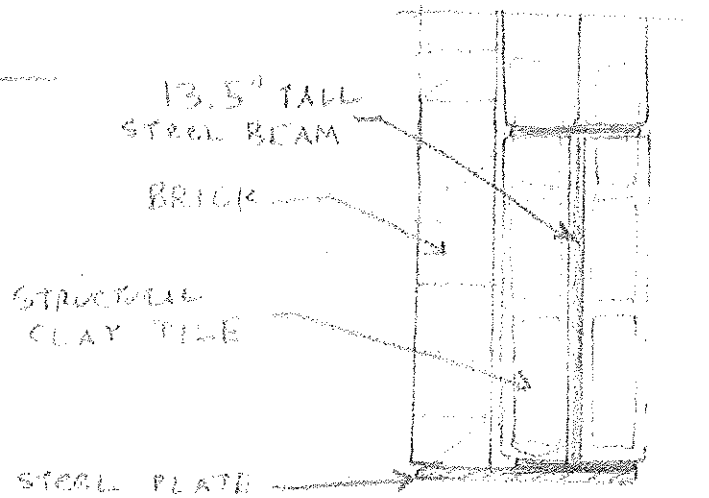
JOB 737 W. MITCHELL ST.

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

LINTEL REPAIR:

* STEEL PLATE AND
BOTTOM FLANGES ARE
RUSTED SEVERELY ABOVE
WINDOWS.



EXISTING CONDITIONS

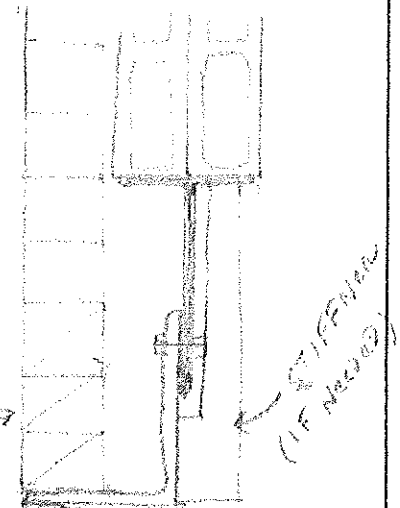
* REMOVE RUSTED PORTION OF
STEEL BEAM (ONLY BETWEEN COLUMNS)

* INSTALL $6 \times 6 \times \frac{1}{4}$ " (MIN) ANGLE
PENDING MORE ACCURATE MEASUREMENT
OF HORIZONTAL MOVEMENT
(UP TO $L8 \times 8 \times \frac{3}{8}$ " MAY BE NEEDED)

RESET/REPOINT BRICK

$L6 \times 6 \times \frac{1}{4}$ "

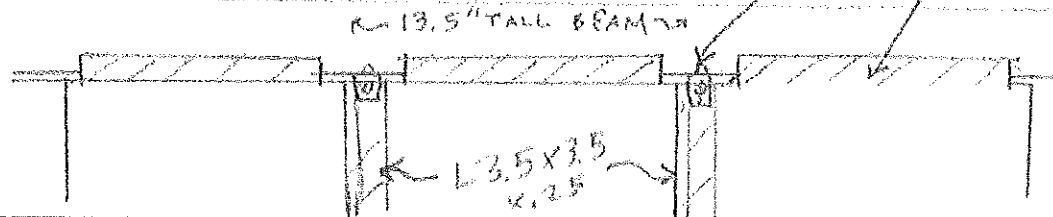
BOLTED TO EXISTING



PROPOSED DETAIL

EXISTING STEEL BEAM
BOTTOM FLANGE ABOVE
COLUMNS TO REMAIN

REMOVE STEEL AT
CORRODED AREAS



BLODGETT ENGINEERING LLC

STRUCTURAL CONSULTING ENGINEERS

W169 N10815 Redwood Lane
German town, WI 53022

blodgetteng@wi.rr.com
Tel/Fax: 262.293.9923

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

