



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### **819 N. Cass St., Cass and Wells Historic District**

Masonry repairs and replacement of second-floor door and storm door. See scope of work for details.

## Date issued 11/7/2023

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:

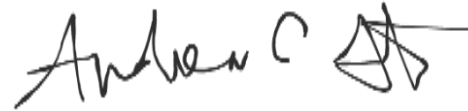
**New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar 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. 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. 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) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

**Permits and timeline**

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff

### Item No. 1: East Elevation

The front of the building facing East is in overall good condonation. The largest issue is the cheek walls along the stairs are falling apart and need to be rebuilt. We also find some of the joints within the face brick have deteriorated. Overall, 10% of the elevation would require spot pointing.

#### Item No.1: Scope of work

1. Take down coping stones on cheek walls and remove brick
  - a. Clean off mortar to reuse stone and brick
2. Address any foundation issues.
  - a. Review and repair foundation as needed.
  - b. Repairs to be charged as change order
3. Rebuild Cheek Walls
  - a. New mortar
  - b. Sealant at coping joints
4. Install sealant at vertical joints at water table stone.
5. Spot point 10% of mortar joints
6. Repair cracks in entry stone
7. Staging and site protection

Cost of Item No. 1: \$12,300.00



Scope of work

### Item No. 2: North Elevation

The north elevation appears to have the most amount of repairs needed. We find open joints in the masonry. Deteriorated masonry and joints around openings that were added at one point. Missing lintels above windows. An arch that needs rebuilding. Open joints in the water table stone. Open vent holes and growing vines on the masonry brick. We recommend addressing all these issues at once.

#### Item No.2: Scope of work

1. Install scaffolding/staging
2. Spot point 10% of masonry joints
3. Remove the growing vines on the elevation
4. Open brick headers above windows and install lintels
  - a. Install galvanized lintels
  - b. Rebuild original brick and joints
5. Open brick arch and rebuild plum and level
6. Install sealant joint at new/old brick expansion joint.
7. Install sealant around glaze block windows
8. Install a sill stone at the lower glaze block window
9. Install sealant at water table vertical joints
10. Recommending installing covers over vent openings in masonry



### Item No.3: South Elevation

South Elevation looks to be original and unaltered. Typical joint deterioration around down spouts and natural weathering. We find another jacked arch that will need rebuilding. As well as sealant will need to be installed at vertical water table joints.

### Item No.3: Scope of work

1. Staging
2. Remove and rebuild arch above 2<sup>nd</sup> floor window
  - a. Clean and salvage brick for reuse
3. Spot point 10% of elevation
  - a. Main focus at stone under water table and by downspout
4. Install sealant at all vertical water table joints
5. Remove rust spots from metal vent

### Item No.4: West Elevation

West Elevation looks to be original and unaltered. Typical joint deterioration around down spouts and natural weathering. We find another jacked arch that will need rebuilding. As well as sealant will need to be installed at vertical water table joints.

### Item No.4: Scope of work

1. Staging
2. Repair step crack and arch
3. Install sealant at window sill
4. Remove parging at stone
5. Grind and repoint 100% of stone foundation
6. Spot point 10% of elevation
7. Remove roof membrane from brick
8. Address issue at downspout and under roofing soffit



IMAGE 10: Current second floor west (rear) door.



IMAGE 11: Proposed replacement door and storm door.

- **Replace door scope**
- Replace the main door leaf with a 36" x 80" Simpson Door Company, 7118 Thermal Sash, Wood: Fir, clear upper light, three lower recessed panels. Finish: Painted.
- Note: If a storm door is permitted, the wood species and finish will be change to reflect a varnish to match the historic main east entry door.
- Replace the existing storm door with a powdered-coated aluminum Larson Premier Classic Elegance EasyVent® with Retractable Screen Away®, 2/3 glass doors with retractable Screen Away® design converts the storm door to a screen door with an unobstructed view

Scope of masonry work, door replacement