



# 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>	2251 N. Lake Dr. North Point South HD
<b>Description of work</b>	South chimney will be tuck pointed and deteriorated bricks will be replaced. Chimney will be rebuilt to match existing and retain corbeled profile. Some bricks will be utilized to infill area at lower level of home. At the southwestern corner of the rear of the home, an area of previous brick infill will be removed and refilled with brick and mortar that matches the existing condition of the home.
<b>Date issued</b>	10/8/2019

PTS ID 114596 COA masonry repairs

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.**

**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.**

**The (partially) rebuilt chimney must be rebuilt to exactly match the historic including bonding pattern, corbeling, and other details. Accurate measurements shall be taken prior to disassembling so the new chimney exactly matches the historic without alteration.**

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@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.

A handwritten signature in black ink, appearing to read "Carlen Hatala", written in a cursive style.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac,



Front (East) elevation of the property

South chimney (Left) will be tuck pointed, damaged brick will be removed, and brick in good condition will be utilized at the rear (southwest) corner of the home for infill. The chimney will be reconstructed with brick and mortar that matches the existing condition. The chimney will retain its profile and corbeling.



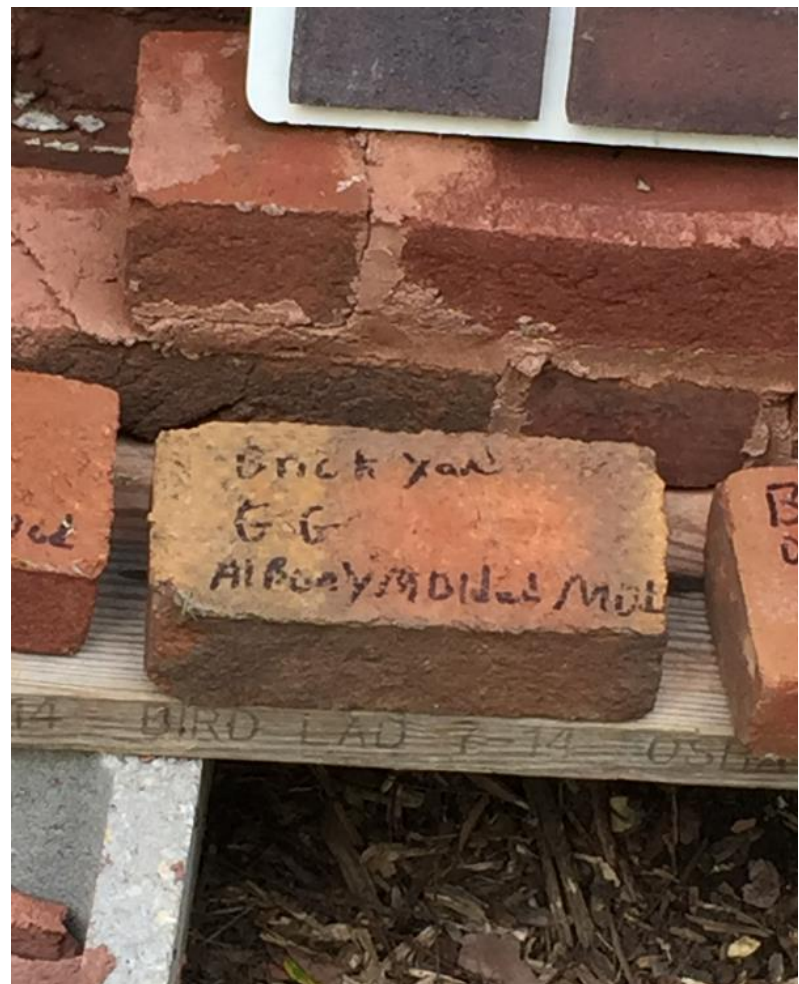
Images of South chimney to be tuck pointed, damaged brick will be removed, and brick in good condition will be utilized at the rear (southwest) corner of the home for infill. The chimney will be reconstructed with brick and mortar that matches the existing condition. The chimney will retain its profile and corbeling.



Images of southwest corner of the home. Brick infill will be removed. Right image include samples of brick and mortar to be utilized for new infill. Some bricks removed from the chimney will be mixed throughout the infill at the southwest corner. The new infill will match the existing Flemish bond utilized on the home. Mortar and brick sampled approved on-site 09-24-19.



Detail images of (Left) the mortar sample, coursing sample (indicating Flemish bond) and (Right) brick to be utilized for infill at this location and for the reconstruction of the southern chimney



Detail images of coursing sample and brick to be utilized.