



KHALEK BUILDING SERVICES

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Date: 05/24/26

RE: Cast Granite Facade Restoration Narrative

Project: 1101 – 1113 W. Historic Mitchell St. & 1711 S. 11th St., Milwaukee, WI 53204

Client: Zuvena Cotton — 1101 W Mitchell Street LLC

Architect: Continuum Architects + Planners, Milwaukee, WI — Project No. 251101

To Whom It May Concern:

Khalek Building Services respectfully submits the following cast granite restoration narrative for the proposed rehabilitation work at 1101 – 1113 W. Historic Mitchell St. & 1711 S. 11th St., Milwaukee, WI 53204.

The cast granite facade is a character-defining feature of this historic commercial structure. Cast granite is present on the North Elevation (W. Mitchell Street) and the East Elevation (S. 11th Street). The South and West elevations do not contain cast granite and are not included in this scope.

All cast granite restoration work will be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation. All work will minimize removal of original historic fabric and prioritize repair over replacement wherever feasible.

COMPANY QUALIFICATIONS

Khalek Building Services specializes in commercial and residential restoration, masonry, and exterior rehabilitation services throughout Wisconsin. Our team has experience in historic facade restoration including cast granite and cast stone assessment, cleaning, and rehabilitation, mortar analysis and compatible mortar matching for historic substrates, crack repair and patching, re-securement of loose facade panels, selective panel replacement, repointing of deteriorated mortar and sealant joints, and preservation-sensitive restoration consistent with historic preservation standards.

The cast granite subcontractor for this project is **Granite & Marble by Design** (Contact: Tariq Shamali, P: 414-241-1509, E: Tq.shamali@gmail.com). All work will be performed in accordance with documents produced by Continuum Architects + Planners.

SCOPE OF PROPOSED WORK

The following scope of work is organized per the outline provided by the project Architect. Where specific product names appear as placeholders, product data sheets and cut sheets will be submitted to the Architect for review and approval prior to commencement of the relevant work.

A. Analysis of Existing Granite Conditions

Prior to commencing any repair work, Khalek Building Services and Granite & Marble by Design will conduct a thorough hands-on condition survey of all cast granite panels on the North (W. Mitchell Street) and East (S. 11th Street) elevations. The survey will document conditions on a panel-by-panel basis, including:

- General soiling, staining, and biological growth

- Hairline and structural cracks
- Surface spalls and areas of material loss
- Loose, displaced, or fallen panels
- Exposed or corroded anchors or rebar
- Areas of separated or delaminated surfaces
- Panels with significant cracks and spalls beyond repair
- Deteriorated, open, or incompatible mortar and sealant joints

All findings will be documented through written condition reports and photographic records organized by elevation and submitted to the Architect and Owner for review and approval prior to commencement of any repair work. The condition survey will determine final scope quantities and repair approach for each panel.

B. Cleaning of Existing Granite

All cast granite surfaces on the North and East elevations will be cleaned to remove general soiling, stains, and foreign residue. All exterior surfaces will be cleaned with warm water applied at low pressure before and after commencing repairs. Pressure washing will begin at 100 psi and slowly increase only as necessary up to a max of 400 psi. Select surfaces will receive additional treatment to remove efflorescence and biological growth using a specified treatment product.

Cleaning will be performed using PROSOCO Sure Klean® Light Duty Restoration Cleaner. Mock-up panels on both the North and East elevations will be tested and submitted to the Architect for approval prior to full application to confirm effective cleaning with no or minimal damage to the historic cast granite surface. No high-pressure washing, abrasive blasting, or acid-based cleaners will be used. All wash water will be collected and disposed of per applicable MMSD requirements.

C. Mortar Analysis

Prior to any repointing operations, representative mortar samples will be collected from cast granite joints at both the North and East elevations to determine the existing mortar composition, aggregate characteristics, color, texture, hardness, and tooling profile. Samples will be shipped to a third-party laboratory for analysis.

The replacement mortar will be formulated to be softer and more vapor permeable than the cast granite units, consistent with historic preservation standards. Mortar color and aggregate will be field-matched to the existing historic mortar and submitted to the Architect for review and approval prior to production repointing.

Proposed mortar product: Type O mortar or Natural Hydraulic Lime (NHL) based system where appropriate, to be confirmed following lab analysis results.

D. Repointing of Mortar

Deteriorated mortar and incompatible sealant at cast granite joints on the North and East elevations will be removed and open and deteriorated joints will be repointed. Approximately 10% of masonry joints are assumed to require repointing. All obsolete surface-mounted nails, metal strips, wiring, fasteners, and conduit anchors will be removed prior to repointing operations.

Deteriorated mortar joints will be carefully removed using hand tools and low-impact grinders, taking care not to damage adjacent cast granite panels. The joint cavity will be cleaned of all dust and loose debris and pre-wetted prior to repointing. New mortar will be packed into the joint in lifts and tooled to match the profile of the historic joint as closely as possible. All repointed joints will be protected from rapid drying and adverse weather conditions during curing.

E. Re-Attachment of Loose or Fallen Panels

Loose and deteriorated material will be removed, the substrate cleaned, exposed anchors or rebar cleaned and treated, significantly deteriorated rebar replaced, rust-inhibitive primer applied to the rebar

before patching, and voids patched with compatible patching material of similar color, texture, and physical fabric as the original, with aggregate size to match the notable cast granite aggregate and curing and finishing to match adjacent sound finish.

Loose panels on the North and East elevations will be carefully removed and set aside for cleaning and re-installation. The backup wall and existing anchor system will be inspected for each panel. All exposed anchors or rebar will be cleaned of corrosion by mechanical wire brushing. Significantly deteriorated rebar will be replaced with new stainless steel rebar.

All exposed metal will receive a coat of rust-inhibitive primer prior to patching. New stainless steel anchors appropriate to the panel weight and wall construction will be installed as required. Panels will be reset in a full bed of compatible mortar and joints repointed per Section D above. All anchor and re-attachment methods will be reviewed with the Architect and Engineer of Record prior to installation.

F. Repair of Hairline Fissures

Cracks will be routed and patched with compatible patching material. Patching material shall be of similar color, texture, and physical fabric as the original, with aggregate size to match the notable cast granite aggregate, and curing and finishing to match the adjacent sound finish.

Hairline fissures will be carefully routed to expose a clean, sound substrate. The void will be patched with a compatible patching material. Mock-up samples will be submitted to the Architect for approval of color, texture, and aggregate match prior to production patching.

G. Re-Securement of Separated Surfaces

Areas exhibiting separation will be addressed by cleaning the substrate, cleaning exposed anchors or rebar, replacing significantly deteriorated rebar, applying rust-inhibitive primer, and patching voids with compatible material of similar color, texture, and physical fabric as the original, aggregate size to match, and curing and finishing to match adjacent sound finish.

Areas where the cast granite surface has separated from the backup material will be stabilized using stainless steel pins or concealed anchoring systems appropriate to the degree of separation. The void between the separated surface and backup material will be consolidated with compatible fill/grout material. All stabilization methods will minimize visual impact to the historic surface and will be reviewed with the Architect prior to implementation.

H. Repairing Surface Spalls

Loose and deteriorated material will be removed, the substrate cleaned, and voids patched with compatible patching material of similar color, texture, and physical fabric as the original. The aggregate size in the patching mix will match the notable cast granite aggregate. Curing and finishing of the patch will match the adjacent sound finish.

Spalled areas on the North and East elevations will have all loose and deteriorated material removed back to sound substrate. The substrate will be cleaned of all dust and debris and pre-wetted prior to patching. Color, texture, and aggregate mock-up samples will be submitted to the Architect for approval prior to production patching.

I. Selective Replacement of Damaged Granite to Match

Panels with significant cracks and spalls that cannot be repaired in place will be replaced with new cast granite. New cast granite surface shall match the original in color, texture, and aggregate size.

Panels on the North and East elevations determined to be beyond repair through the condition survey (Section A) will be carefully removed by cutting the surrounding mortar joints without damage to adjacent panels or the backup wall. The backup wall and anchor system will be inspected, cleaned, and repaired as required per Sections E and G above.

Replacement cast granite panels will be custom fabricated to match the original panels in all dimensions, surface texture, color, and aggregate composition. Prior to fabrication, a sample panel will

be submitted to the Architect for review and approval confirming match to the existing in color, texture, and aggregate size. Please note: manufacturer information, product name, and color of the sample panel provided by Tariq onsite will be submitted along with a comparative photo of existing granite vs. proposed replacement granite.

The replacement panel will be set in a full bed of compatible mortar and anchored to the backup wall using new stainless steel mechanical anchors appropriate to the panel size and weight. Joints will be repointed per Section D above.

Note: Cut sheets for the specific replacement material and anchor system will be provided to the Architect upon sample panel approval and prior to fabrication. KBS and Granite & Marble by Design will coordinate directly with the fabricator to obtain all required product data sheets.

All cast granite restoration work will be performed in close coordination with Continuum Architects + Planners, the Owner, and applicable preservation authorities to ensure the historic integrity of the building is preserved, all applicable preservation and SHPO requirements are met, and the cast granite facade is restored to a safe and sound condition consistent with its historic character.

Please let me know if you have any questions about this proposal.

Sincerely,

Khalek Building Services

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