



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

3320 N. LAKE DR. North Lake Drive Estates

Description of work

- 1) Saw cut and remove three (3) courses above the stone base and remove debris. Bricks that are removed shall be cleaned of debris and set aside for reuse. Install new stainless steel through wall flashing with drip edge. New through wall flashing shall extend up the backup wall four-inches (4"). Secure stainless flashing to the backup wall with masonry anchors. Stainless steel lap joints shall be sealed with a Butyl sealant and overlap each other three-inches (3"). Install Grace flashing from the outer edge of the stainless steel flashing and up the backup wall extending three-inches (3") above the stainless and secure with termination bar. Remove excess Grace flashing and caulk the top edge of the termination bar. Install new brick masonry with masonry weeps every 16".
 - 2) Rout out stone to stone joints including one windowsill joint and remove debris. Install a closed cell backing rod, apply sealant and tool into place. Caulk to be Master Craft 150 with VLM, color to be Stone.
 - 3) Rout out cracks within concrete and caulk. Caulk to be Master Seal 150 with VLM, color to be stone.
 - 4) Form and pour concrete where the cast iron pipe has been removed.
 - 5) Remove old cast iron man hole cover, install rebar and stainless steel rod into the perimeter, form and pour new concrete.
 - 6) Lightly wash restored areas to remove dust and debris.
 - 7) Cleanup and remove all debris.
- Option #1 Concrete Coating
- 1) Cup grind the concrete area to remove dirt, debris and any material that would affect the bonding of the patio coating. Clean, vacuum and sweep area.
 - 2) Apply Sika One Shot 726 to the area with aggregate. Color to be Gray.
 - 3) Cleanup and remove all debris.

Date issued

10/19/2020

PTS ID 115041 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.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS;

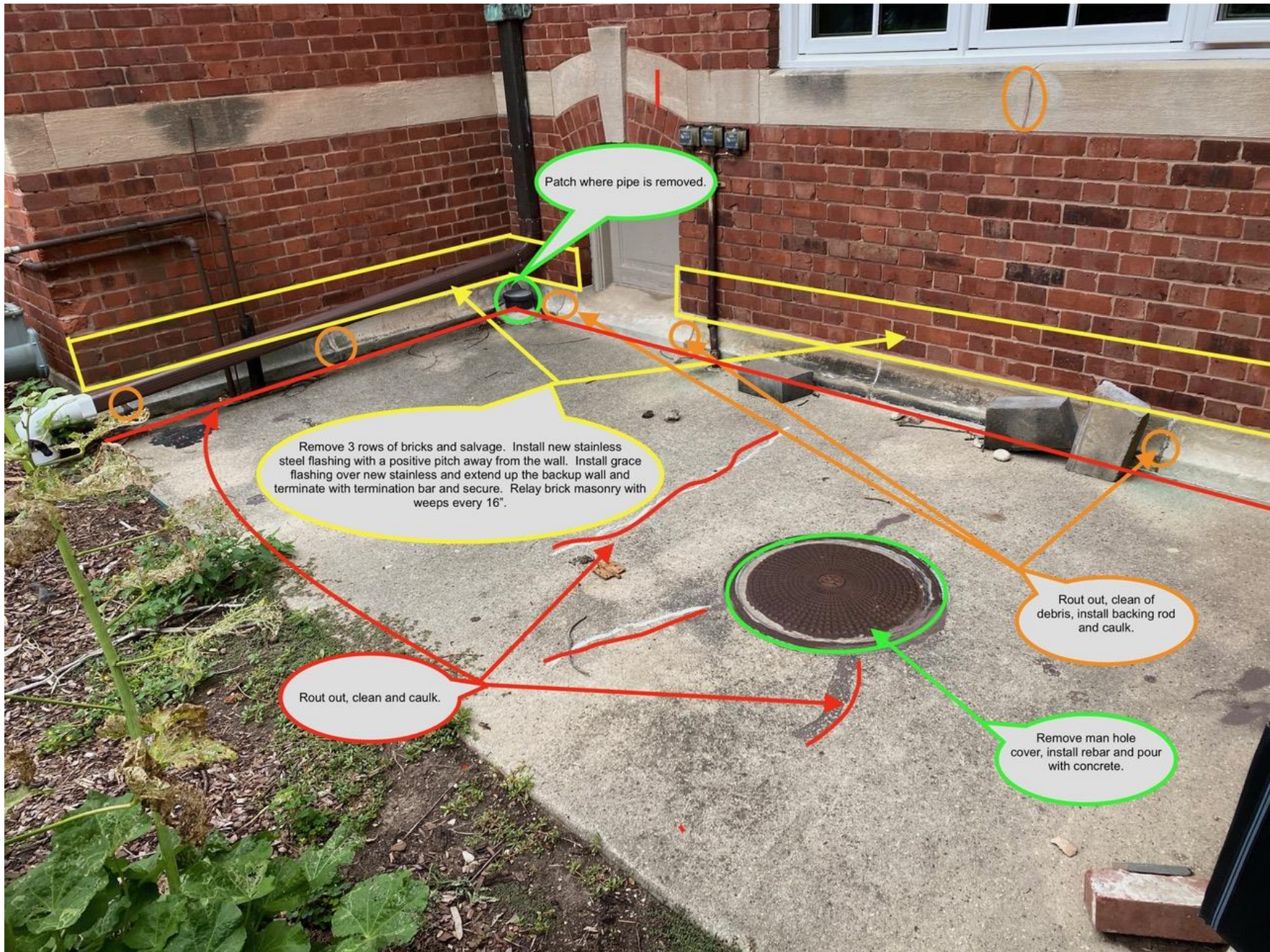
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please hpc@milwaukee.gov.

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 Paul Wolfgramm (286-2590)



Patch where pipe is removed.

Remove 3 rows of bricks and salvage. Install new stainless steel flashing with a positive pitch away from the wall. Install grace flashing over new stainless and extend up the backup wall and terminate with termination bar and secure. Relay brick masonry with weeps every 16".

Rout out, clean and caulk.

Rout out, clean of debris, install backing rod and caulk.

Remove man hole cover, install rebar and pour with concrete.