



Masonry
Restoration
Incorporated

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: N/A
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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

February 21, 2023



Proposal No. 222-144

Orchard Park LLC
Attn: Alex Kostner
1670 South 11th Street
Milwaukee, WI 53204

Project Location:

**1670 South 11th Street
Milwaukee, WI**

1. Scope of Work

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

East Elevation Parapet Repair

1. Swing stages will be erected atop the rootline to provide access to the East facing elevation.
2. Bedford limestone cap-stones from atop the parapet will be cut out, removed, cleaned and set aside for use.
3. All three widths of brick at the East facing parapet wall will be tom down to the roof deck.
4. Roofing materials will be gently peeled back.
5. The brick masonry veneer will be tom down to the top floor lintel line.
6. Brick contained within the exterior veneer determined to be structurally compromised at the top of columns between windows and wall sections at corners will be tom down as required to reach sound, bonded masonry.

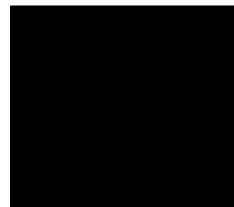
9522 West Schlinger Avenue
West Allis, WI 53214
Tel 414-259-8111
Cell 414-731-9111
Fax 414-259-0044
tony@masonryrestorationinc.com

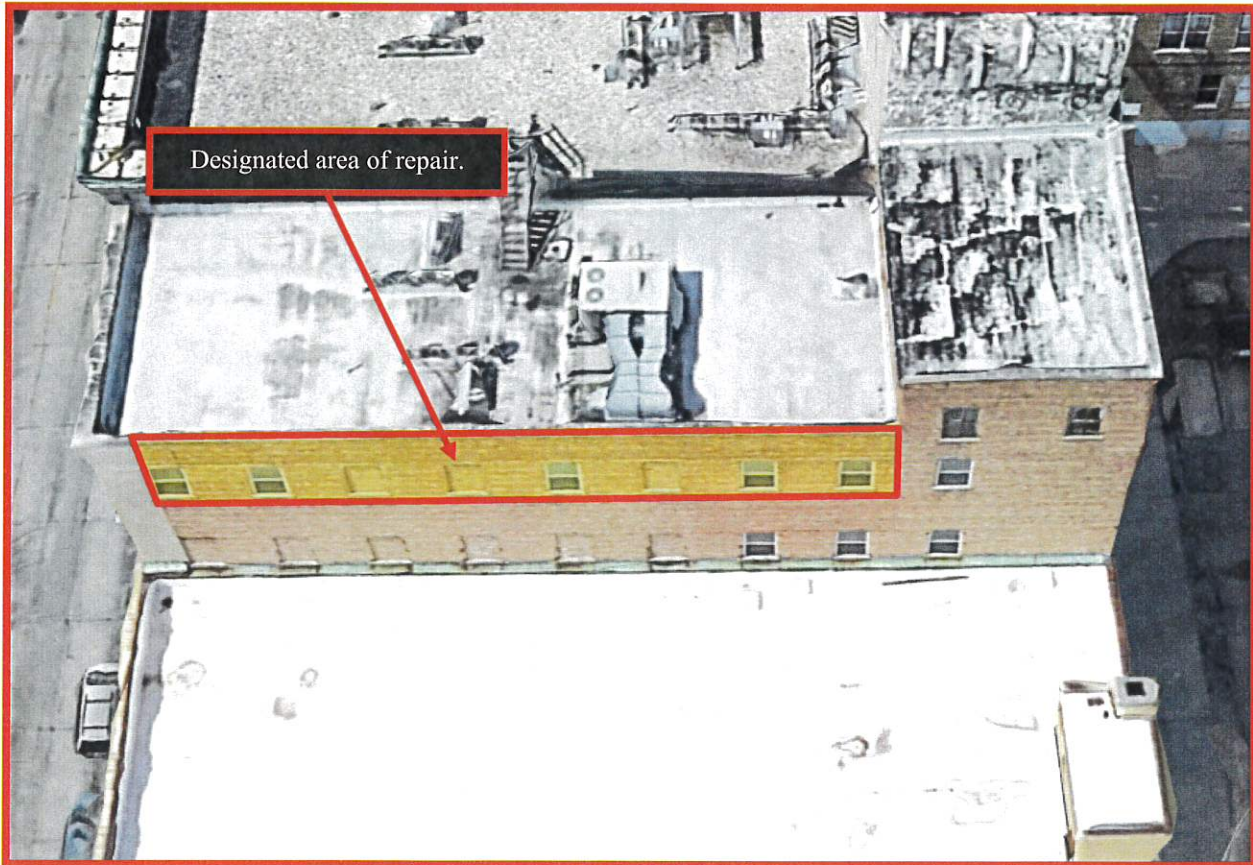
7. All brick will be cleaned and set aside for reuse.
8. Brick that are determined to be structurally compromised will be discarded and replaced with brick matching the existing as closely as possible in color, size and texture.
9. The severely corroded steel lintels above each window opening will be removed and discarded.
10. 8" CMU will be laid at the backup wall using Type N mortar to a height matching the existing parapets.
11. Stainless steel wall ties will be installed every 16 inches up and over.
12. #5 Rebar dowels will be installed every 32 inches on center at the bottom course of CMU.
13. Each open cell containing a rebar dowel will be rebar reinforced and core filled to the full height of the wall using #5 rebar.
14. New galvanized steel lintels will be installed over each window opening.
15. Stainless steel drip edge containing a drip relief bend/curl will be installed within a bed of silicone sealant atop the new lintels.
16. York, "Flashvent", stainless steel flashing containing a 100% impregnated fabric weep and the appropriate end damn detail will be installed atop the drip edge within a bed of silicone sealant.
17. The top of the newly installed flashing will be secured at the backup wall using termination bar and the appropriate masonry anchor.
18. The top of the termination bar will be caulked using a one-part urethane sealant.
19. Previously removed and new brick matching the existing as closely as possible will be relayed using Type O mortar matching the existing as closely as possible in color.
20. Severely cracked, deteriorated and otherwise unsound mortar joints contained within the remainder of the veneer down to the top floor sill line will be cut out and tuckpointed as needed.
21. All mortar joints will be struck to match the original construction the building.
22. Previously removed Bedford limestone cap-stones will be relayed atop the parapet.
23. Mortar joints located between capstones will be raked back to 5/8".
24. Each raked joint will be chemically cleaned, backed and caulked using a one-part urethane sealant matching the stone as closely as possible in color.
25. The existing sealant located at the perimeter of each window will be cut out, removed and discarded.
26. The open joints will be mechanically cleaned, chemically cleaned, backed and caulked using a one-part urethane sealant matching the frames closely as possible in color.
27. The newly installed sealant will be tooled to a smooth concave profile.
28. The existing roofing at the backside of the parapet will be re-secured by a qualified roofer. (To be performed by others.)
29. The swing stage will be removed and reinstalled at the uppermost roof line.

This work can be performed for the following sum:

Masonry Repair:

Roofing Reinstallation Budget:





GENERAL SPECIFICATION - TUCKPOINTING BRICK MASONRY

All exterior brick masonry shall be inspected. Mortar joints which are loose or eroded shall be cut out to a minimum depth of 3/4 inch and as much more as conditions require. Joints with hairline cracks which are otherwise sound shall not be considered defective. After cleaning and flushing with water, joints which have been cut out and all voids in mortar shall be filled with a matching mortar consisting of one part lime, one part Portland cement, to six parts sand. Joints shall be tooled to match existing joints as closely as possible. Completed work shall be wet down to insure proper curing of the mortar.

MATERIALS

- a) Delivery, Storage and Handling
 - 1) All materials shall be delivered, stored and handled so as to prevent inclusion of foreign materials and damage of materials by water or breakage.
 - 2) 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.
- b) Water shall be clean and free from deleterious materials, suitable for drinking, and range from 50 to 70 degrees F.

- c) Portland cement shall be non-staining and shall conform to requirements of ASTM C 150, Type II.
- d) Hydrated lime shall conform to standard specifications of the ASTM C 207, Type N.
- e) Sand for mortar shall conform to the ASTM C 144 and shall match original.

MORTAR

- a) Lime and Cement Mortar
 - One (1) part Portland Cement
 - One (1) part Hydrated Lime
 - Six (6) parts sand
 - 1) Integral mortar color and texture shall be match existing.
 - 2) The above mortar mix is specified as starting point. Match existing mortar as closely as possible. Submit exact mortar mix selected to owner for approval prior to commencing work.
- b) Mixing:
 - 1) 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.
 - 2) No mortars that have been standing for more than two (2) hours shall be used.
 - 3) Mortar that has stiffened within the above time limit may be re-tempered.

GENERAL SPECIFICATION - METHOD OF SEALANT REMOVAL/INSTALLATION

- a) Any condition detrimental to achieving a positive bond shall be corrected.
- b) To obtain proper adhesion, all surfaces to be caulked shall be clean, dry and free of foreign material.
- c) Where joints are deeper than 1/2", polyethylene joint backing shall be used and packed into the joint to within 1/2" of the surface. A size will be selected so as to allow for a minimum of 30% compression of the backing when inserted into the joint.
- d) A one-part urethane sealant shall be applied with a pressure gun so the full bead of sealant is gunned into the joint, filling the joint completely.
- e) All beads shall be tooled immediately after application to insure firm, full contact with the inner faces of the joints. Excess materials shall be struck off with a tooling stick or knife.
- f) The finished bead shall be flush with the surfaces, or as otherwise indicated. Caulking shall be outlined with masking tape so as to obtain a neat and uniform appearance. Movement and structural cracks which are caulked shall be dusted with a fine grade like sand so as to obtain the appearance, as closely as possible, of mortar.

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.

"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."

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

TERMS OF PAYMENT: Net 30 days. Progress payments to be made on monthly basis equal to the percentage of work completed. An initial down payment may be requested.

DOWN PAYMENT: A down payment equal to 30% of the contract price.

ACCEPTANCE: This proposal may be revised or withdrawn if not accepted within 30 days of the proposal 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.

Anthony S. Lipek

BY: _____

BY: _____

AUTHORIZED OFFICER OR AGENT

Anthony S. Lipek