



KHALEK BUILDING SERVICES

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Date: 05/24/26

RE: Exterior Cleaning and Painting 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 exterior cleaning and painting narrative for the proposed rehabilitation work at 1101 – 1113 W. Historic Mitchell St. & 1711 S. 11th St., Milwaukee, WI 53204.

The building at 1101 – 1113 W. Historic Mitchell St. & 1711 S. 11th St. is a historic commercial structure. The exterior features four distinct masonry material types: brick masonry (some of which is already painted) (primary wall material, present on all four elevations), limestone veneer masonry (North and East elevations), stone masonry base (East elevation), and cast granite facade panels (North and East elevations). Cast granite rehabilitation is addressed under a separate dedicated scope narrative.

All exterior cleaning and painting work will be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation, NPS Preservation Briefs, and applicable Wisconsin SHPO requirements, as referenced in the documents produced by Continuum Architects + Planners.

COMPANY QUALIFICATIONS

Khalek Building Services specializes in commercial and residential restoration, masonry, painting, and exterior rehabilitation services throughout Wisconsin. Our team is experienced in historic exterior cleaning and painting including preservation-sensitive masonry cleaning, efflorescence and biological growth treatment, paint removal from historic brick and stone, and surface preparation for repainting in accordance with NPS standards and Wisconsin SHPO requirements.

SCOPE OF PROPOSED WORK

The following scope of work is based on the Continuum Architects + Planners Drawing Package (Project No. 251101) dated 05/29/2026. Where detailed procedures are described, these represent KBS's proposed methods; the drawings identify the required scope of work but do not prescribe contractor procedures.

1.) General Warm Water Wash – All Elevations: Per the drawings, all exterior surfaces will be cleaned with warm water applied at low pressure before and after commencing repairs. This applies to all four elevations — North, East, South, and West. This general wash precedes and follows all more specific cleaning and repair operations described below.

KBS proposed procedure: Warm water will be applied to all exterior masonry surfaces using low-pressure equipment. Pressure washing will begin at 100 psi and slowly increase only as necessary up

to a max of 400 psi. No high-pressure washing will be used on any historic masonry surfaces. All wash water will be collected and disposed of per applicable MMSD requirements.

2.) Efflorescence and Biological Growth Treatment – All Elevations: Per the drawings, select exterior masonry surfaces will receive additional treatment to remove efflorescence and biological growth using a specified treatment product. This applies to all four elevations where efflorescence or biological growth is present.

KBS proposed procedure: Areas exhibiting white, chalky efflorescence deposits or biological growth (moss, lichen, algae) will be identified during the initial site assessment and treated using a compatible masonry treatment product (PROSOCO — Sure Klean® Light Duty Concrete Cleaner). Mock-ups will be performed prior to full application to confirm effective treatment with no or minimal damage to the historic masonry substrate. All wash water will be collected and disposed of per applicable MMSD requirements.

3.) Brick Masonry Cleaning at Specific Locations – East, South, and West Elevations: Per the drawings, brick masonry at specific locations on the East (S. 11th Street), South, and West elevations will be cleaned to remove heavy soiling, stains, paint drips, graffiti, graffiti ghosting, or other foreign residue. This scope does not apply to the North elevation; brick on the North elevation receives only the general low-pressure warm water wash.

KBS proposed procedure: Cleaning will be performed using a compatible masonry cleaner (PROSOCO — Sure Klean® Light Duty Concrete Cleaner) appropriate for historic brick. Mock-up panels 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 brick substrate. Debris removal via stiff-bristle brushes. No abrasive blasting or acid-based cleaners will be used. All wash water will be collected and disposed of per applicable MMSD requirements.

4.) Removal of Loose and Flaking Paint, Prep for Repainting – East and West Elevations: Per the drawings, loose and flaking paint will be removed from brick masonry on the East and West elevations, including window sills and brick string courses completely where present. This scope also includes the existing painted rusticated stone, which will be repainted to match the brick. The drawings indicate this work is in preparation for repainting.

Note: The drawings indicate the intent to repaint the brick surfaces following paint removal. Any repainting of historic masonry should be reviewed with the Owner, Architect, and applicable preservation authorities prior to proceeding, as application of new paint coatings to historic masonry may require Wisconsin SHPO review.

KBS proposed procedure: Loose and flaking paint will be removed from brick masonry, window sills, and brick string courses using the gentlest methods appropriate to the surface condition. All paint removal work will be performed carefully to avoid damage to the underlying historic brick. Surface preparation for repainting will be completed per the Architect's direction. Specific paint removal products and methods will be confirmed with the Architect and Owner prior to commencement.

5.) Limestone Cleaning – North and East Elevations: Per the drawings, limestone masonry on the North (W. Mitchell Street) and East (S. 11th Street) elevations will be cleaned using a compatible masonry cleaner. Mock-ups will be performed to identify a cleaner that will result in effective cleaning but no or minimal damage to the substrate.

KBS proposed procedure: Limestone cleaning will be performed using a compatible masonry cleaner (PROSOCO Sure Klean® Light Duty Restoration Cleaner) appropriate for historic limestone. Mock-up panels will be tested on both the North and East elevations and submitted to the Architect for approval prior to full application, consistent with the Secretary of the Interior's Standards for Rehabilitation and Wisconsin SHPO guidelines. No acid-based cleaners or abrasive methods will be used on the limestone. All wash water will be collected and disposed of per applicable MMSD requirements.

6.) Priming and Repainting of Brick Masonry and Rusticated Stone Masonry – East and West Elevations: Per the drawings, previously painted brick masonry and rusticated stone masonry on the

East and West elevations will be primed and repainted following completion of paint removal and surface preparation work described above. All surfaces to receive new paint coatings will be clean, dry, and free of loose or deteriorated material prior to application.

KBS proposed procedure: Following surface preparation, all brick masonry and rusticated stone masonry surfaces to be repainted will receive one coat of a breathable, vapor-permeable masonry primer compatible with the historic substrate. Primer selection will be confirmed with the Architect and Owner prior to application. A minimum of two finish coats of compatible, breathable elastomeric or masonry paint will be applied in the color selected by the Architect. All paint products will be appropriate for use on historic masonry and will allow the substrate to breathe to prevent moisture entrapment. Mock-up panels will be prepared and submitted to the Architect for color and finish approval prior to full application. Application will be performed in accordance with the manufacturer's recommendations and the Secretary of the Interior's Standards for Rehabilitation. Any repainting work is subject to Wisconsin SHPO review as required.

7.) Surface Preparation and Repainting of Fluted Bronze Storefront Window Headers and Mullions: The existing fluted bronze storefront window headers and mullions will be cleaned, prepared, and repainted as part of the exterior rehabilitation scope. All work will be performed with care to preserve the historic bronze substrate and existing profile detail.

KBS proposed procedure: Existing loose, flaking, or deteriorated paint will be removed from the bronze headers and mullions using the gentlest effective methods appropriate to the metal substrate, taking care to avoid damage to the fluted profile detail. Surfaces will be cleaned of all dirt, grease, oxidation, and other contaminants prior to painting. Bare or exposed metal areas will receive a compatible metal primer prior to finish coat application. A minimum of two finish coats of a paint compatible with bronze substrates will be applied in the color selected by the Architect. All products and methods will be confirmed with the Architect and Owner prior to commencement.

GENERAL ACKNOWLEDGEMENTS

Please note the following items are specifically excluded from this exterior cleaning and paint removal scope narrative and are addressed under separate dedicated narratives:

- Cast granite facade cleaning and rehabilitation is addressed under the KBS Cast Granite Facade Restoration Narrative.
- Steel sash window cleaning and paint application is addressed under a separate dedicated KBS Steel Window Narrative.

All exterior cleaning and painting work shall be performed in accordance with accepted historic preservation practices, the Secretary of the Interior's Standards for Rehabilitation, NPS Preservation Briefs, and applicable Wisconsin SHPO requirements.

Thank you for your consideration. Please let me know if you have any questions about this proposal.

Sincerely,

Khalek Building Services

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