



Certificate of Appropriateness

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

Property 807 W. HISTORIC MITCHELL ST.
Description of work Rebuild the North elevation of the building from the second floor sill detail to the parapet.
Existing material and detailing to be retained; portions of the roof flashing to be replaced.
Parapet coping to be properly flashed. See attached drawings.
Date issued 11/1/2022 PTS ID 115343 COA: MASONRY FACADE 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. 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/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.
A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

Powered abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure washing is to be

conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures.

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 HPC@milwaukee.gov.

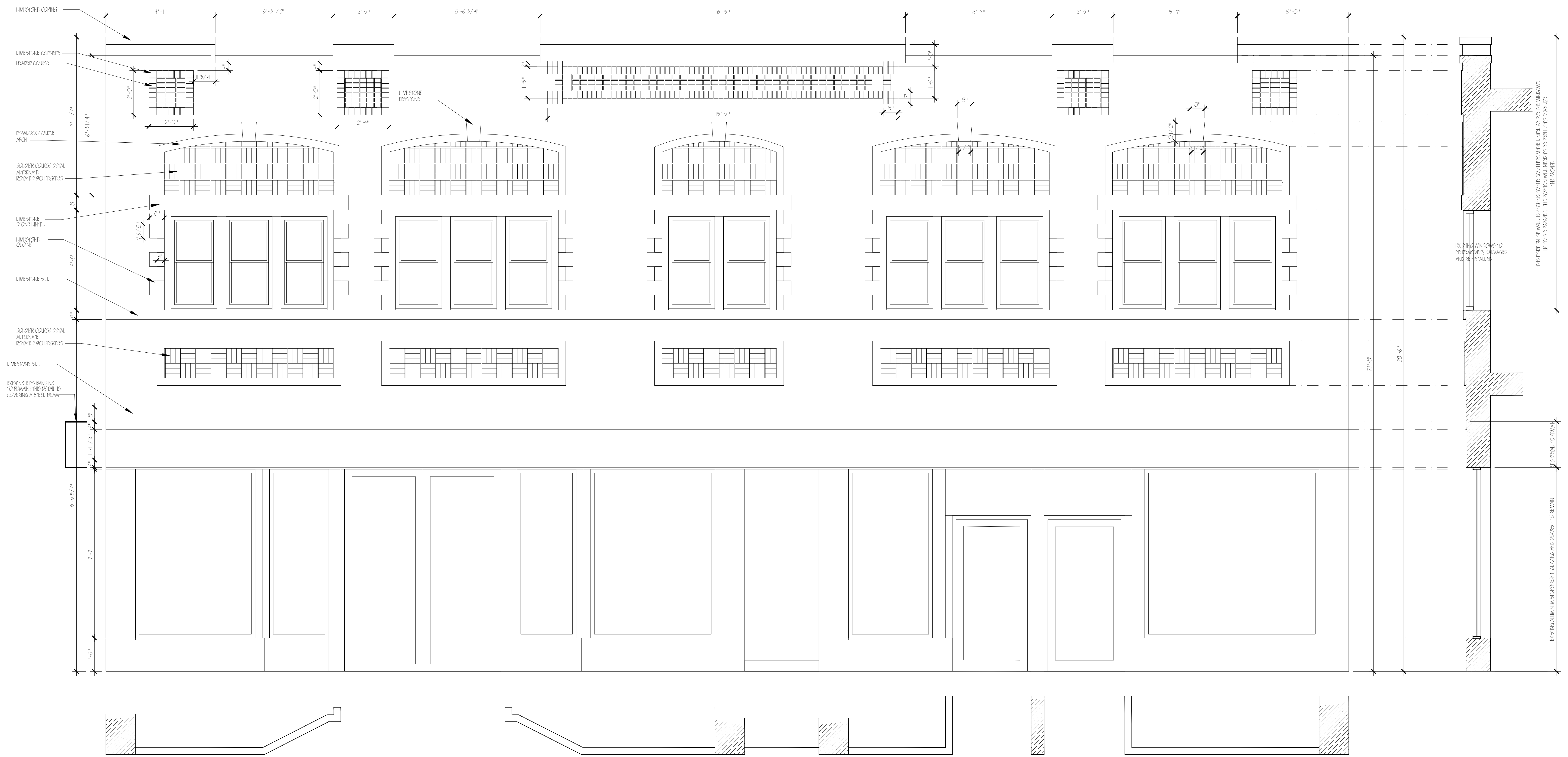
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/LMS, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

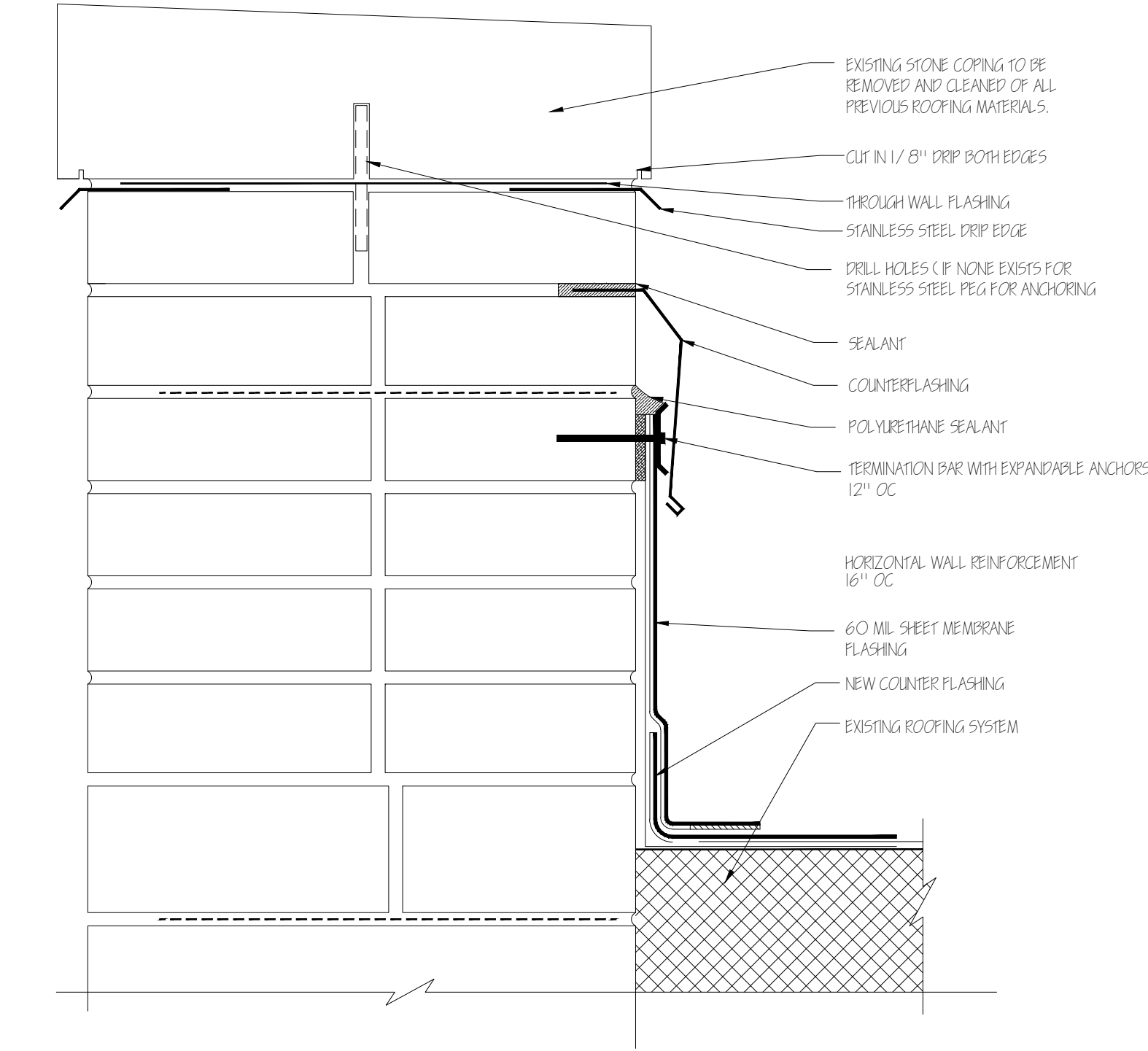
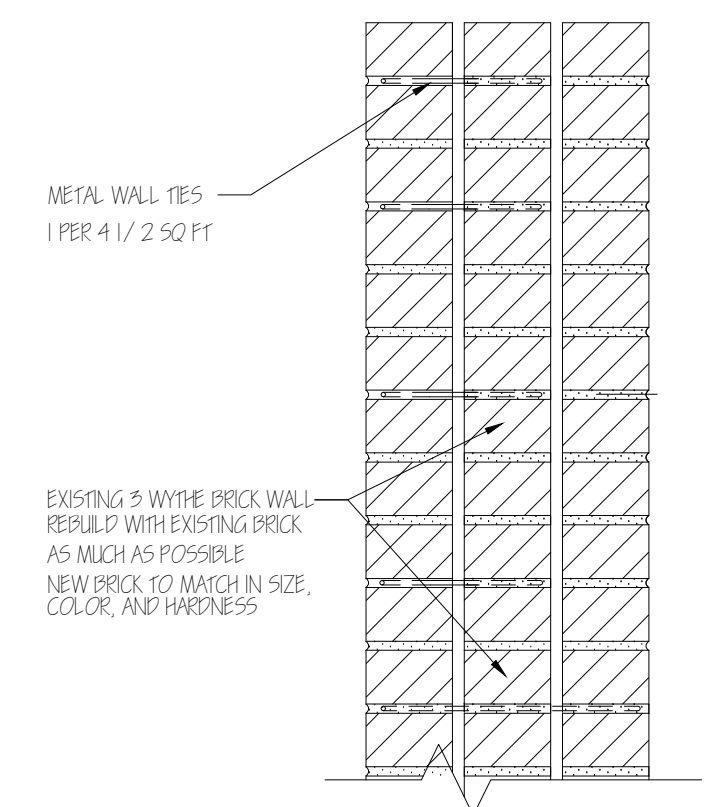
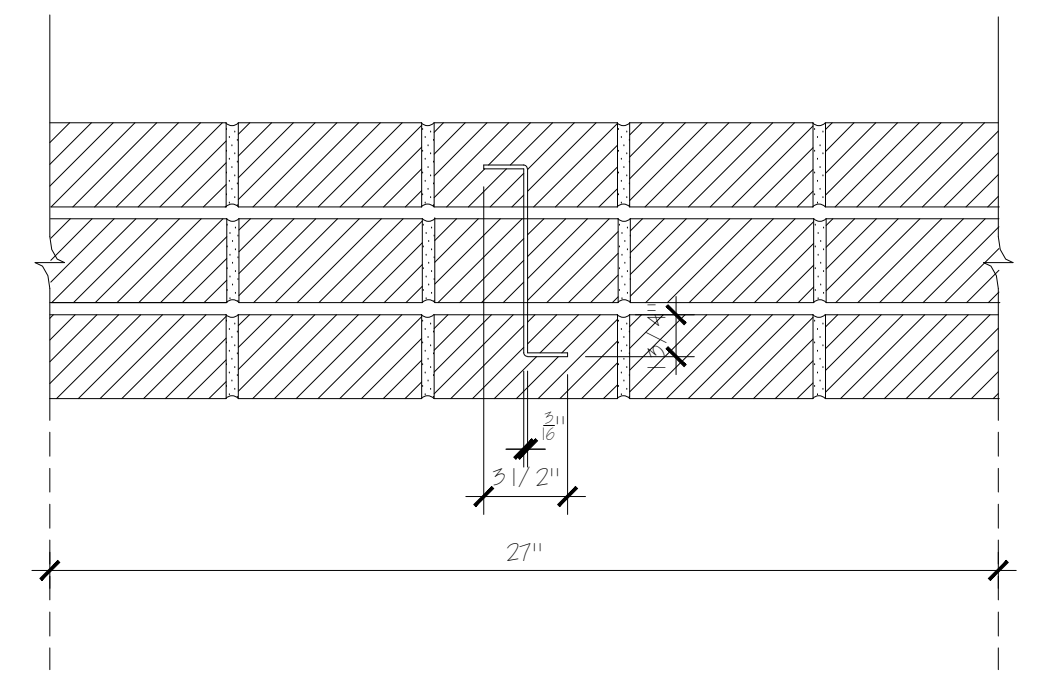
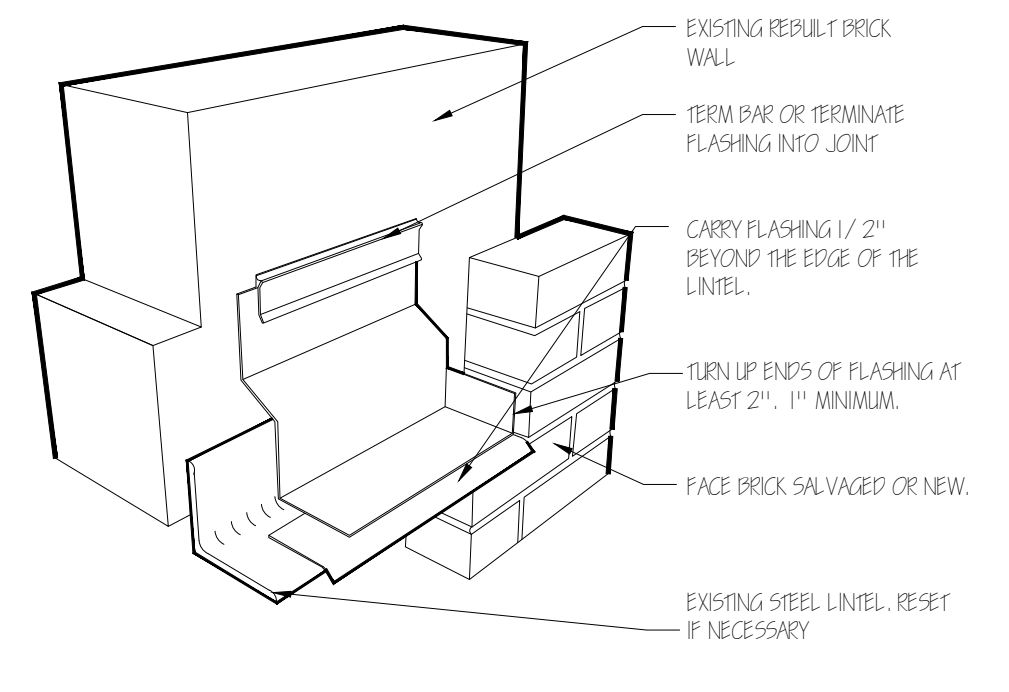
Copies to: Development Center, Ald. Jose Perez, Contractor

4 pages total

FACADE RESTORATION 807-811 WEST HISTORIC MITCHELL STREET MILWAUKEE, WI 53204



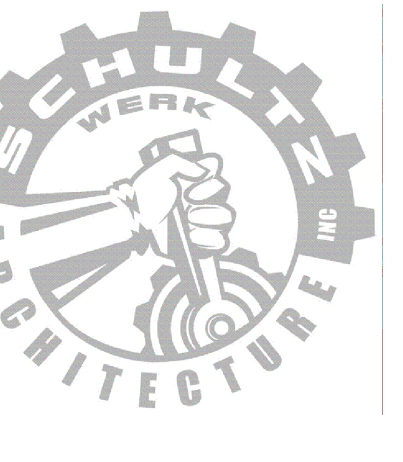
1 BUILDING ELEVATION
SCALE: 1/2" = 1'-0"



APPROVED
By Tim Askin - Milwaukee HPC at 9:29 am, Nov 01, 2022

SchultzWerk
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2515 North 66th Street
Wauwatosa, WI 53213
414.322.7374
swerk@juno.com

ARCHITECT:
Keith Schultz, ALA, ASID



REVISIONS	
PROJECT NO.	22080.00
DATE	9/12/2022
DRAWN BY	
CHECKED BY	



EXISTING NORTH FACADE; ALUMINUM STOREFRONT IS ABOUT 20 YEARS OLD ALONG WITH THE EIFS BANDING.



NOTABLE OPEN JOINTS AND MISSING MORTAR; MAJORITY OF BRICK FAILURE IS AT THE LIMESTONE SILL BELOW THE WINDOWS.



DETAIL ABOVE THE WEST WINDOW - OPEN JOINT AND IMPROPERLY POINTED JOINTS; NOTE THE AREA OF PARAPET MOVEMENT



CONSIDERABLE MOVEMENT BETWEEN WINDOWS AND AT THE SILL - MORE OPEN JOINTS



CLOSE UP DETAIL OF THE OPEN JOINTS DO TO MOVEMENT OF WALL



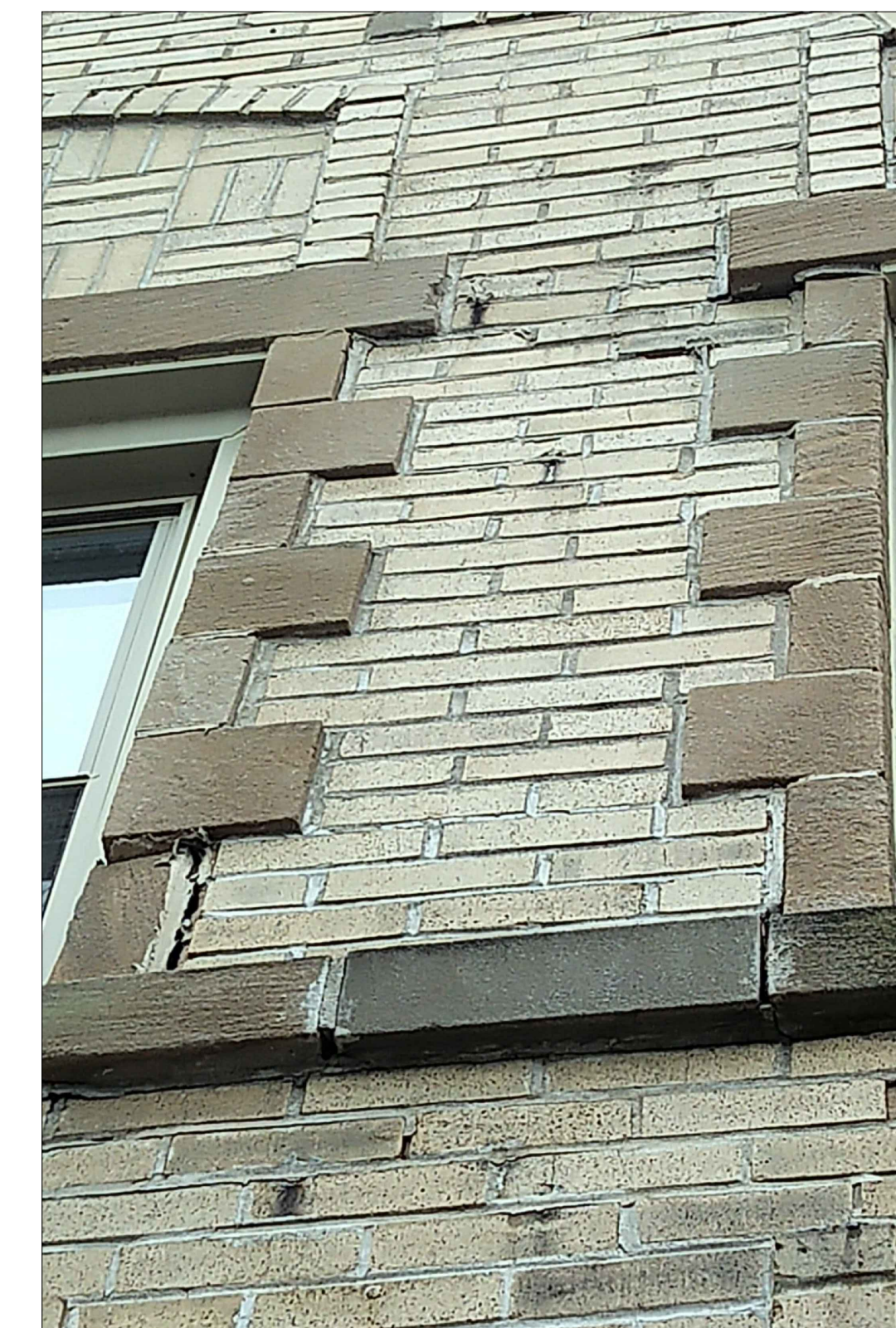
PARAPET ON THE LEFT AND RIGHT ARE AT THE SAME HEIGHT; THERE IS NOTICABLE MOVEMENT AREA OF JOINT MATERIAL BEING PUSHED OUT OF JOINTS.



CONSIDERABLE MOVEMENT AT THE PARAPET BRICK MOVEMENT TO THE RIGHT OF THE WINDOW



MOVEMENT IS NOTICABLE AT THE PARAPET MORE MORTAR BEING PUSHED OUT OF JOINT



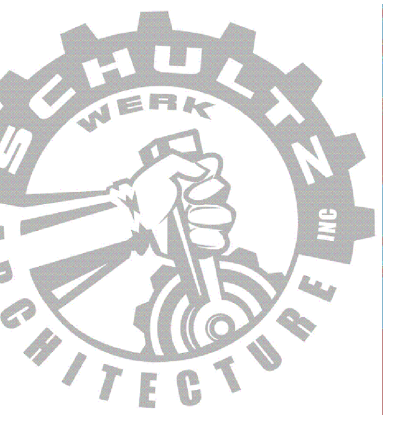
DETAIL OF OPEN JOINTS AND MOVEMENT BETWEEN WINDOWS - POOR ATTEMPTS AT REPAIR

APPROVED
By Tim Askin - Milwaukee HPC at 9:29 am, Nov 01, 2022

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SHEET CONTENTS
PHOTOS