



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** 1702 N. HUMBOLDT AV. **Brady Street Historic District**  
**Description of work** The church, rectory and garage will be tuck-pointed in areas as needed. Test panels will be done in inconspicuous places on the buildings for HPC staff to review and approve. On the school, the chimney in the back of the building will be demolished, decked-in and roofed-over with shingles to match.

**Date issued** 10/31/2014 **PTS ID** 98733 **COA, tuckpointing, removal of chimney on school**

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:

All work will be done according to the photos, descriptions and specifications contained in this COA. Replacement mortar for the church, which was built in 1886 prior to the advent of Portland cement mortar in this country, must be a traditional lime mortar such as TYPE K unless laboratory analysis can establish a different formulation. Mortar sample for church for analysis must be taken from deep within the bed joint as the out mortar appears to be a later tuckpointing which likely contains Portland cement. Any new cream brick for the church must match the original brick in terms of color, texture and size. A lab analysis of the mortar for the rectory and garage is also recommended though not required. The narrow butter joints and date of construction often correlate to a type O mortar which can be used absent a formal analysis.

Mortar joints must match the original in any case in terms of color, texture, hardness, joint width and joint finish. In no case can the edges of the brick be damaged, nicked or ground down by mechanical grinding equipment. Only mortar that is loose or damaged can be removed by mechanical means and not the edges of the brick. Mortar test panels must be reviewed and approved by HPC staff prior to general installation of the material.

All work must be done in a crafts worker-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

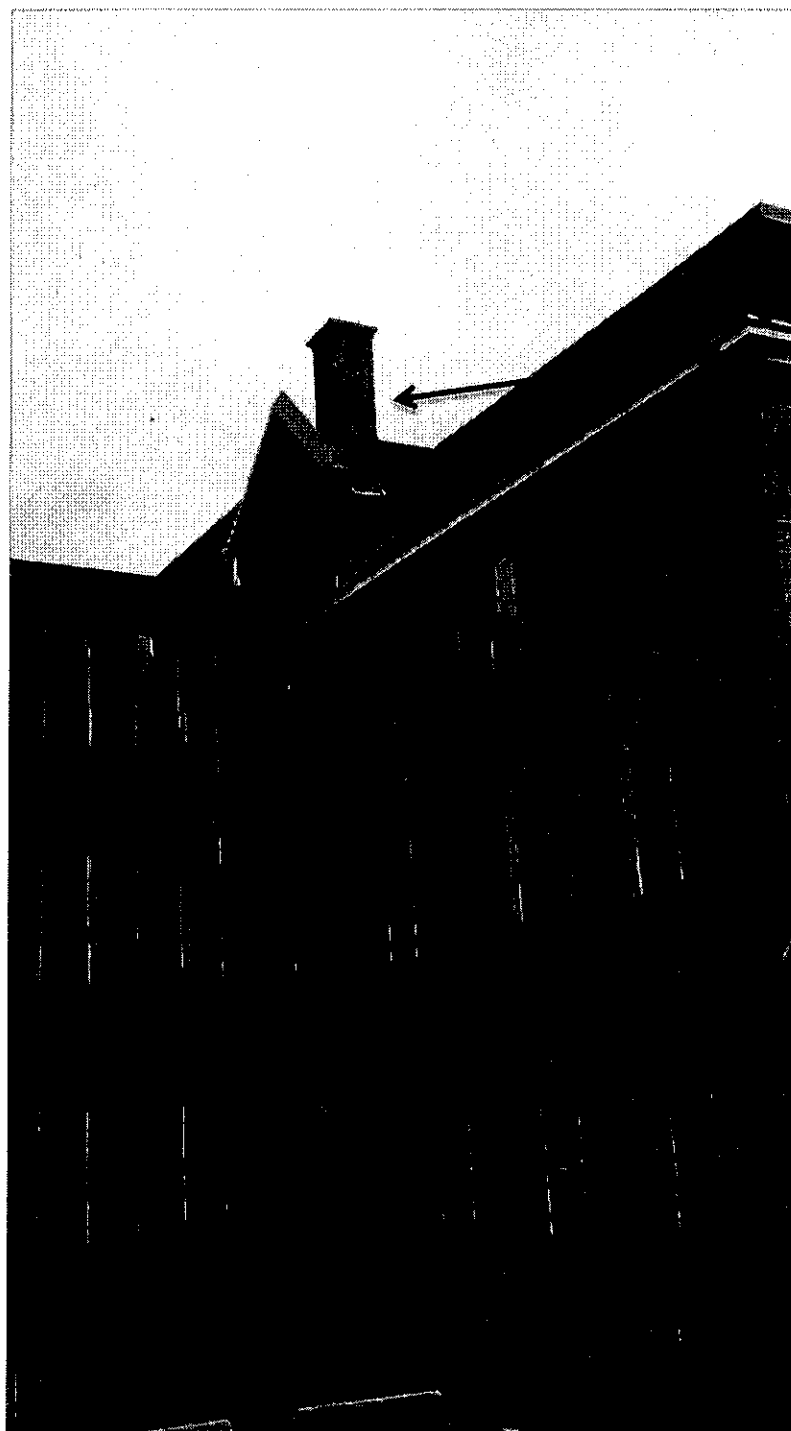
correction orders or citations. For technical assistance, please contact Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@milwaukee.gov).

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](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Paul Jakubovich", written over a horizontal line.

Paul Jakubovich  
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Contractor Tom Halat, Inspector Mike Mazmanian (286-2537), Inspector Heidi Weed



**Remove chimney on north elevation only.  
Patch roof deck and install new shingles to  
match existing.**

For removal of butter joint mortar on the rectory, choose the technique that makes the least impact on the masonry. The use of hand tools is always recommended. Grout keys work well to remove mortar from butter joints unless they are extremely thin. A caulking cutter or an air-powered stone chisel set up for repointing can also be used. Most grinding wheels are too large for use on butter joints and tend to wobble creating nicks in the edges of the brick.





**This test panel on the rectory (East Elevation) shows some wobble in the butter joint that was cut and re-pointed. This must be avoided and only mortar that is missing, loose or deteriorated should be replaced. Otherwise the color and texture of the replacement mortar in this panel is acceptable.**



Test panel on garage (west elevation) is acceptable.



Mortar sample on church is acceptable in terms of color, texture and joint width and finish. Where new bricks are needed, they must be common cream brick of the same size, color and texture as the originals.