



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property

2118 E. LAFAYETTE PL. North Point South Historic District

Description of work

1. Deconstruct porch walls; demolish concrete stairs and porch surface. Salvage as much existing brick as possible for reuse.
2. Reconstruct exact replica porch walls with new concrete stairs and surface to meet code. Surface shall be pitched for proper drainage with control joints as needed. Control joints are to be caulked.
3. Tuckpoint southeast wall as needed per standard conditions below.
4. Rebuild bottom of entry arch with a color-matched stone to replace previous poor match. All carvings are to be replicated exactly.
5. Use sand-colored mortar from the prepared test panel.

Date issued

8/16/2017

PTS ID 114340 Rebuild and repair front porch & entry arch

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, joint width, and joint finish/profile. 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 an all lime mortar with no Portland cement component. 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.

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

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. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)

- Oct 2016



Current view of property.





All carvings to be duplicated exactly or re-used.



Two color mortar test panel. Sandy color at left is to be used. Also showing typical wall condition with mismatched mortars from previous attempts at repairs.