



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

2. NAME AND ADDRESS OF OWNER:

Name(s):

Address:

City:

State:

ZIP:

Email:

Telephone number (area code & number) Daytime:

Evening:

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

Repair existing loose masonry and parging on the wall shared by 510-512 N Water Street and 514 N. Water Street. The face of this wall is owned by Button Block Holdings, LLC. And is part of the 510-512 N. Water Street property. We have attached the survey showing the property line through the wall for your reference. Material is currently falling from the facade and in need of emergency repair.

The repair scope of work will be Option 2 incorporating lines 1-7, 9 & 10 from The Masonry Restoration Incorporated Proposal No. 617-089 dated October 31, 2017.

The pressure washing will be performed with 750 PSI pressure to avoid damaging the masonry and no chemicals will be used.

Parging material would follow American Portland Cement Stucco Spec (1929)

Base coat:

- 5 Pounds Dry Hydrated Lime
- 1 Bag Portland Cement
- 3 Cubic Feet fine lake sand
- Water to make a workable mix


Finish Coat:

- White Portland in the same proportions as above

Mortar Type O

Upon completion of the parging we will review the appearance of the repairs and will determine if the patching needs to be sealed with a masonry paint equal to Hallman Lindsay's Grip Tite HP 168. If so the paint will match the existing paint color as close as possible.

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

John Reinhart  
Please print or type name

11/13/17  
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Hand Deliver or Mail Form to:**  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

**PHONE: (414) 286-5722**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.

**SUBMIT**



A Women Owned Business Entity

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Masonry  
Restoration  
Incorporated

October 31, 2017

Proposal No. 617-111

Construction Management Associates, Inc  
Attn: James Kobak  
4015 80<sup>th</sup> Street, Suite F  
Kenosha, WI 53142

Jim:

Thank you for giving me this opportunity.

Enclosed you will find a proposal with a scope of work detailing what we propose for repairs. If you have any questions, please feel free to contact me at any of the numbers below.

Sincerely,

Tim Forrer  
Masonry Restoration, Inc

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9522 West Schlinger Avenue  
West Allis, WI 53214  
Tel 414-259-8111  
Cell 414-617-0668  
Fax 414-259-0044  
Tim@masonryrestorationinc.com

**Project Location:**

Button Block North Wall Repair  
510-512 N. Water Street  
Shared wall with 514 N Water Street  
Milwaukee, WI 53202

1. Scope of Work

- a. The building at the above address has been inspected and the following scope of work is recommended:

South Court Yard Wall

- 1. Aerial lifts will be delivered on site.
- 2. 100% of the South elevation wall adjacent to Homewood suites will be pressure washed to remove flaking paint.
- 3. 100% of the façade will be sound tested and debrided of loose material.
- 4. 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.
- 5. 5 courses of brick located on the Southeast corner will be removed, cleaned and set aside for reuse.
- 6. Previously removed bricks will be relaid to match the original.
- 7. 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.
- 8. Option 1: Areas of delamination that expose brick masonry will be repointed as needed.
- 9. Option 2: Areas of delamination will be reparged to match the original as closely as possible in texture.
- 10. Repaired areas will be washed and site cleaned.

This work can be performed for the following sums:

*Time and Material*

Option 1 (#1-8,10):	\$23,855.00
Option 2 (1-7,9,10):	\$27,380.00
Time and Material Rate:	\$82.50
	10% Material Markup.



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Notes:

- Option 1 would expose the common brick behind the existing parge coat in areas that it is loose. These areas would then be repointed and left exposed, giving it an old wall look.
- Option 2 would repair these areas.
- Neither option contains pricing for repainting. The parging material for option 2 is dark grey.
- Additionally, I wrote this as a Time and Material estimate as we are unsure as to the extent of delamination within the wall. All pricing is an estimate and will be billed at the Time and Material rate.

HPC

1. Water pressure would be 750 PSI, no chemicals would be used.
2. Parging material would follow American Portland Cement Stucco Spec (1929)

Base coat:

- 5 Pounds Dry Hydrated Lime
- 1 Bag Portland Cement
- 3 Cubic Feet fine lake sand
- Water to make a workable mix

Finish Coat:

- White Portland in the same proportions as above

Mortar Type O

## **MATERIALS**

1. Delivery, Storage and Handling
  - a. All materials shall be delivered, stored and handled so as to prevent inclusion of foreign materials and damage of materials by water or breakage.
  - b. Package materials shall be delivered and stored in original packages until ready for use. Packages or materials showing evidence of water or other damage shall be rejected.
2. Water shall be clean and free from deleterious materials, suitable for drinking, and range from 50 to 70 degrees F.
3. Portland cement shall be non-staining and shall conform to requirements of ASTM C 150, Type II.
4. Hydrated lime shall conform to standard specifications of the ASTM C 207, Type N.
5. Sand for mortar shall conform to the ASTM C 144 and shall match original.

## **MORTAR**

1. Lime and Cement Mortar
  - One (1) part Portland Cement
  - One (1) part Hydrated Lime
  - Six (6) parts sand
2. Mixing:
  - a. All materials for mortar shall be measured by volume, sand and cement mixed dry, hydrated lime added, and then water added to bring to the proper consistency for use.
  - b. No mortars that have been standing for more than two (2) hours shall be used.
  - c. Mortar that has stiffened within the above time limit may be re-tempered.

**GENERAL SPECIFICATIONS**

Contractor shall obtain, pay for, and maintain during the life of this contract, such Workmen's Compensation and Employer's Liability, General Public Liability, and Automobile Liability, bodily injury, including accidental death, as well as for property damage which may arise from operation under this contract.

All workmanship shall be in strict compliance with accepted trade practices and manufacture's specifications. All OSHA regulations including hazard communication laws will be complied with. The owner shall furnish all water and electricity to carry out this work. All necessary scaffold protection for sidewalks, entrances, etc. will be provided by this contractor. Premises will be left in a clean and orderly condition.

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"As required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the constructions on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid."

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**IF ACCEPTED, PLEASE SIGN AND RETURN ONE COPY, THANK YOU.**

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TERMS OF PAYMENT: Progress payments to be made on monthly basis equal to the percentage of work completed. All such payments to be received by MRI prior to the 10th day of the month following the month for which work has been invoiced.

ACCEPTANCE: This proposal may be revised or withdrawn if not accepted within 30 days of the above date. Quotations are subject to correction for stenographic error or all omissions.

CONTINGENCIES: MRI will not be liable for delays caused by strikes, fires, accidents, weather, or other acts of God.

Date Accepted: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

**MASONRY RESTORATION, INC.**

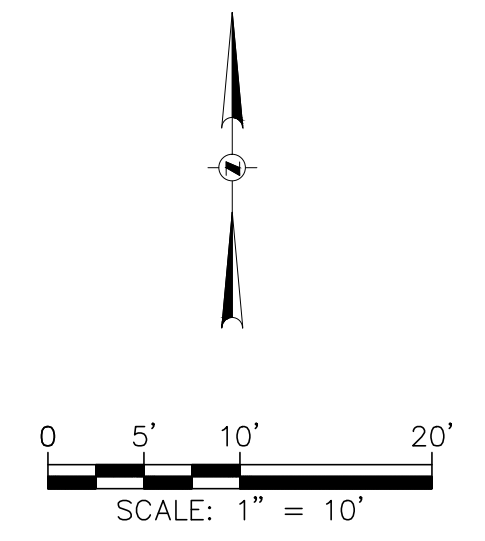
BY: \_\_\_\_\_  
Authorized Officer or Agent

BY: Timothy W. Forrer  
Timothy W. Forrer

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**LEGEND**

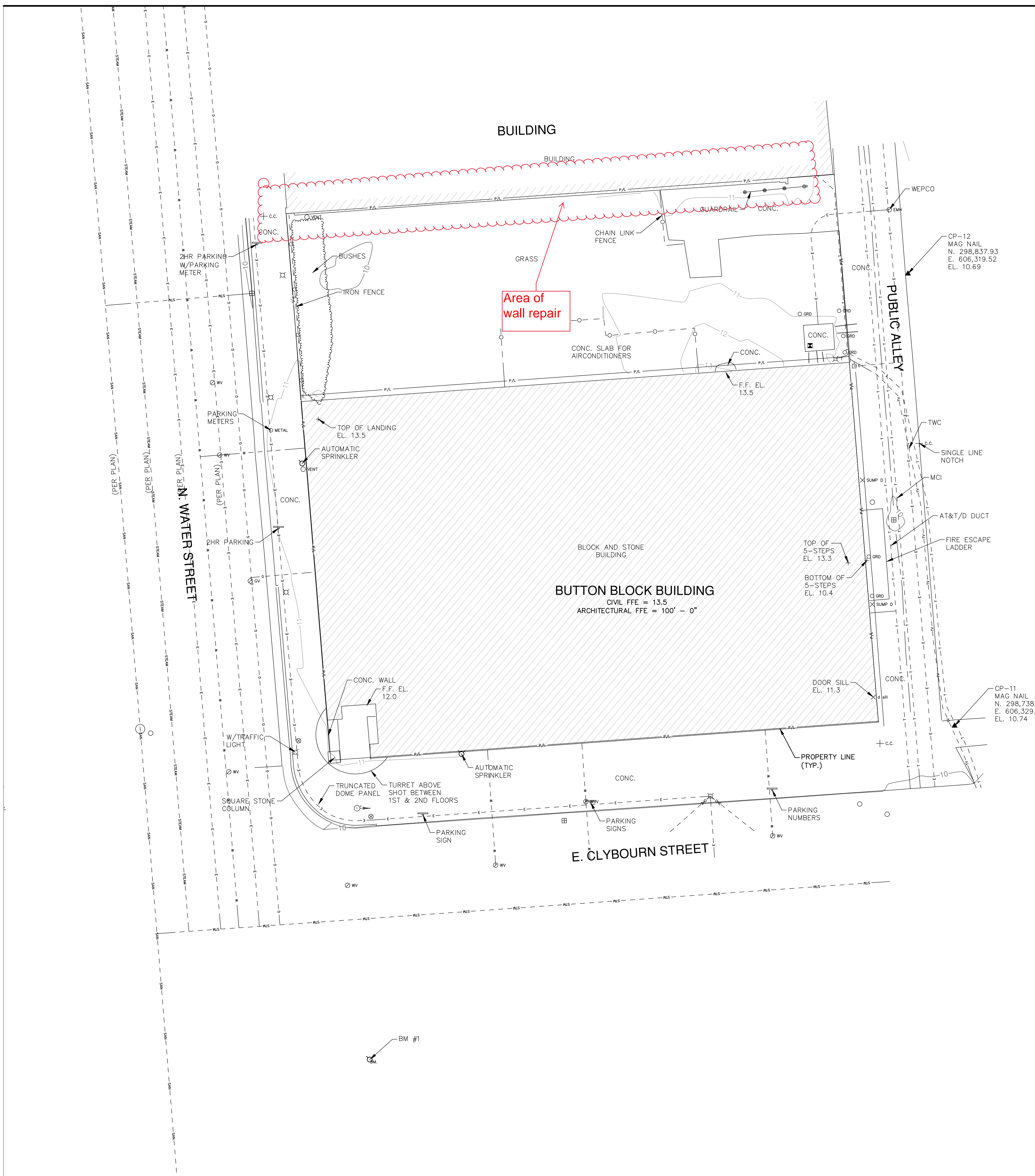
▲	TRAVERSE POINT
+ c.c.	CHISELED CROSS
○ DMH	ELECTRIC MANHOLE
○ GRD	GUARD POST
⊕ T	TELEPHONE PEDESTAL
⊕	POWER POLE
⊕	LIGHT POLE
⊕	ELECTRIC TRANSFORMER
⊕ WV	WATER VALVE
⊕ WSV	WATER SERVICE VALVE
⊕	FIRE HYDRANT
○	MANHOLE
⊕	STORM INLET
SUMP D	SUMP DISCHARGE
⊕	SIGN
⊕	PULL BOX
⊕	TRAFFIC SIGNAL
○ VENT	VENT PIPE
⊕ GV	GAS VALVE
---	BURIED ELECTRIC LINE
---	BURIED TELEPHONE LINE
---	BURIED CABLE TV LINE
---	BURIED GAS MAIN
---	BURIED STORM SEWER
---	BURIED SANITARY SEWER
---	BURIED WATER MAIN
---	OVERHEAD ELECTRIC LINE
---	EDGE OF BUSHES

**GENERAL NOTES**

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN MAY 2015. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. ELEVATIONS ARE BASED ON CITY OF MILWAUKEE VERTICAL DATUM AND CAN BE CONVERTED TO NORTH AMERICAN VERTICAL DATUM 1929 BY ADDING 580.60.
3. HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1927.
4. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

**BENCHMARKS**

BM #1 - NORTHWEST FLANGE BOLT ON HYDRANT  
SOUTHEAST OF INTERSECTION OF  
N. WATER STREET AND E. CLYBOURN STREET  
ELEVATION=12.21



**NOTICE:**  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

**DISCLAIMER:**  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Revisions

**CONSTRUCTION DOCUMENTS**

Drawing Date  
DECEMBER 18, 2015

**HOMWOOD SUITES - MILWAUKEE DOWNTOWN**

500 N. WATER ST.  
MILWAUKEE, WI 53202

Project No.  
215021.00

Sheet Title  
**EXISTING SITE PLAN**