



Certificate of Appropriateness

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

Property 3022 W. STATE ST. Concordia HD
Description of work Tuckpoint house, garage, and chimney as needed. Repair existing timber retaining wall along alley with new timbers to match existing.
A supply of matching brick has been found on site and will be used for replacement bricks as needed.
Date issued 5/25/2018 PTS ID 114538 COA: tuckpointing and retaining wall

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 book As Good As New, Masonry Chapter, 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 tuckpointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

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. 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.

Do not mortar over the surface of spalled brick unless the mortar is color matched to the brick. Contouring of the project's primary mortar at the edges of a spalled brick is encouraged to shed water.

Tuckpointed joints to be either flush, concave, or raked, depending on existing conditions. No more than one style should be used per building.

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



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman,
Contractor, Inspector John Yang



Overview photo



Typical deterioration



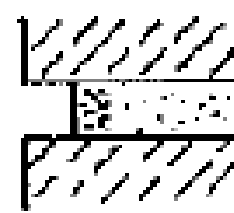
Detail of chimney. Existing flashing may remain, but cannot be re-installed in this manner if it is replaced.
Corbelling details and stone/concrete cap must be retained.



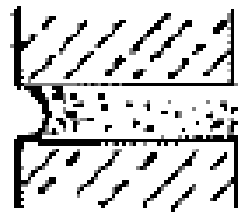
Mortar test patch on alley elevation of garage.

Do not mortar over the surface of spalled brick unless the mortar is color matched to the brick. Contouring of the project's standard color mortar at the edges of a spalled brick is encouraged to shed water.

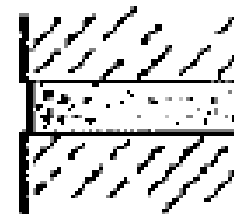
Approved mortar color approximates US Heritage Mesa color.



RAKED JOINT



**CONCAVE
(OR HALF-ROUND) JOINT**



FLUSH JOINT

Acceptable joint profiles.