



ORD-18-02797
CCF 180952

Certificate of Appropriateness

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

Property	216 E. MASON ST.	Milwaukee News & Milwaukee Abstract Association Bldgs
Description of work	1. Clean brick with gentle washing 2. Prime bricks (per condition below) 3. Paint with latex paint 4. Clean, repair, and paint windows 5. Repair roof at parapet wall to address gap in roofing and resulting leakage. Existing roof is a membrane and it will be repaired with similar materials. 6. Repointing as needed per conditions below	
Date issued	10/1/2018	PTS ID 114634 COA: general 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:

- 1. If pressure washing is used, 800psi maximum (under 600 psi is preferred) measured at the nozzle, nozzle shall create a fan-shaped spray, and the nozzle shall never be placed closer to the building than 18".**
- 2. Paint shall not be applied to the south elevation except in places where already existing.**
- 3. Masonry conditioners may be spot-applied only where strictly necessary. Standard primers shall be used elsewhere**
- 4. A specific design for light fixture approval must be submitted separately.**
- 5. Only previously painted surfaces may have new paint applied.**
- 6. 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.

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, 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. Robert Bauman, Insp. J. Golec, Insp. K. Schuett

