



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

## Property Description of work

### 2000 W. Wisconsin Avenue

### Pabst Mansion

The area of work for the exterior restoration project includes all building facades and roof of the Pabst Mansion and limited areas of the site. Removal of the east pavilion structure above the stone foundation was completed under a separate Certificate of Appropriateness (CFF 221875; issued 2/13/2024). The restoration work is to be completed in (2) consecutive phases spanning a two-year construction calendar. The Phase 1 work is slated to start in spring of 2025 with a project completion of Phase 2 by December of 2026. The scope of the combined phases generally includes:

1. Masonry: Restoration of the building's masonry facades, including: rebuilding of deteriorated elements such as chimneys, parapets, and balustrades; repair or replacement of terra cotta, isolated rebuilding of the outer wythe of brick masonry, repointing brick and terra cotta.
2. Low-Slope Roofs: Removal of existing modifies bitumen roofs down to the wood roof deck, repair of wood roof deck and installation of new cover board, insulation, and EPDM room membranes.
3. Steep-Slope Roofs: Removal and salvage of clay tile roofing as necessary to allow for masonry restoration, replacement of copper base and counter flashings at back sides of masonry parapets, reinstallation of clay tile roofing, repair or replacement of isolated copper collector boxes and downspouts.
4. Exterior Windows and Doors: Restoration of existing wood windows, doors, and frames, as indicated on window schedule and provide new wood windows as indicated to match original historic windows where original historic windows have been removed. All new wood windows will match original windows for site lines, operation, and trims.
5. Structural Repairs: Rebuilding of porte cochere masonry arches including replacement of embedded structural steel and installation of new steel floor beam supporting side porch floor.
6. Flooring Restoration: Removal of side porch tile and granite flooring and granite stair treads, installation of waterproofing membrane, reinstallation of tile and granite, and restoration of south covered entry porch mosaic floor.
7. Sitework: Removal of building-mounted security lighting and installation of new pole-mounted security lighting. Jetting of underground storm drainage system to ensure free-flowing drainage to street.
8. Alternate No. 1: South Entry Terrace: Repairs to south terrace stone walls, balustrade, and stairs.

Refer to the accompanying Pabst Mansion Exterior Restoration Drawing and Project Manual for additional information.

## Date issued

2/26/2025; [Reissued with change in mortar specification 9/2/2025. See original COA for drawings unrelated to mortar](#)

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

**Masonry conditions.**

~~In 2019 Strang and US Heritage performed thorough mortar analysis and testing. The original mortar between the bricks was purple with inclusions of a subtle reflective material such as quartz or mica. This must be used in all joints between bricks. All mortars shall match those recipes and colors in the 2019 study. HPC has retained a copy of this report in CCF 190598.~~

**Type N mortar (or anything harder) containing Portland cement shall not come into contact with historic brick. Further analysis has revealed that the purple mortar was used only the demolished carriage barn. The mansion itself had a medium to dark gray mortar with notable lime inclusions that are typically 1mm or less in diameter.**

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. 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.

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

A sample panel of the masonry materials and their 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; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

**Flat roof conditions**

The EPDM shall be applied with a "total glue down." A total glue down means the approved adhesive is applied to both the EPDM membrane and the deck. For the best adhesion, your roofer should use an approved oil-based adhesive over a water-based adhesive. Strictly mechanical attachment at the roof perimeter is not permitted.

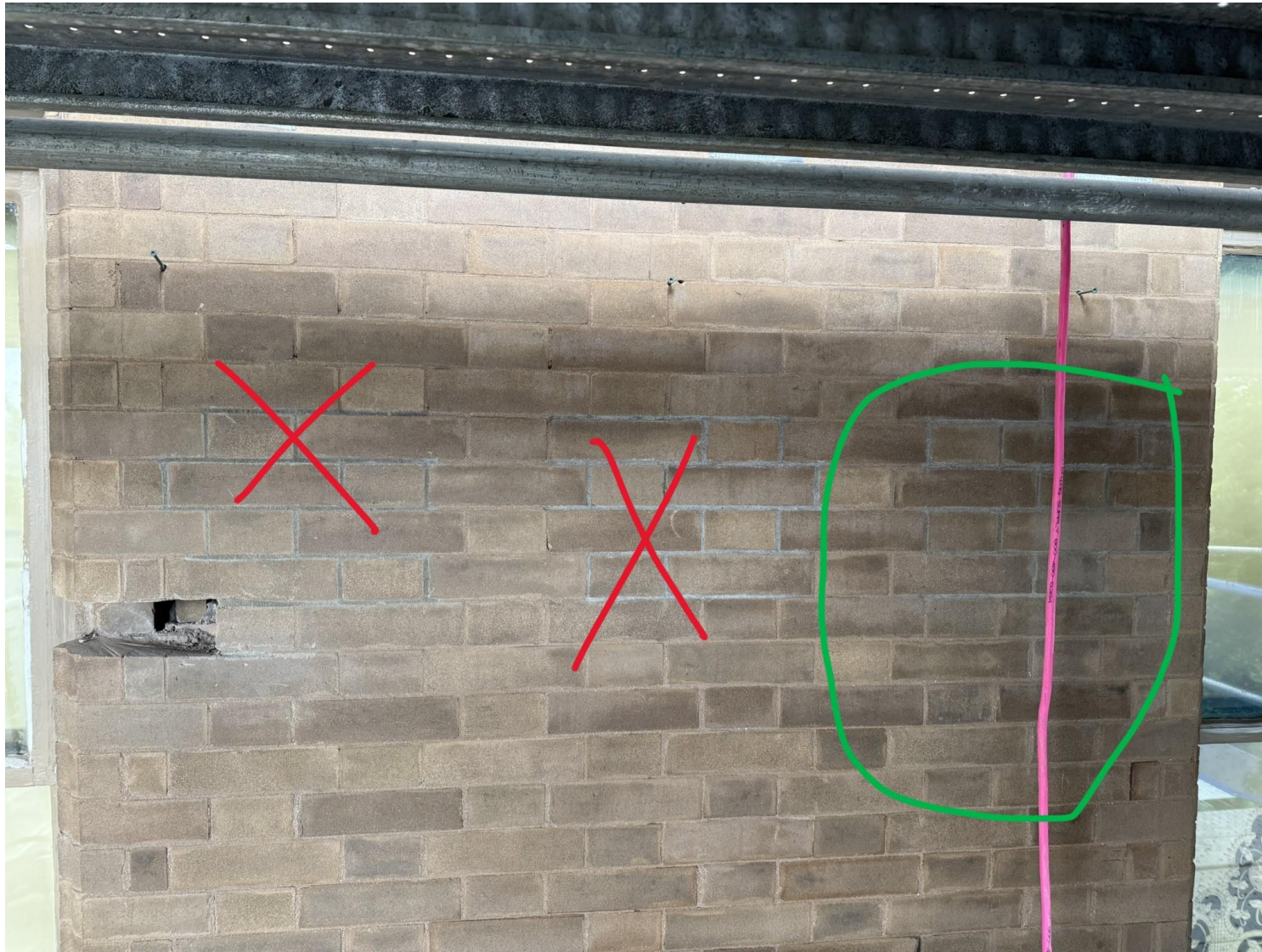
All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

**Permits and timeline**

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Preservation Staff



Photograph from 8/28/2025 showing three mortar test patches. HPC staff and owner's rep agreed to the rightmost color.