



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property	2000 W. Wisconsin Ave.	Pabst Mansion
Description of work	Conduct emergency repairs to the exterior of the building in order to address water infiltration issues. Restoration to brick and terracotta at the dormers, gables, window hoods, etc. throughout the south, west, and north elevations. Specific regions and scope of work are attached. Masonry in these areas will be repointed and cracks in the masonry will be repaired and sealed to be made weathertight.	
Date issued	11/6/2019	PTS ID 114805 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. A sample panel of brick and 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.

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 the 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/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman

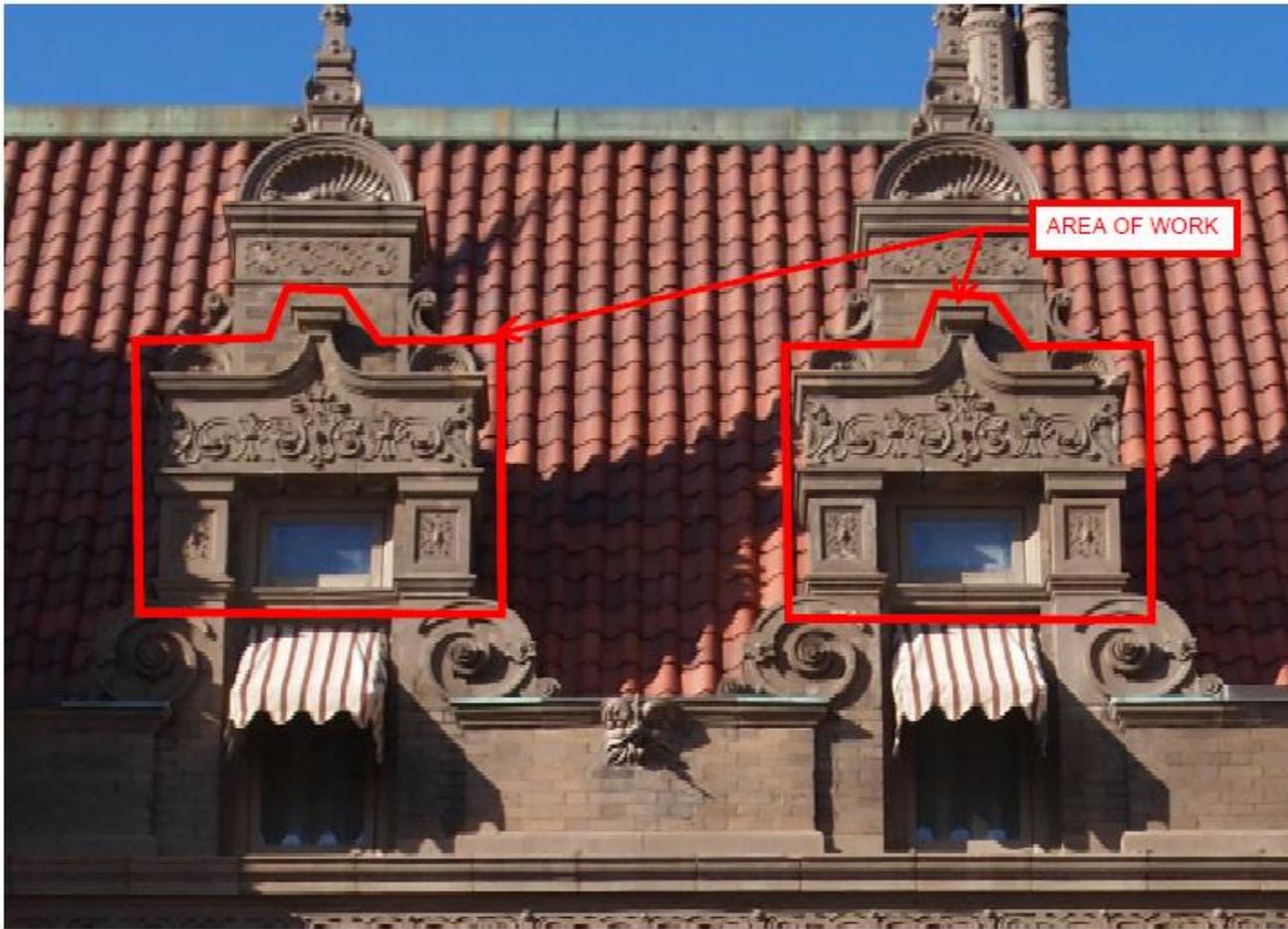


South Elevation – West Gable

Repoint terra cotta and brick at all exposed faces within indicated zone

Replace damaged and failing sealant at brick mold around transom windows at head of windows below



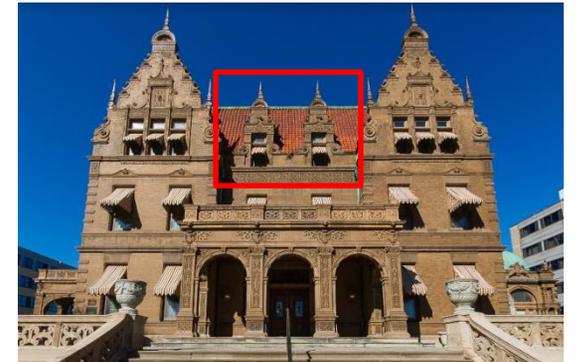


South Elevation – Central bay dormers

Repoint terra cotta and brick at all exposed faces within indicated zone

Repoint open head joint at horizontal mullion, provide elastomeric polyurethane with release tape backer to seal the joint.

Replace all damaged and failing sealant at brick mold around transom windows and at head of window below



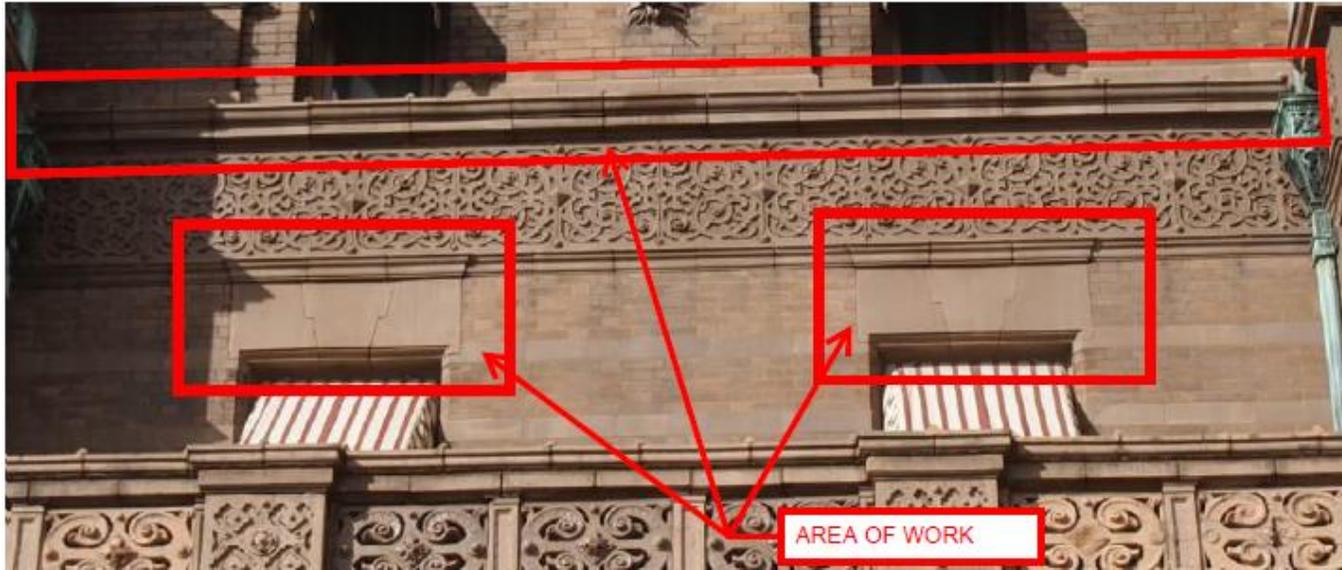


South Elevation – East Gable

Repoint terra cotta and brick at all exposed faces within indicated zone

Replace damaged and failing sealant at brick mold around transom windows at head of windows below





South Elevation – Second Floor
Center bay windows

Repoint terra cotta and brick at all exposed faces within indicated zone and provide polyurethane with release tape backer to finish off repointed skyward joints of belt course

Replace damaged and failing sealant at brick mold around single hung window heads and upper jambs





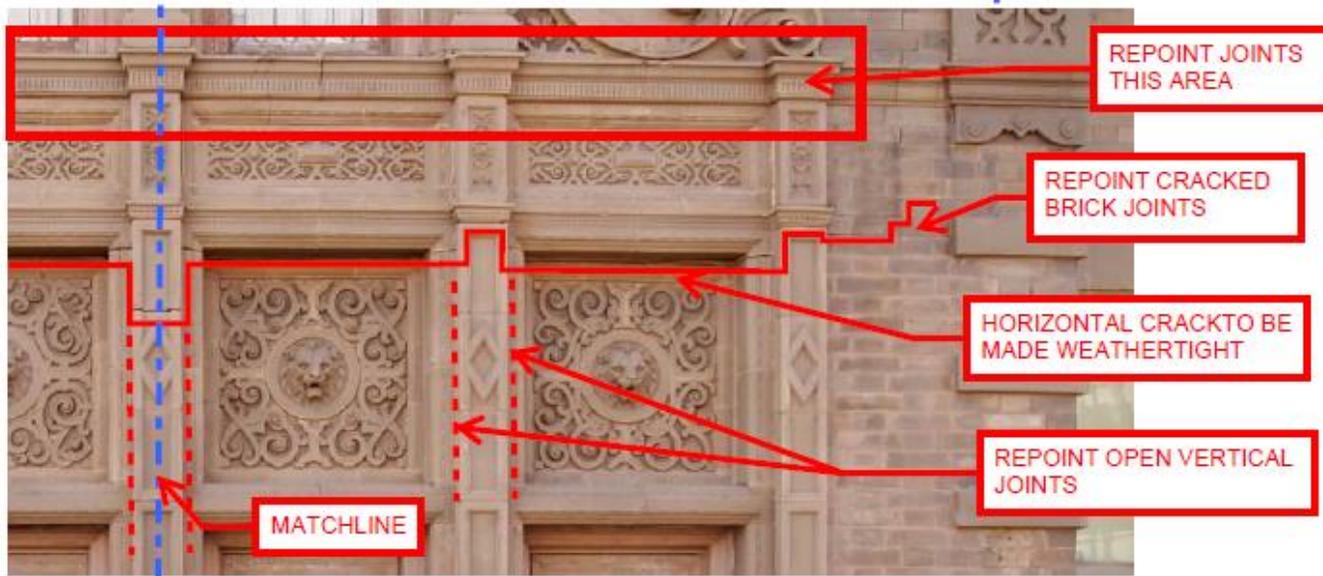
West Elevation –Center bay,
Second & Third floor

Provide temporary repointing or closed cell backer rod supported elastomeric sealant joint at horizontal crack in terra cotta, color to be selected from manufacturer's standard colors

Repoint adjacent cracked brick joints

Repoint deteriorated and cracked joints at stacked terra cotta mullion pieces below crack

Repoint deteriorated joints at terra cotta belt/sill course above crack, providing elastomeric polyurethane pointing with release tape backer to finish off repointed skyward head joints



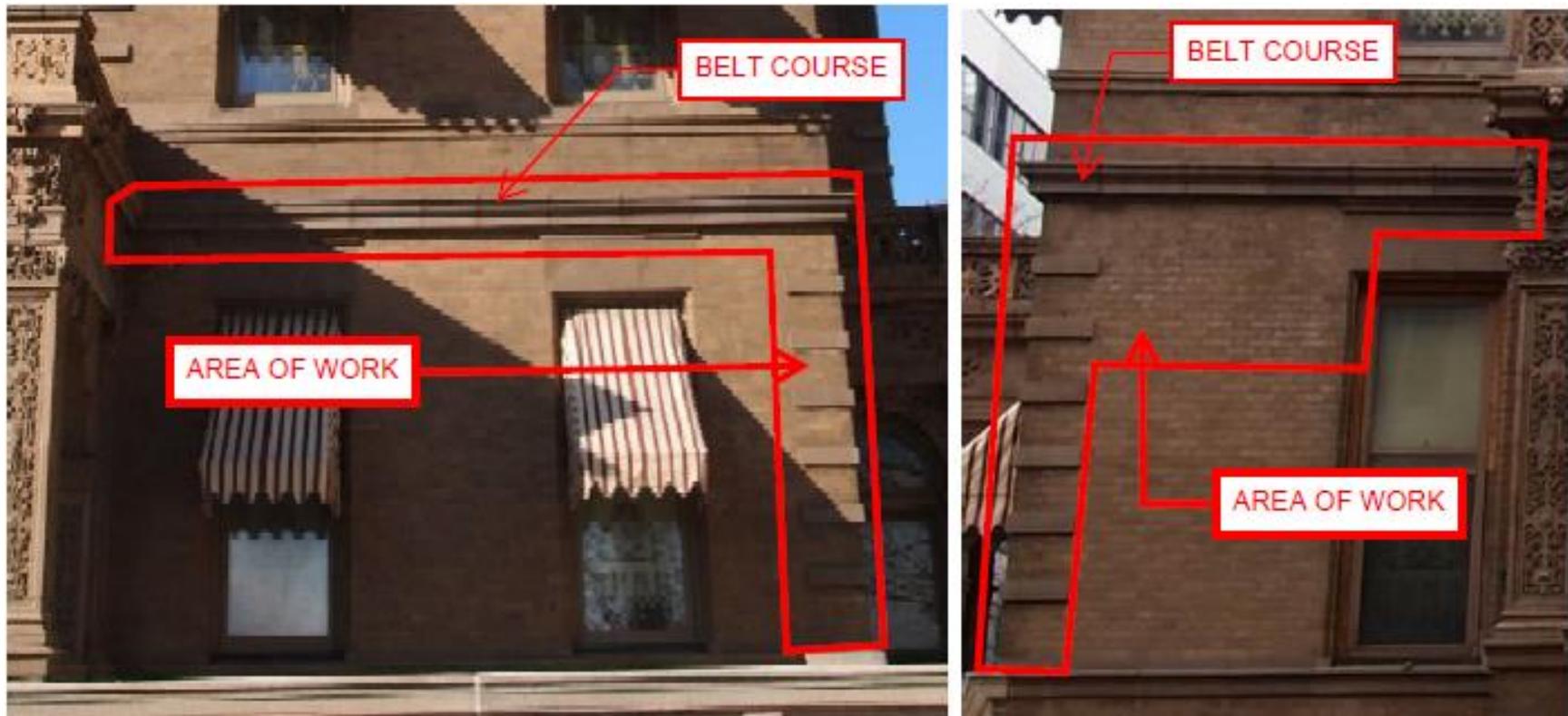


North Elevation –Airing Porches, Second & Third floor

Repoint all terra cotta and brick joints, provide elastomeric polyurethane with release tape backer at skyward joints

Inspect cracked brick between porch lintel and 3rd floor window sill belt course, determine appropriate action – either replaced cracked brick (from owner's supply) or repair cracks with mortar or closed cell backer rod and elastomeric polyurethane sealant with color selected from manufacturer's standard colors.

At east (left) end of 3 piece terra cotta lintel, inspect cracked terra cotta unit and determine appropriate crack repair for unit and proceed with action following owner review.



Southeast Corner – Balustrade up through belt course

Inspect terra cotta joints and brick joints within area indicated and repoint cracked or deteriorated joints as needed. Provide elastomeric polyurethane with release tape backer at all skyward joints at the belt course within the area indicated.