

**From:** [Bailey, Heather](#)  
**To:** [info1; Fruhling, William](#)  
**Subject:** RE:  
**Date:** Friday, April 26, 2019 3:36:38 PM  
**Attachments:** [02Preserve-Brief-MortarJoints.pdf](#)  
[SOI Guidelines masonry.pdf](#)

---

Harold,

I have reviewed your submission. As a general note, I would recommend that the scopes of work from the contractors and the construction documents align. Currently the construction documents address elements on the front porch, but the work described by the contractors discuss work on the building beyond the porch. Some of that work (such as using a 2x4 as the handrail) do not meet building code or the preservation ordinance. Of the work associated with the CDs, the scopes of work need to address what they are doing and how they are doing it. The Walsh scope of work needs to be updated to align with the CDs.

As a response to the additional information from Knockout Building Restoration:

Staff will need a material sample for the source of replacement brick. The current brick on the building is not Cream City brick.

For repairing the masonry piers, please utilize the description from the CDs. Mortar should be removed with the gentlest means first and mechanical tools used in a limited fashion only as necessary. All stones must have their configuration documented prior to disassembly, and numbered for accurate reassembly (which is noted on the CDs). The new mortar needs to be the same type and color, and the dimension needs to accurately replicate the original (width and depth of the joint).

They said that they welcomed suggestions and guidelines. I am attaching a the section from the Secretary of the Interior's Standards for Rehabilitation regarding masonry and the NPS Preservation Brief on Repointing Masonry. Of note, please see page 9 of the preservation brief:

"The most common method of removing mortar, however, is through the use of power saws or grinders. The use of power tools by unskilled masons can be disastrous for historic masonry, particularly soft brick. **Using power saws on walls with thin joints, such as most brick walls, almost always will result in damage to the masonry units by breaking the edges and by overcutting on the head, or vertical joints** (Fig. 11).

However, small pneumatically-powered chisels generally can be used safely and effectively to remove mortar on historic buildings as long as the masons maintain appropriate control over the equipment.

Under certain circumstances, thin diamond-bladed grinders may be used to cut out *horizontal* joints only on hard portland cement mortar common to most early-20<sup>th</sup> century masonry buildings (Fig. 12). Usually, automatic tools most successfully remove old mortar without damaging the masonry units when they are used in combination with hand tools in preparation for repointing. Where horizontal joints are uniform and fairly wide, it may be possible to use a power masonry saw to assist the removal of mortar, such as by cutting along the middle of the joint; **final mortar removal from the sides of the joints still should be done with a hand chisel and hammer.**"

I look forward to receiving the full construction drawings and updated scopes of work from the contractors that align with those CDs.



**Heather L. Bailey, Ph.D.**

Preservation Planner  
Neighborhood Planning, Preservation + Design Section

-----  
Department of Planning + Community + Economic Development  
Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

---

**From:** info1

**Sent:** Friday, April 19, 2019 11:38 AM

**To:** Bailey, Heather <[Hbailey@cityofmadison.com](mailto:Hbailey@cityofmadison.com)>; Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>

**Subject:**

Hi Heather. Thanks for your recent email. Regarding your comments about the masonry, I attach a response from Knockout Building Restoration. I also attach two photos showing additional shoring that we have done to assure the integrity of the front porch roof. I have arranged for the replacement of the stone base for the leaning column on the front porch with B&B Building Restoration. I am awaiting Dan Forler's scheduling of that work. I attach completed construction drawings for this work from architect David Ferch. I am also attaching the proposed contract with Walsh's Construction. I have not yet signed the contract because I am waiting to find out about the potential sale of the property. Michael Fruchtman met with you and other department members last week seeking information about the building, repair orders, etc. If he purchases the building, he wants to have contractors of his own choosing. I should know next week whether or not he will be making the purchase. Once this is resolved, I will try to provide the specifications for the work described in your email. Harold