



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2212 E. Kenilworth Place, North Point South Historic District

Tuck pointing along the west, north, and east lower portion of the property,

Date issued 5/21/2024

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:

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.

Powered 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. 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) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

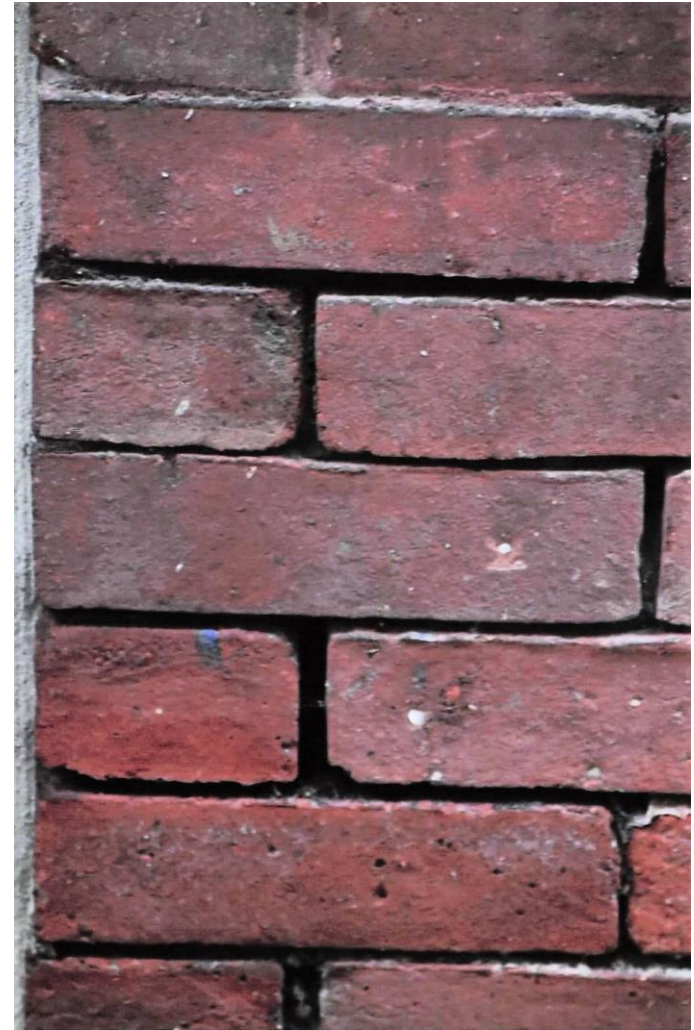
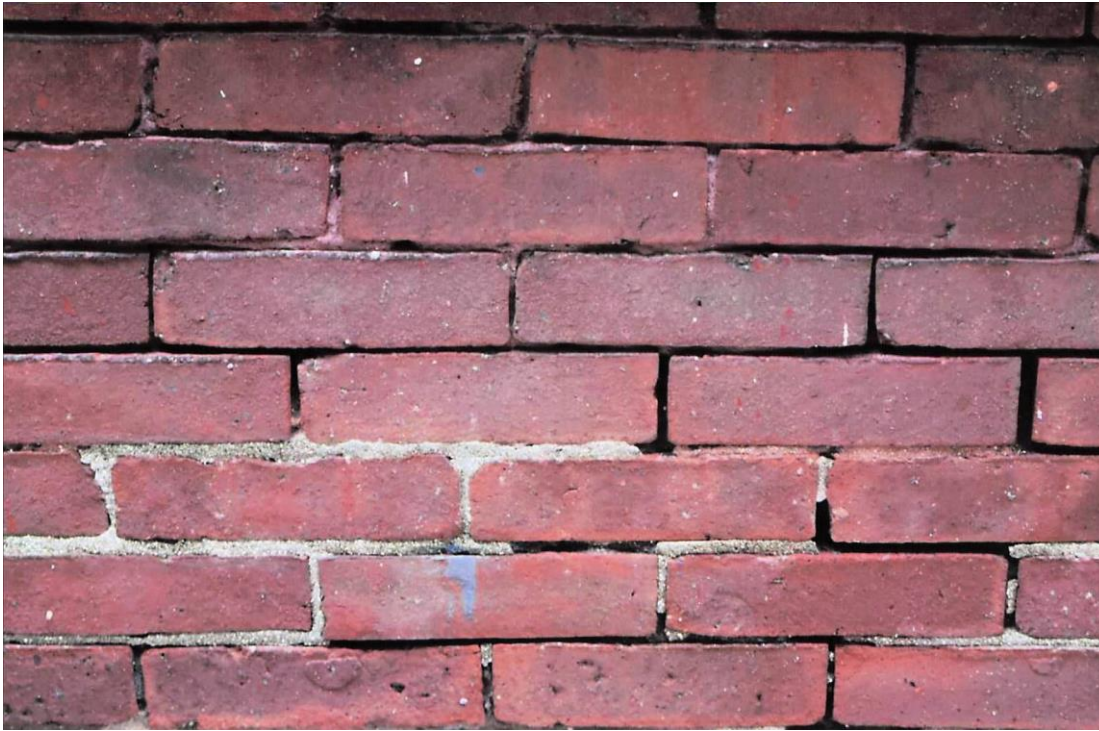
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this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



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff





Brick foundation to be tuck pointed and repaired

- Exterior Restoration

Custom Restoration, Inc. hereby proposes to furnish labor, materials and insurance to complete the work as described. Custom Restoration, Inc. has examined the north, east and west elevations of the exterior masonry foundation. There was found to be deteriorated/cracked mortar joints and loose bricks on the north corner of the foundation. The proposed restoration is as follows:

- 1) Inspect all brick masonry mortar joints on the exterior foundation. Rout out all joints 100% and flush with water. Tuck-point/grout joints in multiple applications until flush. Strike, brush and finish mortar joints.
- 2) Inspect all brick masonry mortar joints on the exterior chimney chase. Rout out all joints as deemed necessary and flush with water. Tuck-point/grout joints in multiple applications until flush. Strike, brush and finish mortar joints.
- 3) Remove and relay loose bricks on the northeast lower corner.
- 4) Lightly wash restored masonry to remove dust and debris.
- 5) Cleanup and remove all debris.
- 6) Apply Salt Guard to all restored masonry including the lower exposed chimney chase. Salt Guard is a breathable water repellent resistant to Salt breakdown.
- 7) Estimated time to complete is two and one half (2 1/2) days. There will be two additional trips, one to wash and then to apply water repellent.
- 8) Mortar to be Type N, color to be determined.

- Tuck-pointing

Tuck-pointing shall be completed as follows: All mortar to be repaired shall be routed out to a depth of three quarters of an inch (3/4"). After all joints have removed, the joint shall then be cleaned by the use of forced air and or flooding the joint with water. Joints, which have been cut out, and all voids in mortar shall be filled with a special tuck-pointing mortar in two (2) separate lifts. The joints shall be finished off with a tooled surface to match existing as closely as possible. Completed work shall be wetted down to ensure proper curing of mortar, when appropriate.

Scope of work