



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 729 W. HISTORIC MITCHELL ST. Mitchell Street HD
Description of work Masonry repairs per conditions below and project narrative on following page.
Date issued 8/10/2018 PTS ID 114601 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 book *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.

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 call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez, Contractor

Project
description/
scope.

10 pages of
annotated
photos and
diagrams
follow.

1. REPLACE MISSING PEDIMENT WITH NEW
PIECE BUFF COLOR INDIAN LIMESTONE,
PIN IN PLACE (STAINLESS STEEL), MORTAR AND
APPLY SEALANT AT PERIMETER
2. PIN IN PLACE OTHER FRACTURED STONE
PIECES AND ATTACH WITH MORTAR OR EPOXY.
EPOXY SEAL THE PERIMETER BUT NOT AT BASE
TO ALLOW MOISTURE TO ESCAPE.
3. THE BOTTOM FLANGE OF AN "I" BEAM
SUPPORTING THE BRICK AND STONE AT THE
HEAD LEVEL OF THE SECOND STORY MITCHELL
STREET FACADE IS COMPLETELY RUSTED AWAY.
REMOVE THE RUSTED STEEL AND INSTALL NEW
STEEL ANGLES AS SHOWN ON THE PLAN. EVERY
EFFORT WILL BE MADE TO MINIMIZE BRICK
OR STONE REMOVAL. ANY REMOVED PIECES
WILL BE RE-INSTALLED. ANY PIECES BEYOND
REPAIR WILL BE REPLACED WITH NEW PIECES
TO MATCH EXISTING. TIE STONE & BRICK TO STRUCTURE.
4. STRAIGHTEN CENTER PICKSTONES AS MUCH AS POSSIBLE.
5. TUCK POINT ALL OPEN MORTAR JOINTS.

NORTH FACADE

REPAIR PILASTERS

INSERT NEW PEDIMENT



A-1 BEAUTY

Caps T-Shirts Sweatshirts Housewares Hardware Jewelry Beauty Supplies Lingerie Baby Items Wigs

OPEN

PARKING IN RE

VIEW LOOKING SOUTHEAST
WEST (RIGHT) FACADE IS IN
GOOD CONDITION

NORTH (LEFT) FACADE IS IN
NEED OF REPAIR



PILASTER @ LEFT OF CENTER - NORTH FACADE

REPAIR BRICKS, MORTAR, STONE, SUPPORT & TIE
BACK TO STRUCTURE



PILASTER @ RIGHT OF CENTER - NORTH FACE

REPAIR BRICKS, MORTAR, STONE, SUPPORT & TIE
BACK TO STRUCTURE



PHOTOS SHOWING BOWING
AT MIDDLE PILASTERS



PILASTER @

LEFT OF CENTER



PILASTER @

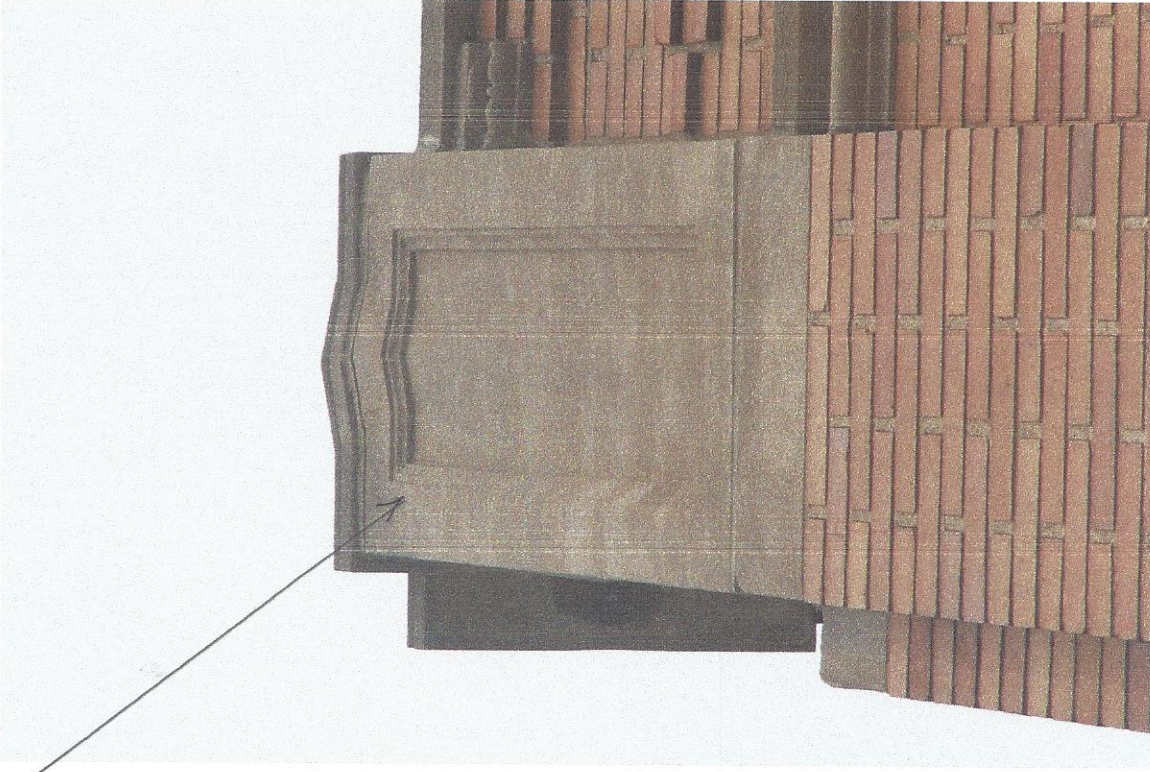
RIGHT OF CENTER



* PIN IN PLACE WITH STAINLESS
STEEL RODS & MORTAR

EXISTING PEDIMENT

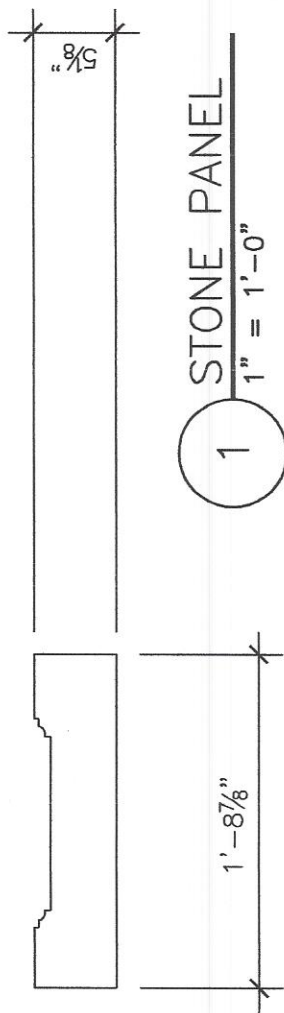
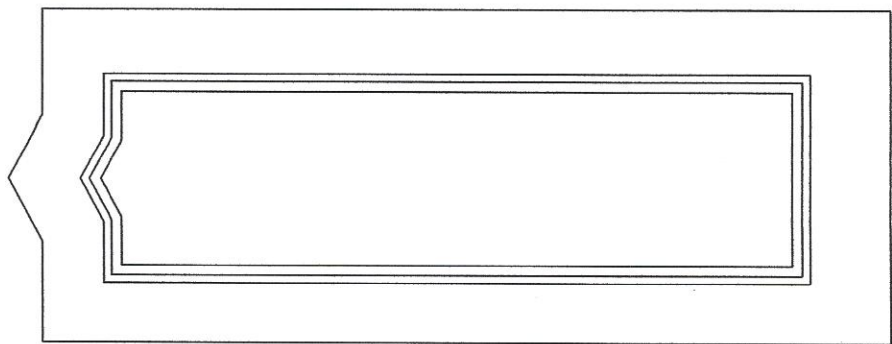
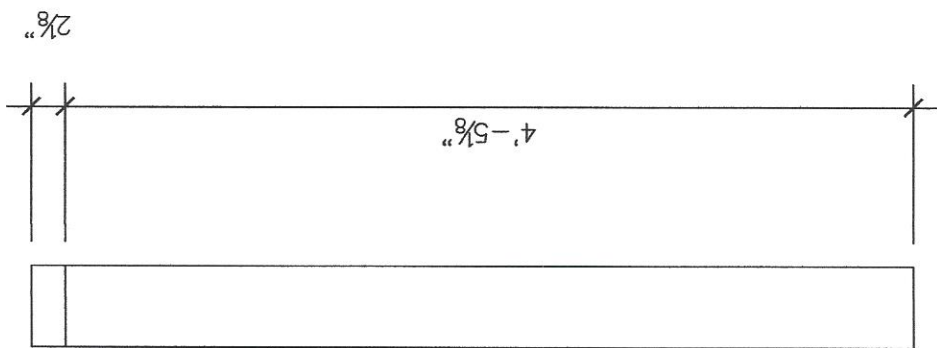
INSERT REPLACEMENT
PEDIMENT TO MATCH EXISTING
(INDIANA LIMESTONE - BUFF COLOR)*



TOP WEST @ NW

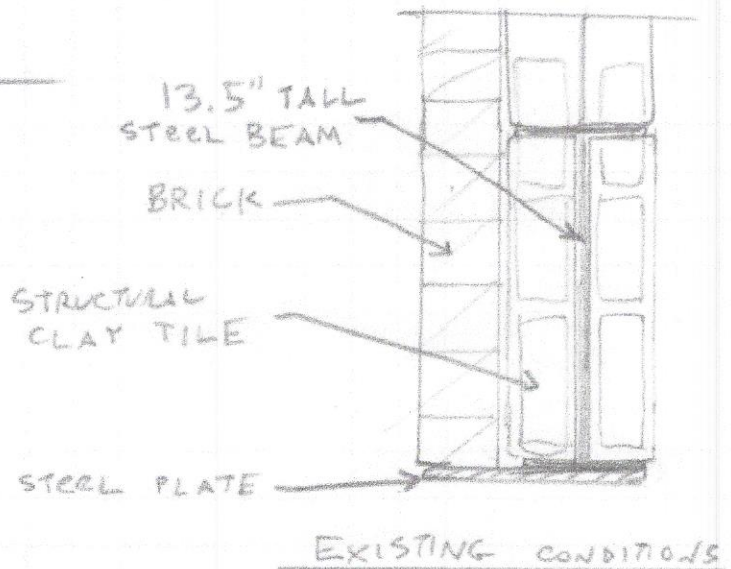


TOP NORTH @ NW



LINTEL REPAIR:

* STEEL PLATE AND
BOTTOM FLANGES ARE
RUSTED SEVERELY ABOVE
WINDOWS.



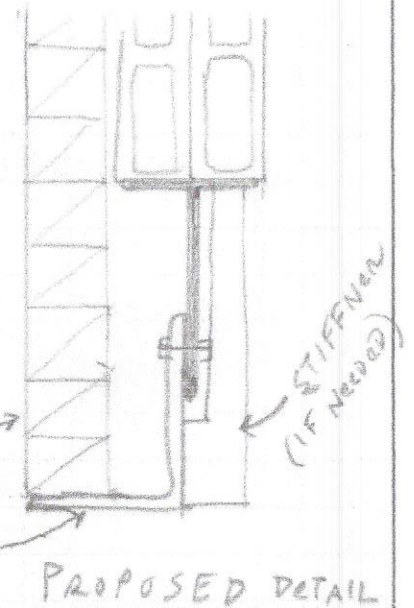
* REMOVE RUSTED PORTION OF
STEEL BEAM (ONLY BETWEEN COLUMNS)

* INSTALL 6x6x1/4" (MIN) ANGLE
PENDING MORE ACCURATE MEASUREMENT
OF HORIZONTAL MOVEMENT
(UP TO L8x8x3/8" MAY BE NEEDED)

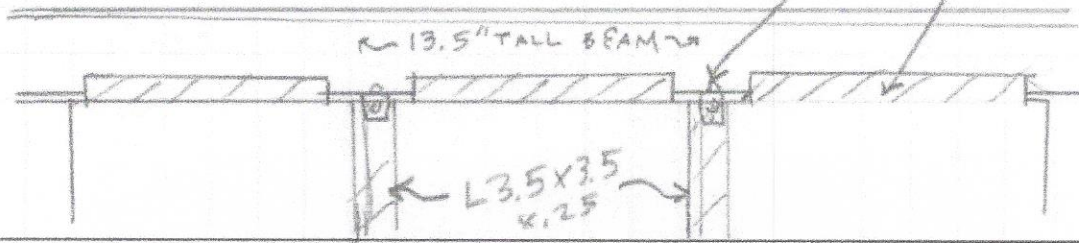
RESET/REPOINT BRICK

L6x6x1/4"

BOLTED TO EXISTING



EXISTING STEEL BEAM
BOTTOM FLANGE ABOVE
COLUMNS TO REMAIN
REMOVE STEEL AT
CORRODED AREAS



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STRUCTURAL CONSULTING ENGINEERS

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Tel/Fax: 262.293.9923

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

