



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

<b>Property</b>	524 W. HISTORIC MITCHELL ST & 1669 S. 5TH ST St. Stanislaus Complex in Mitchell St HD
<b>Description of work</b>	masonry repairs and maintenance per attached description. Alterations to the school chimney (1669 S 5th) are addressed in COA/CCF 180689 and are not part of this approval.
<b>Date issued</b>	9/10/2018 PTS ID 114590 COA: masonry work

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.

New brick must match as closely as possible the color texture, size, and finish of the original brick. Samples have been previously approved on a related project with the same contractor within the last two years. The same products may be used again.

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. Jose Perez,

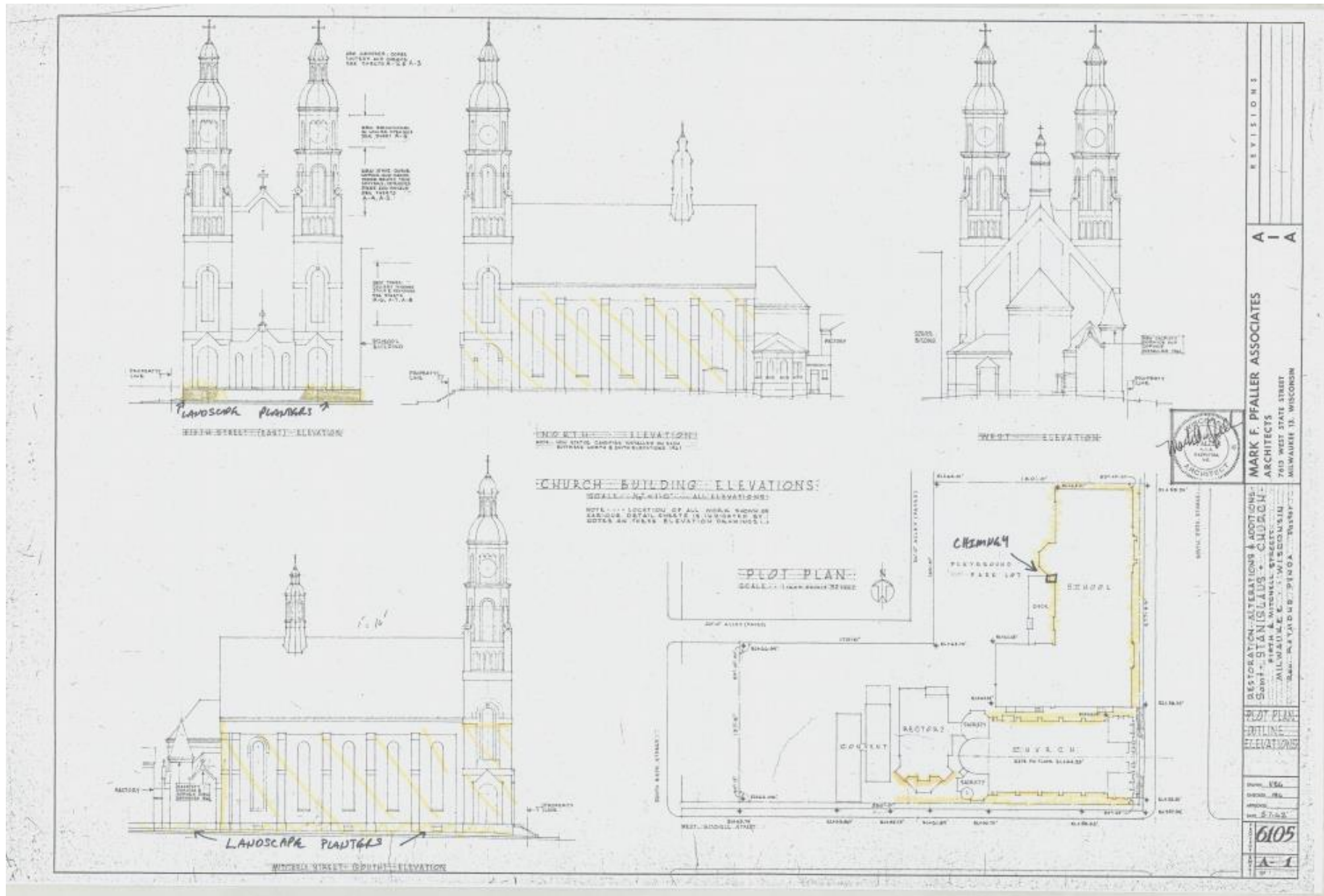


Diagram of work areas.

## **Project Sites**

1. School (north, east & west elevations)
2. School Boiler Chimney
3. Church North Elevation
4. Church South Elevation
5. Rectory South Limestone Elevation (including northeast inner parapet)
6. Limestone Planters

## **EXTERIOR RESTORATION**

Pursuant to our recent meeting on-site, the Project Sites referenced above, from roof coping/line to grade, have been visually inspected by this contractor. It is our opinion the proper procedure for repair should be as outlined in the following specifications.

### **TUCKPOINTING OF BRICK MASONRY**

All exterior face and common masonry 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.

### **TUCKPOINTING OF STONE AND TERRA COTTA MASONRY**

All exterior masonry 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 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. NOTE: one section of roof wall shall be cleaned and coated with a product specifically designed for a masonry application, after all brick related repairs are complete.

## **REPAIR OF SEVERELY RUSTED WINDOW OPENING LINTELS - APPROXIMATELY (15) WINDOWS**

Due to severe rusting and now a noticeable bulge in masonry above several window openings, the first three to five courses of brick masonry above each opening shall be removed. Exposed steel shall be cleaned free of surface rust, reprimed and visually inspected. After lintel repair, assuming steel is sound, a through wall flashing system shall be installed. Subsequently, after proper preparation of area where brick have been removed, new brick shall be relayed with weep holes to allow for proper drainage and airflow. New brick shall match surrounding brick masonry as closely as possible.

## **EXTERIOR CAULKING IN THE FOLLOWING AREAS**

- 1) All movement and structural cracks in brick masonry
- 2) Defective window lintel ends in brick masonry
- 3) All "butt" joints of all coping stones or window sills
- 4) Perimeter of all metal clad windows

The above mentioned areas located on each elevation 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.