



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 701 W. HISTORIC MITCHELL ST.
Description of work 100% repointing of building, excluding top 25% of east wall. Top of east wall awaits brick arrival. Mortar is to be Type N or O with lime inclusions, V or Grapevine jointing, and color comparable to USHeritage Oyster #1.
Date issued 11/29/2021 PTS ID 115170 COA: 100% REPOINTING

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:

Masonry

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 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.

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.

Masonry Cleaning

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure washing is to be conducted

ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures.

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 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. Jose Perez, Contractor , Inspector Scott Golembiewsi (286-2553)



Current condition of east wall and joint detail.



SC SISAL	SC GUN METAL #1
SC HEMP	SC GUN METAL #2
SC MOHAVE #1	SC DOLPHIN # 1
SC MOHAVE #2	SC DOLPHIN # 2
SC RATTAN # 1	SC NATURAL
SC RATTAN # 2	SC MUSHROOM #1
SC STRAW	SC MUSHROOM #2
SC MESA	SC SUNSET ORANGE #1
SC SAHARA #1	SC SUNSET ORANGE #2
SC SAHARA #2	SC COPPER #1
SC WALNUT #1	SC COPPER #2
SC WALNUT #2	SC OYSTER #1
SC HEATHER	SC OYSTER #2
SC MINK	SC SUNDANCE #1
SC BUCKSKIN	SC SUNDANCE #2
SC NUTMEG	SC ADOBE #1
SC TREE BARK	SC ADOBE #2
SC WOODCHIP #1	SC BRICK #1
SC WOODCHIP #2	SC BRICK #2
SC CAMEO #1	SC ROSSETTA #1
SC CAMEO #2	SC ROSSETTA #2
Lime Putty Mortar Standard Brick	Hydraulic Lime Mortar - Standard



HERITAGE GROUP
Chicago
www.heritage.com
ph: 773.286.2100

Mortar Color Selection Kit

Our standard Lime Putty Mortars are white in color (see Lime Putty Mortar sample); our standard Hydraulic Lime Mortar is light buff (not available in white color, see sample of Hydraulic Lime Mortar). All our mortars can be colored at your choice. Just pick a color name from the kit and mortar formulation you need for your project.

Application and finishing methods may alter the final product. A jobsite mock-up panel should be installed and allowed to cure seven to fourteen days before final color selection is approved.



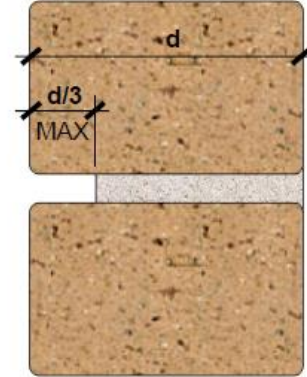
1. DETERIORATED MORTAR



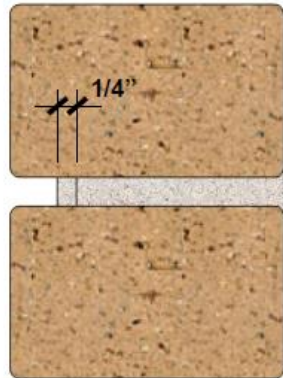
2. JOINT GROUND TO INCORRECT PROFILE



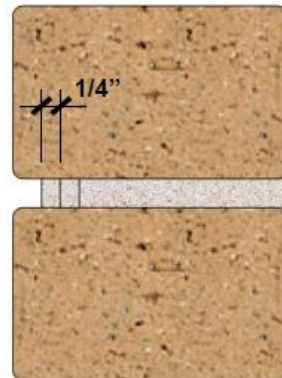
3. JOINT GROUND TO INCORRECT PROFILE



4. JOINT RAKED TO SOUND MORTAR ($d/3$ MAX.) AND GROUND TO 90° PROFILE



5. 1/4" LIFT, FIRST PASS



6. 1/4" LIFTS, SUBSEQUENT PASSES



7. FINAL PASS INCORRECTLY SMEARED ABOUT BRICK EDGES RESULTS IN EXAGGERATED JOINT WIDTH



8. FINAL PASS TOOLED TO CONCAVE OR VEE PROFILE TO MATCH EXISTING

REPOINTING DETAIL

DIAGRAM 10.410.0101

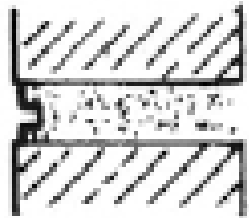
REV. 08/21/09

CORRECT REPOINTING TECHNIQUE

International Masonry Institute

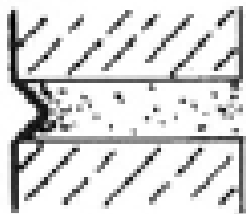


800-IMI-0988 www.imiweb.org



GRAPEVINE JOINT

- These two joints are used



V-JOINT

Required joint styles, pick one.