



# Certificate of Appropriateness

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

**Property**  
**Description of work**

2016 E. WINDSOR PL. North Point South HD

South Parapet Wall Rebuild:  
Arched window shall be removed, stored on-site and reinstalled upon completion of masonry rebuild. Both exterior wythe (face brick masonry) and interior wythe (cream city commons bricks) shall be demolished down to the third floor header course; third floor window sill. New sill stones shall be installed that match the original stones. Exterior masonry shall be reconstructed with bricks that match the original as closely as possible while replicating original decorative design elements. The interior wythe shall also be reconstructed to match adjacent masonry as closely as possible. New stone copings, where necessary, shall be purchased and installed with anchors into solid masonry wall below. The roof side of the new masonry build wall shall be properly flashed and a water tight connection to the existing roof will be completed by a roofing subcontractor. The new mortar used will match the original mortar in color and content. The awning and light fixture on the property shall be removed for reinstallation at the completion of the work.  
Southeast chimney base will also be repaired to it's original state re-using the existing brick. South wall below third floor window elevation, will be completely tuck pointed to match the re-built section.  
The work will be done by a contractor whom specializes in historical restorations.

**Date issued**

7/22/2022

PTS ID 115292 COA: MASONRY 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:

Joins must be tooled and not flush with the surface of the brick. Due to poorly executed prior repairs, the tooling style is at the mason's discretion.

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. **UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

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](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, WHS: Paul Porter



Primary wall with issues.



Typical damage and detail of parapet.