



Certificate of Appropriateness

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

MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Property Description of work

2648 N. HACKETT AV. *Kenwood Masonic Temple; Individuals' designation*
Stabilize the front, terra cotta facade. Two general treatments will be used for most of the facade depending on the condition of the original material.

Treatment #1

1. The stabilization of large cracks and some voids will be done by first removing any loose material and cataloguing those pieces that could be used for restoration purposes later.
2. Clean the area to be worked on and install backing rods if necessary and seal with an elastomeric sealed to prevent further water infiltration.
3. On skyward facing cracks, the use of ice and water shield is an option for a temporary repair.

Treatment #2

1. Remove broken and loose units of terra cotta and carefully catalog document and store any units or fragments of units that might be necessary to reproduce the units in the future.
2. Clean the areas to remove any loose particles. Then create a clay plug for the void to prevent any further water infiltration or cover it with ice and water shield.

Treatment #3

1. Selected horizontal facing joints at the loggia will be cut out carefully with hand chisels or pneumatic chisels to remove any remaining sealant and loose mortar taking care not to damage the surrounding units.
2. Install an elastomeric sealant to match color surrounding building material to reseal all

exposed joints and cracks.

Date issued

7/9/2014

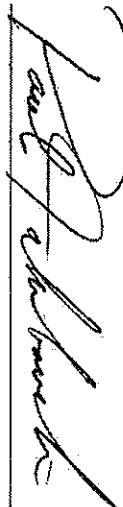
PTS ID 96099 COA, facade stabilization

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:

All work will be done according to the photos and specifications contained in the COA. Care must be taken so as not damage original terra cotta units where sealant and mortar are being removed. HPC staff understands that this is a temporary stabilization only and that spot replacement/rebuilding of the terra cotta facade will be necessary at some point in the future. Facade should be examined annually in order to make sure stabilization techniques are standing up to the weather.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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.


Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Contractor Marion, Inspector Bill Richter (286-2518), Inspector Heidi Weed

facade stabilization

The scope for this project includes work associated with masonry stabilization and restoration for the Church in the City.

TEMPORARY STABILIZATION OF HEAVILY DAMAGED OR MISSING TERRA COTTA UNITS

Stabilization Treatment 1: Temporary repair of large cracks/voids.

- a. Carefully remove material from any previous repair attempts.
- b. Cut away all loose and deteriorated terra cotta (retain and tag any pieces that can be repaired at a later date).
- c. Clean the area with clean water and a bristle brush to remove any loose particles.
- d. Install a backer rod inside the crack to reinforce terra cotta and sealant.
- e. Seal crack with an elastomeric sealant, such as Sonneborn NP1, color to match terra cotta.
- f. On certain horizontal (skyward) facing cracks, cover terra cotta units with ice and water shield membrane along the length of the crack to further prevent water infiltration.

Stabilization Treatment 2: Temporary repair of badly broken or missing units.

- a. Remove broken portions of unit carefully, including loose and deteriorated terra cotta, to avoid damaging surrounding intact units.
- b. Catalog and carefully document or store any original fragments that might be needed to faithfully reproduce units in the future.
- c. Clean the area with clean water and a bristle brush to remove any loose particles.
- d. Create a clay plug, carefully fitting the remaining void to prevent any further water infiltration or cover with ice and water shield membrane.

SEALING HORIZONTAL (SKYWARD) FACING JOINTS AT LOGGIA

Areas of work: Projecting loggia cornice, west elevation and loggia railing wall coping, 1st floor west elevation.

1. Cut and resal cracked and open horizontal (skyward) joints and their returns where appropriate.
 - a. Remove existing sealant in cracked and open joints down to bedding mortar.
 - b. Hand cut and use pneumatic chisels to remove any remaining sealant, using care not to damage surrounding units.
 - c. Install an elastomeric sealant, such as Sonneborn NP-11, color to closely match surrounding units, to resal all exposed joints.



2648 N. Hackett. Repairs, stabilization will be made on the front of building.

Image A: Terra cotta units are almost completely missing in several locations. These units can be temporarily plugged with clay but eventually require permanent replacement with custom-made units.

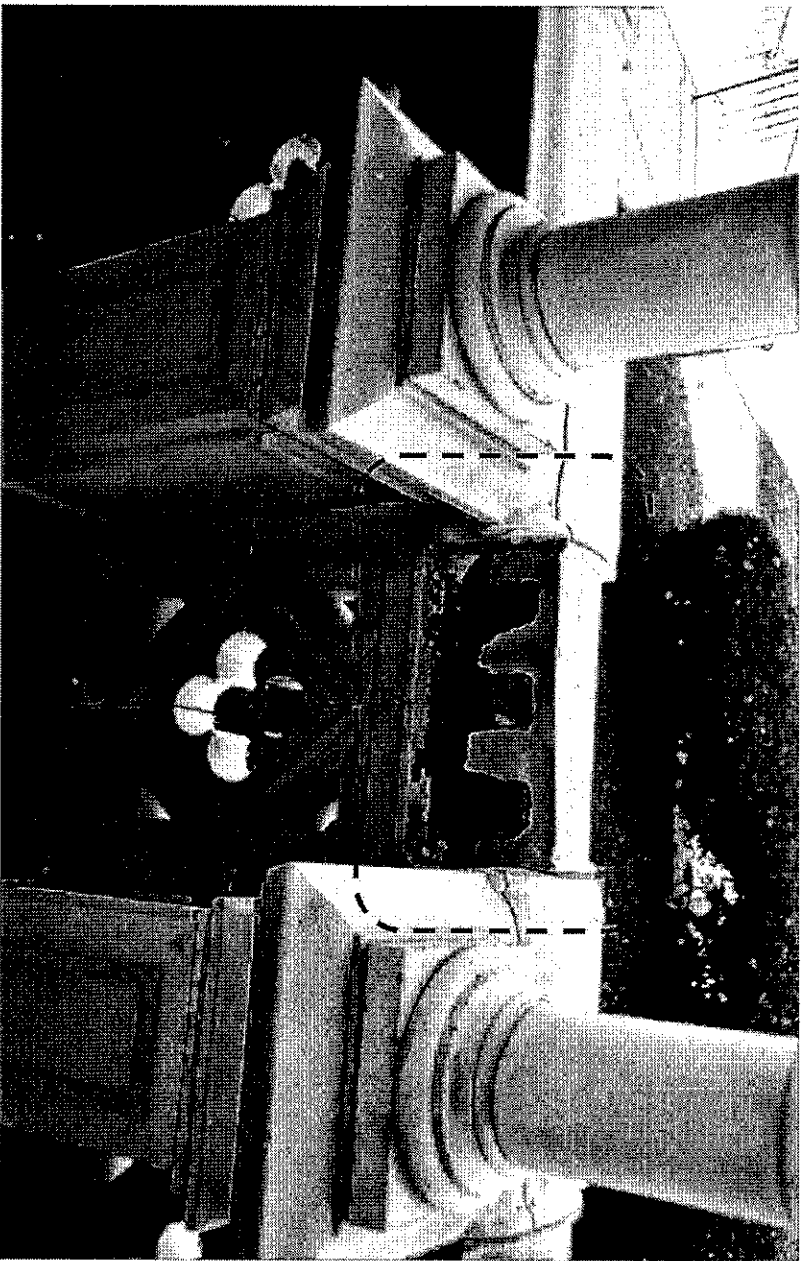


Image B: Terra cotta units are almost completely missing in several locations. These units can be temporarily plugged with clay but eventually require permanent replacement with custom-made units.

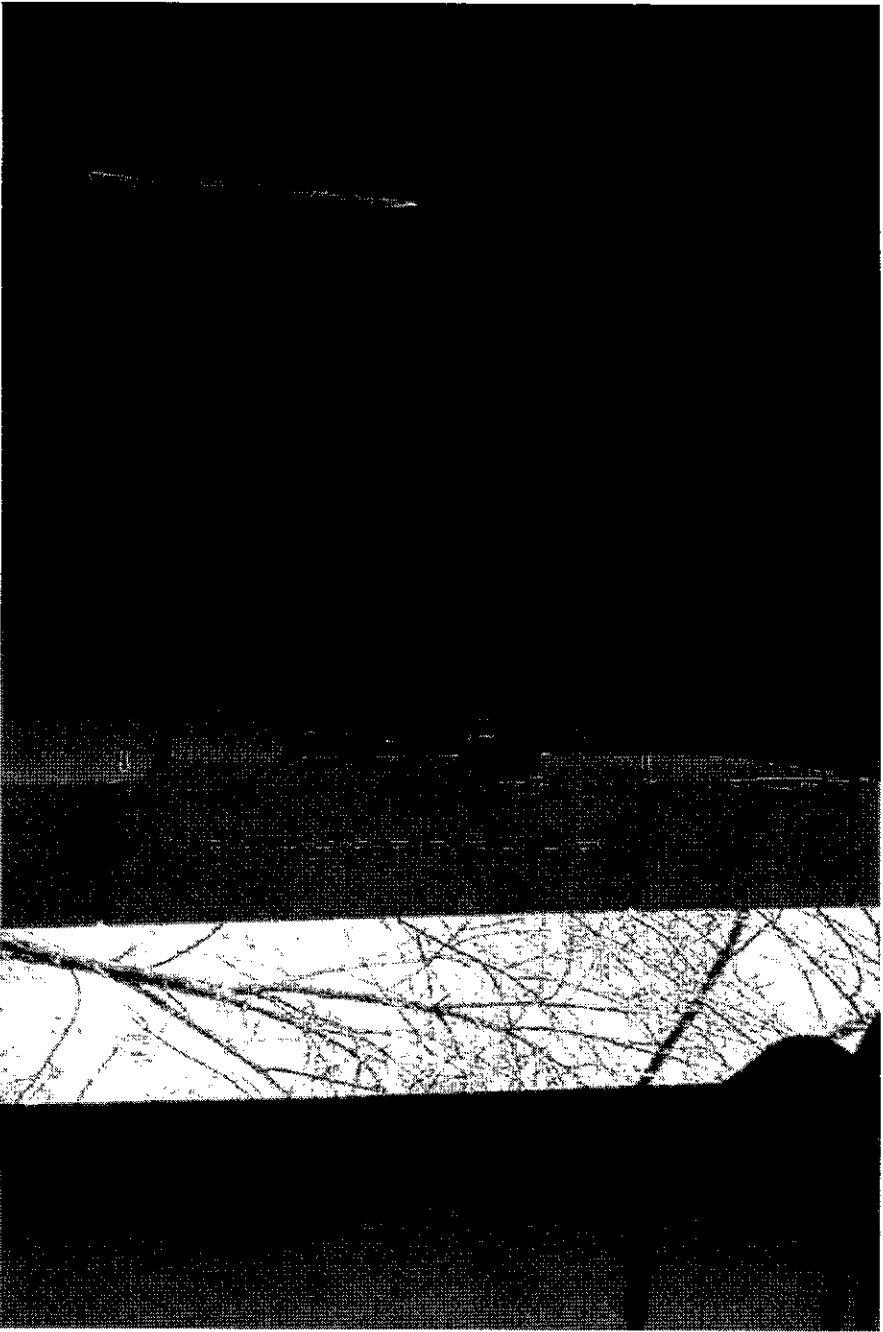
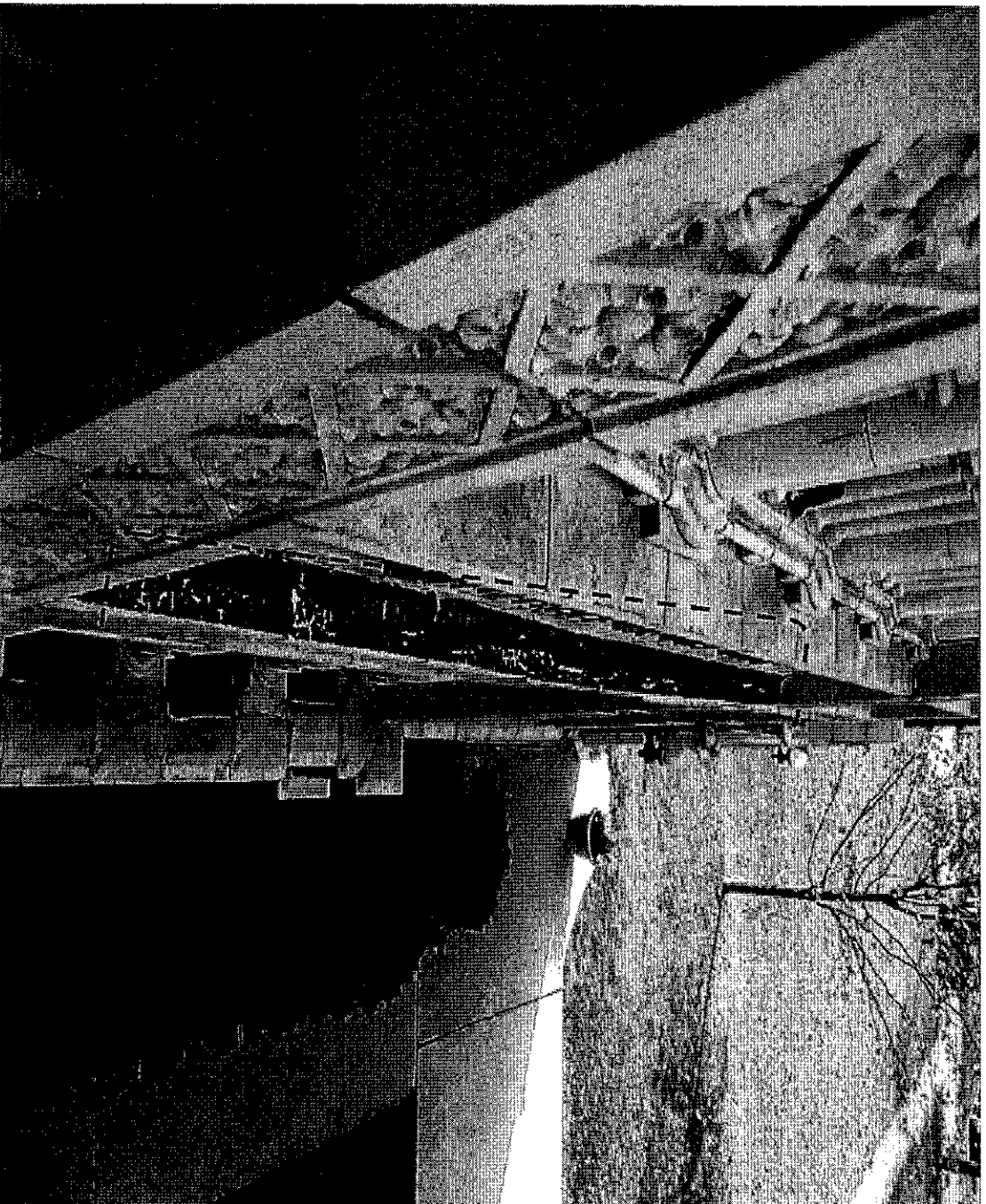


Figure C (right): Cracking along top of projecting signage fascia. A later application of tar is apparent, though crack has reformed. This type of crack indicates terra cotta units may be tilting away from the wall and require additional reinforcement prior to repair. Tar should also be removed prior to repair. Ice and water shield membrane may be added to protect more vulnerable horizontal (skyward) facing cracks such as this one. Stainless steel anchor bolts may be necessary to affix the front face into the back of the unit to prevent catastrophic failure.



ITEM NO. 2: SEALING HORIZONTAL (SKYWARD) FACING JOINTS AT LOGGIA

Horizontal (skyward) facing joints on loggia cornices and railing copings are exposed to moisture penetration. The severity ranges from hairline cracks to fully open joints where sealant is missing. Repairing these joints with an elastomeric sealant is a fairly inexpensive solution that prevents further moisture penetration and protects those elements from further deterioration and costly future repairs. Skyward facing joints should never be finished with mortar.



Figure F: Open joints between railing units allow water to seep into railings and walls, hastening the deterioration of terra cotta and masonry below.