



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

Property Description of work

225 E Michigan Street

Clean brick with Sure Klean 766 Limestone and Masonry Prewash and Sure Klean Limestone and Masonry Afterwash. Pressure wash brick in accordance with specifications below (including 800psi maximum). Tuckpoint mortar joints as needed using mortar type O. Replace brick and mortar in kind following HPC staff approval of sample panel.

Date issued

6/23/2022

PTS ID N/A

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:

Masonry

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.

Masonry Cleaning

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.

Complete test of chemical cleaning method on an inconspicuous part of the building that is not on a primary elevation prior to undertaking masonry cleaning.

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.

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/permits, or call (414) 286-8210.



City of Milwaukee Historic Preservation
Copies to: Development Center, Ald. R. Bauman



Existing conditions



Existing conditions



Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

766 Limestone & Masonry Prewash

Sure Klean® 766 Limestone & Masonry Prewash is a strong alkaline-based cleaning compound formulated for use with Sure Klean® Restoration Cleaner, Limestone & Masonry Afterwash or Limestone Restorer. When used properly, the prewash dissolves and assists in removing heavy carbon encrustations from brick, terra cotta, sandstone, limestone and most other masonry.

Old masonry in high-pollution areas is often blackened by deep-seated carbon and mildew stains. Many of these stains are impervious to standard acidic-based cleaning compounds. Sure Klean® 766 Limestone & Masonry Prewash provides the extra chemical ingredients necessary to clean extremely dirty masonry surfaces.

ADVANTAGES

- Cleans the dirtiest masonry surfaces without sandblasting or extensive labor.
- Ideal for spot-treating heavily stained areas, such as horizontal surfaces under window sills, eaves, etc., where carbon and mildew stains are most severe.
- Does not damage or alter masonry surfaces.
- Easy to apply with brush or roller.
- Will not damage glass.

Limitations

- Treated surfaces must be neutralized with Sure Klean® Limestone & Masonry Afterwash, Restoration Cleaner or Limestone Restorer.
- Extended contact may damage polished marble and polished limestone.
- May damage wood, metal and painted surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® 766 Limestone & Masonry Prewash is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Colorless gel liquid Soap odor
SPECIFIC GRAVITY	1.274
pH	13.8 @ 1:3 dilution
WT/GAL	10.6 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	28° F (-2° C)
SHELF LIFE	2 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053



Limestone & Masonry Afterwash

Sure Klean® Limestone & Masonry Afterwash, a mild organic acid cleaning compound, neutralizes and brightens surfaces that have been pre-washed with Sure Klean® 766 Limestone & Masonry Prewash. When used properly, this two-part cleaning system removes heavy carbon, dirt and other atmospheric stains from porous limestone, concrete and most other porous masonry surfaces. 766 Limestone & Masonry Prewash and Limestone & Masonry Afterwash will not damage most masonry surfaces.

As part of the Enviro Klean® ReKlaim system, Limestone & Masonry Afterwash helps remove combinations of atmospheric and biological staining that blacken limestone, marble, concrete and other masonry surfaces in humid environments.

Limestone & Masonry Afterwash also provides effective surface neutralization on masonry cleaned with Sure Klean® Heavy Duty Paint Stripper.

ADVANTAGES

- Does not contain hydrochloric (muriatic) or hydrofluoric acid.
- Concentrated for economy.
- Easy to apply with brush, roller or low-pressure spray.
- Versatile – use with Enviro Klean® ReKlaim, Sure Klean® 766 Limestone & Masonry Prewash and Sure Klean® Heavy Duty Paint Stripper.

Limitations

- On severely stained brick, terra cotta, sandstone or granite, improved cleaning results may be achieved with an alternative Sure Klean® afterwash product. Following use of Sure Klean® 766 Limestone & Masonry Prewash, test Sure Klean® Light Duty Restoration Cleaner, Restoration Cleaner or Heavy Duty Restoration Cleaner to determine the most effective cleaning system.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Limestone & Masonry Afterwash is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Clear, colorless liquid with a pungent odor
SPECIFIC GRAVITY	1.02
pH	1.10 in concentrate
WT/GAL	8.50 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	>200° F (>93° C) ASTM D 93
FREEZE POINT	9° F (-13° C)
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

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