



KHALEK BUILDING SERVICES

3834 E. Puetz Road
Oak Creek, WI 53154
P: 414.571.9999 | E: Info@khalek.co

Date: 05/24/26

RE: Historic Masonry Restoration Narrative

Project: 1101 – 1113 W. Historic Mitchell St. & 1711 S. 11th St., Milwaukee, WI 53204

Client: Zuvena Cotton — 1101 W Mitchell Street LLC

Architect: Continuum Architects + Planners, Milwaukee, WI — Project No. 251101

To Whom It May Concern:

Khalek Building Services respectfully submits the following masonry restoration narrative for the proposed rehabilitation work at 1101 – 1113 W. Historic Mitchell St. & 1711 S. 11th St., Milwaukee, WI 53204.

We acknowledge that this structure is a historic contributing building and that all masonry restoration work shall be completed utilizing methods and materials appropriate for historic preservation in accordance with the Secretary of the Interior's Standards for Rehabilitation.

All work will be performed with care to preserve historic masonry units, decorative architectural features, limestone components, cast granite elements, and surrounding materials. The proposed work is intended to stabilize and preserve the existing historic masonry while minimizing removal of original historic fabric.

COMPANY QUALIFICATIONS

Khalek Building Services specializes in commercial and residential restoration, masonry, drywall, painting, and exterior rehabilitation services throughout Wisconsin. Our personnel are experienced in historic masonry restoration procedures including:

- Historic tuckpointing and mortar matching
- Brick replacement, repair, and selective removal
- Limestone repair, cleaning, and Dutchman repair
- Cast granite assessment and rehabilitation
- Paint removal from historic masonry
- Masonry repair at signage and hardware mounting locations
- Sealant joint removal and replacement
- Preservation-sensitive masonry restoration
- Fire restoration and façade rehabilitation

All work shall be completed using skilled personnel familiar with historic masonry restoration practices and National Park Service preservation standards.

SCOPE OF PROPOSED WORK

The following scope of work is based on the Continuum Architects + Planners Drawing Package (Project No. 251101 dated 05/29/2026). Where detailed procedures are described, these represent

KBS's proposed methods; the drawings identify the required scope of work but do not prescribe contractor procedures.

1.) Mortar Analysis: The first step in this project will be to determine the appropriate mortar to be used for all masonry repairs. Representative mortar samples will be collected from varying locations around the building to provide an accurate depiction of the original color, sand, and binders. Samples will be shipped to a third-party laboratory for analysis. The replacement mortar will be softer and more vapor permeable than the original masonry units, consistent with historic preservation standards. For the purpose of this proposal, it is assumed that a Type O mortar consisting of hydrated lime would be sufficient. Mortar analyses will be completed separately for the brick masonry and limestone masonry elements, as their compositions may differ.

The replacement mortar product will be confirmed following laboratory analysis. Mortar color and aggregate shall be field-matched and reviewed by the Architect prior to production work.

2.) General Surface Cleaning – All Elevations: Per the drawings, all exterior surfaces will be cleaned with warm water applied at low pressure before and after commencing repairs. Pressure washing will begin at 100 psi and slowly increase only as necessary up to a max of 400 psi. Select exterior masonry surfaces will receive additional treatment to remove efflorescence and biological growth using a specified treatment product. All obsolete surface-mounted nails, metal strips, wiring, fasteners, and conduit anchors will be removed prior to commencement of work.

3.) Tuckpointing, as Required – All Elevations: Per the drawings, deteriorated, missing, or poorly matching mortar joints at masonry will be routed out and repointed with compatible mortar. Approximately 10% of masonry joints across all four elevations will require repointing.

KBS proposed procedure: Mortar joints will be carefully removed using hand tools and low-impact grinders to a minimum depth of $\frac{3}{4}$ ", taking care not to damage adjacent masonry units. Grinding operations shall be limited and performed only by experienced personnel trained in historic masonry restoration. The joint cavity will be cleaned of all dust and loose debris and pre-wetted prior to repointing. New mortar will be packed into the joint in lifts no greater than $\frac{1}{4}$ " to ensure proper compaction. The joint will be slightly overfilled and allowed to cure to thumbprint hard, at which point it will be tooled to match the profile of the surrounding historic mortar joints as closely as possible. All work will be protected from rapid drying and adverse weather conditions.

4.) Brick Masonry Cleaning – East, South, and West Elevations: Per the drawings, brick masonry at specific locations will be cleaned to remove heavy soiling, stains, paint drips, graffiti, graffiti ghosting, or other foreign residue. This scope applies to the East (S. 11th Street), South, and West elevations.

KBS proposed procedure: Cleaning will be performed using a compatible masonry cleaner (PROSOCO — Sure Klean® Light Duty Concrete Cleaner) selected through mock-up testing prior to full application. Mock-ups will confirm effective cleaning with no or minimal damage to the historic brick substrate. Debris removal via stiff-bristle brushes. All washing water will be collected and disposed of in accordance with applicable MMSD requirements.

5.) Signage Demolition and Masonry Repair at Mounting Locations – North, East, and West Elevations: Per the drawings, existing signage on the North and West elevations will be demolished in its entirety and masonry at all mounting locations will be repaired. On the East elevation, an existing cabinet sign with all associated hardware and conduits will be removed and masonry at mounting locations repaired, and existing address signage will be removed and masonry at mounting locations repaired.

KBS proposed procedure: Following signage removal, all remaining anchors, fasteners, conduit stubs, and embedded hardware will be cut back flush or fully removed from the masonry. Resulting voids will be cleaned of dust and debris, pre-wetted, and patched with compatible mortar or masonry units matching the existing in color, texture, and joint profile, as appropriate to the size and nature of each void.

6.) Brick Removal at New Window Openings – West Elevation: Per the drawings, brick masonry will be removed at locations of new window openings on the West elevation. Five new window openings are indicated on the upper floor of the West elevation.

KBS proposed procedure: Brick units will be carefully removed using a handheld masonry saw to cut head and bed joints through the center of the joint, followed by removal using a 15-lb electric demolition hammer. Residual mortar from within the opening will be removed using suitable hand tools, taking care not to damage the surrounding historic masonry. The perimeter of each new opening will be cleaned and left ready for new window installation per the architectural drawings.

7.) Dutchman Repair at Limestone Lintels – North and East Elevations: Dutchman repairs will be provided at limestone lintels on the North and East elevations.

KBS proposed procedure: Deteriorated or spalled areas of the limestone lintels will be carefully cut back to sound material using appropriate hand tools and a masonry saw. The cut area will be cleaned of all dust and debris and pre-wetted. A pre-cast limestone or natural stone Dutchman patch, matching the original limestone in color, texture, finish, and profile, will be set in a full bed of compatible lime-based mortar and secured with stainless steel pins as required. Surrounding joints will be pointed at a compatible mortar and tooled to match the historic joint profile.

8.) Concrete Wall and Threshold Patching – West Elevation Alcove: The concrete wall and threshold at the West elevation alcove will be patched. Two patch locations are indicated at the alcove on the West elevation.

KBS proposed procedure: Locations where the concrete has spalled or deteriorated will have the perimeter of the patch location saw cut to a depth of no less than 1" to create a sound, bounded patch area. The deleterious concrete will be removed using 15-lb electric demolition hammers. Any exposed reinforcing steel will be wire wheeled, solvent wiped, and treated with a rust-inhibiting zinc-rich primer prior to patching. One-eighth inch stainless steel reinforcing pins anchored using friction will be installed into the parent concrete in a 3" x 3" offset grid pattern embedded at least 3". With the pins in place, 24-gauge stainless steel wire will be wrapped around the pins to provide additional strength to the patch.

The concrete will be patched using a compatible concrete repair material custom matched to the color of the surrounding concrete. The patch material will be scrubbed into the surface and packed in tightly in lifts no greater than 2". The outermost lift will be allowed to cure until workable, then shaved flush to match the profile of the surrounding concrete. Patch locations will be periodically wet down to ensure proper curing.

9.) Removal and Replacement of Sealant Joints – All Elevations: Per the drawings, deteriorated mortar and incompatible sealant at cast granite joints will be removed and open and deteriorated joints repointed. This same procedure applies to sealant joints at masonry throughout all four elevations.

KBS proposed procedure: Existing deteriorated sealant at masonry joints on all four elevations will be removed using suitable hand tools including utility knives and pipe knives. This material will be disposed of offsite along with the existing backer rod. The sides of each joint will be lightly abraded to expose a fresh bonding surface and cleaned of residual dust and debris. A closed-cell foam backer rod will be installed to act as a secondary seal and ensure proper sealant joint geometry. A compatible single-component urethane sealant will then be applied into the joint and tooled to a slightly concave configuration per the manufacturer's recommendation.

GENERAL ACKNOWLEDGEMENTS

Please note the following items are specifically excluded from this masonry scope narrative and are addressed under separate dedicated narratives or by other trades:

- Cast granite facade rehabilitation is addressed under a separate dedicated KBS cast granite scope narrative.

- Non-original aluminum storefront removal and historic bronze storefront element rehabilitation is excluded from this masonry scope narrative.
- Steel window rehabilitation is excluded from this masonry scope narrative.

All restoration work shall be performed in accordance with accepted historic preservation practices, the Secretary of the Interior's Standards for Rehabilitation and applicable Wisconsin SHPO requirements.

Thank you for your consideration. Please let me know if you have any questions about this proposal.

Sincerely,

Khalek Building Services

3834 East Puetz Road, Oak Creek, WI 53154

P: 414.571.9999 | E: Info@khalek.co