



Certificate of Appropriateness

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

Property 600 N. BROADWAY East Side Commercial Historic District
Description of work The owner is proposing to repoint three elevations of this building where the mortar joints are severely cracked, deteriorated and unsound. The Bedford limestone blocks will be replaced at grade along the west and south elevations as needed.
Date issued 9/26/2016 PTS ID 113881 COA Repoint West, South and East elevations

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:

Only deteriorated and unsound mortar joints will be repaired.

The mortar will consist of one part Portland Cement, one part Hydrated Lime, and six parts sand to start and be adjusted to match existing historic mortar.

New mortar shall match the historic mortar in composition, color, texture and strength.

Removal of deteriorated mortar should be done, preferably, with hand tools so as not to widen the size of the mortar joint or grind off the edges of the brick.

Cracks in the Bedford limestone sills will be repaired according to established preservation practices.

Mortar samples must be approved by Historic Preservation staff before work can begin. Likewise, Bedford limestone or Lannon stone samples that are to be used at the at-grade locations must first be approved for color and texture by Historic Preservation staff before work begins.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@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.

A handwritten signature in black ink, appearing to read 'Carlen Hatala', written over a horizontal line.

City of Milwaukee Historic Preservation Staff

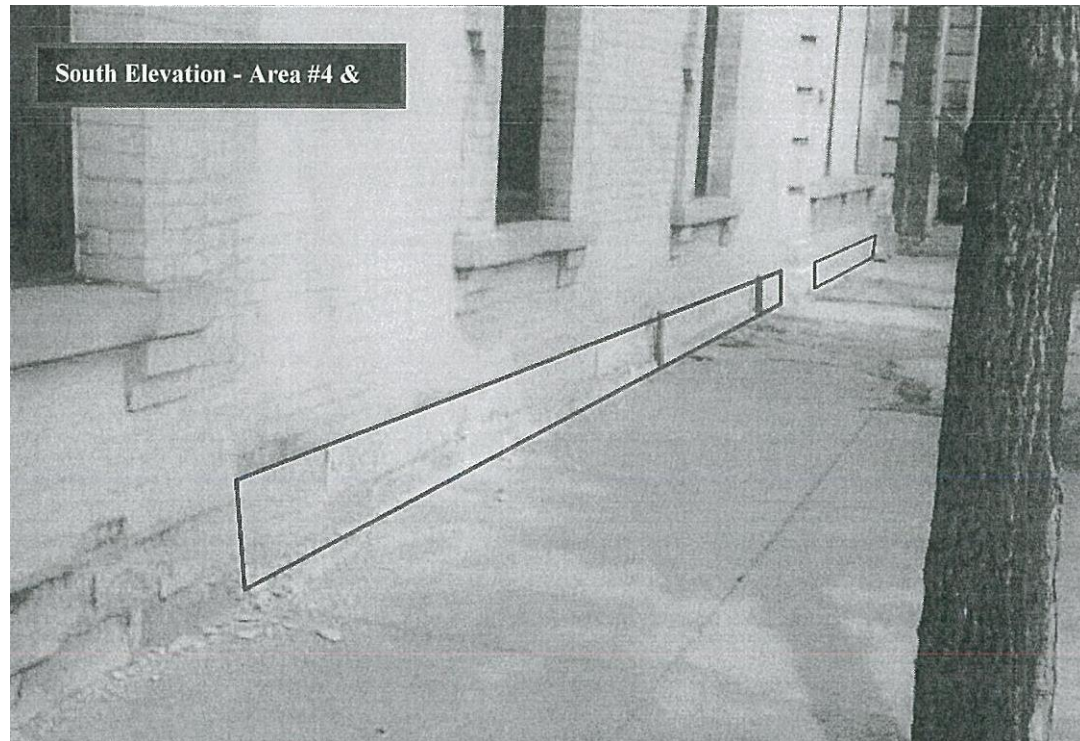
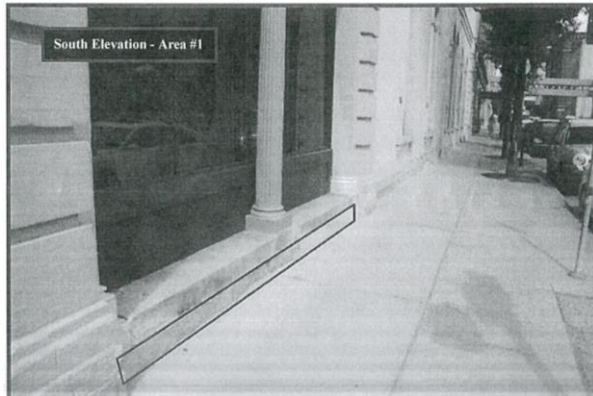
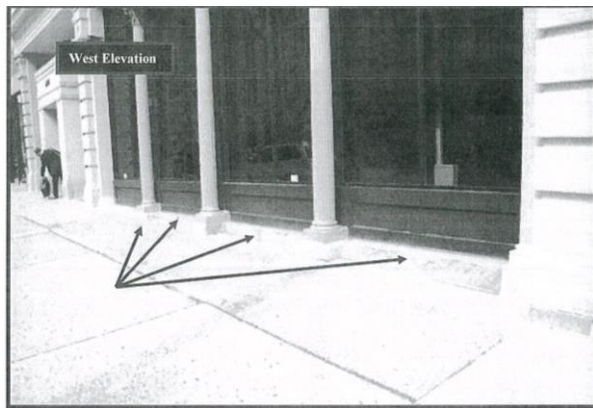
Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector John Cunningham (286-2538)



1984 Survey Photo



Google Image November 2015



Areas of deteriorated stone at base of building.