



Certificate of Appropriateness

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

Property

500, 510, 512, and 514 N. WATER ST. East Side Commercial HD

Description of work

Repair south wall of 514 N Water Street with new parging.

1. 100% of the South elevation wall adjacent to Homewood suites will be pressure washed to remove flaking paint.
2. 100% of the façade will be sound tested and debrided of loose material.
3. 100% of the mortar joints located on the South elevation of the parapet will be cut out, cleaned and repointed using type O mortar that matches the original in color, composition and joint style striking.
4. 5 courses of brick located on the Southeast corner will be removed, cleaned and set aside for reuse.
5. Previously removed bricks will be relaid to match the original.
6. Joints located along the terracotta coping will be mechanically and chemically cleaned, backed and caulked using a one part urethane sealant that matches the copings in color.
7. Option 2: Areas of delamination will be reparged to match the original as closely as possible in texture.
8. Repaired areas will be washed and site cleaned.

Date issued

01/18/2018

PTS ID 114438 COA: wall repair

In accordance with 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:

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 tuckpointing.

New brick, if any, must match as closely as possible the color texture, size and finish of the original brick.

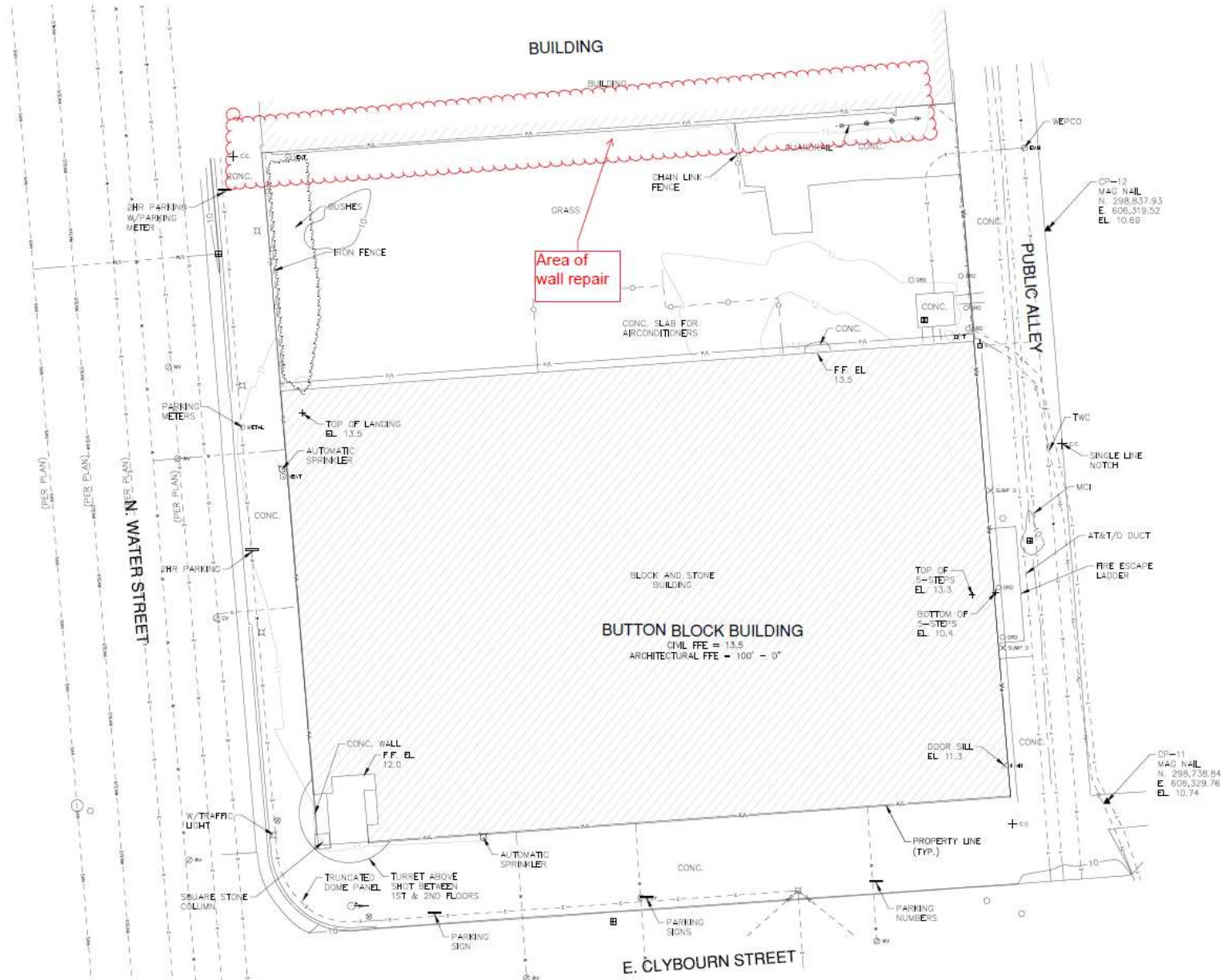
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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, Contractor , Inspector John Cunningham (286-2538)



Site plan showing area of repair



Area of repair highlighted at top of wall. Work is primarily on parapet of south wall of 514 N Water building.