

Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property

210 E. MICHIGAN ST., East Side Commercial Historic District

Description of work

The west half of the blank north wall is a back-up wall from older building that once was next to the existing building. This wall will be pointed as needed and then parged with cement and lime plaster. Scaffolding will be erected around the rear entrance of the building and on the city sidewalk.

Date issued

8/10/2010

PTS ID 67552 COA, tuckpointing and parging of blank west wall

In accordance with the provisions of Section 308-81(9) 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 attached specifications. Work will be limited to the western most part of the north elevation.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: 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.mkdcd.org/build, or call (414) 286-7821 or 8211.

Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Contractor Tony Lipek, Masonry Restoration Inc., Inspector Bill Richter (286-2518)

Project Location:

**210 E. Michigan 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:

North Elevation Spall Repair

1. Walk through sidewalk scaffolding will be erected at the entrance on the West elevation of the building as well as along the city sidewalk.
2. 100% of the surface area of the 3 previously back-plastered brick masonry in-fills will be sound tested.
3. Masonry back-plastering that is determined to be spalled, delaminated, de-bonded or otherwise unsound will be clearly marked.
4. The masonry contained within each clearly marked area will be cut and demolished until a sound base is achieved.
5. All materials will be discarded.
6. The perimeter of each area will be square cut and will be chipped out to the square cut perimeter.
7. Large cracks contained within the brick masonry backup will be routed as needed and will be tuckpointed full.
8. Helifix, stainless steel spiral ties will be installed every 8 inches up and over within unstable/bulged masonry contained within the backup.
9. Galvanized diamond mesh will be secured to the brick masonry backup with the use of masonry anchors and fender washers.
10. A masonry base coat consisting of 4 parts sand-1 part Portland cement will be applied to the brick masonry backup atop the galvanized diamond mesh.
11. The base coat will be scratched for the acceptance of a top coat.
12. Upon curing, a top coat will be applied using a masonry mix consisting of 5 parts sand, 1 part Portland cement and 1 part lime.

13. Severely cracked, deteriorated and otherwise unsound mortar joints contained within the exposed brick between back plastered in-fills will be cut out and tuckpointed as needed using mortar matching the existing as closely as possible in color and composition.
14. Joint style strike will be that of the existing masonry.
15. Walk through sidewalk scaffolding will be removed and site cleaned.

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.

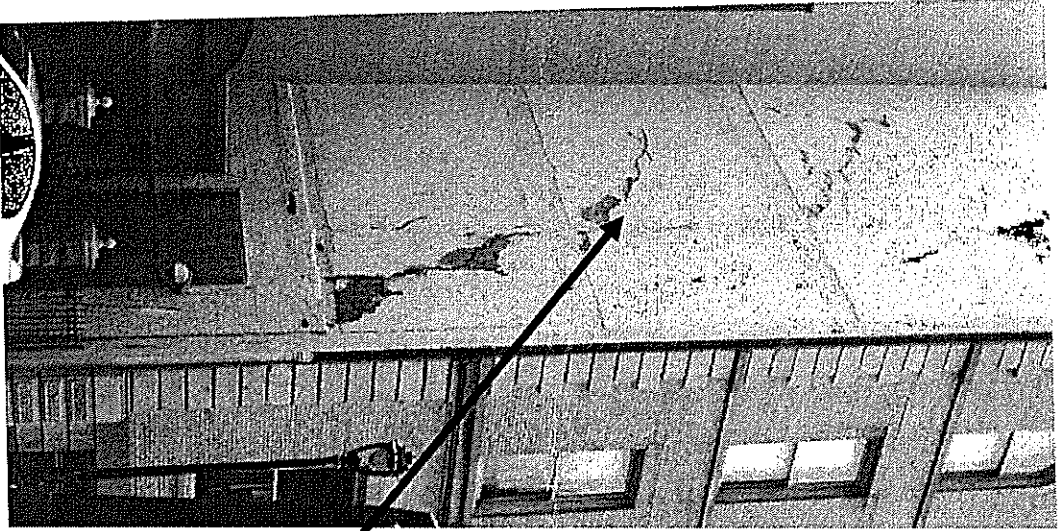
MORTAR

- 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 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 manufacturer'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.



This part of the north wall, which was part of a demolished building next to the existing building, will be tuckpointed and parged with cement, lime and sand plaster.

rec'd 7/20/10 PJ

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: 210 E MICHIGAN ST

2. **NAME AND ADDRESS OF OWNER:**

Name(s): GRAND AVENUE CLUB

Address: 210 E MICHIGAN ST

City: MILWAUKEE State: WI ZIP 53202

Email: admin@grandavenueclub.org

Telephone number (area code & number) Daytime: (414) 276-6474 Evening: () -

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

Name(s): CARL LOCKREM, DEVELOPMENT DIRECTOR

Address: SAME

City: _____ State: _____ ZIP Code: _____

Email: cclockrem@yahoo.com

Telephone number (area code & number) Daytime: (414) 727-3361 Evening: (262) 388-3137

4. **ATTACHMENTS**

A. **REQUIRED FOR ALL PROJECTS:**

- Photographs of affected areas & all sides of the building (annotated photos recommended)
- Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")
- Material and Design Specifications (see reverse side)

B. **NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

- Floor Plans (1 full size and 1 reduced to 11" x 17")
- Site Plan showing location of project and adjoining structures and fences

Other (explain):

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH SIDES OF THIS FORM ARE PROPERLY COMPLETED.

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

THE WESTERN MOST PART OF OUR NORTH WALL HAS FLAKING PLASTER AND SOME CRACKS DEVELOPING, NOTED BY OUR INSPECTOR AS CODE VIOLATIONS THAT WERE UNSIGHTLY.

Photo No. _____

Drawing No. _____


- A. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

WE WILL WORK WITH OUR BOARD MEMBER, CHARLES HAAS, AIA TO SELECT QUALIFIED CONTRACTORS TO REPLACE MORTAR THAT IS MISSING WITH PROPER AND MATCHING COLORED MORTAR AS WELL AS HELICAL ANCHORS AS NEEDED FOR STABILITY. WE WILL COVER THE WALL IN A STUCCO SYSTEM FOR SUPERIOR PERFORMANCE THAN THE EXISTING PLASTER PARGE.

Photo No. _____

Drawing No. _____

6. SIGNATURE OF APPLICANT:


Signature

CARL LOCKREM

Print or type name

7/19/10

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 Form to:
Historic Preservation Division

or

Mail Form to:
Historic Preservation Division
809 N. Broadway

809 North Broadway – 1st Floor
Milwaukee, WI 53202

Milwaukee, WI 53202

PHONE: 414.286-5712

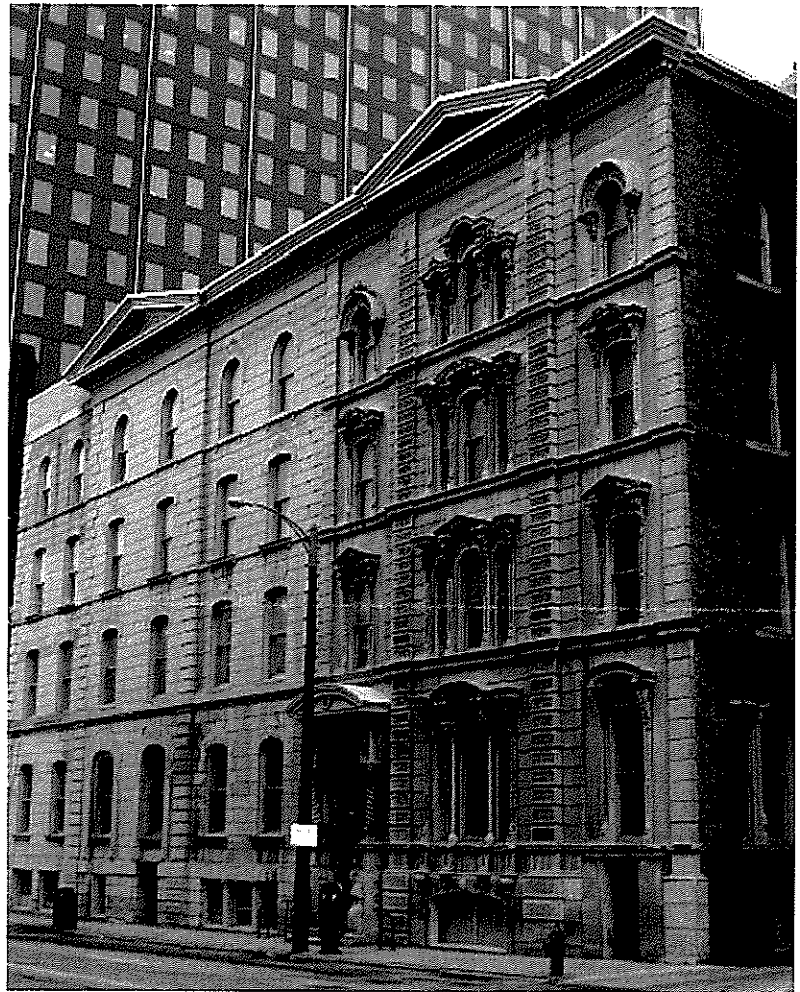
FAX: 414. 286-0232

Grand Avenue Club 210 East Michigan St.

Repairs to cracks on the western most part of the north wall of the building will be made by a qualified building contractor to bring us back into compliance with city code.

Missing mortar will be replaced with the appropriate type of compound, as will damaged bricks be replaced by the cream city bricks taken from our prior wall restoration project. Helical anchors will be installed as needed for any stability concerns and a stucco system will be applied across the entire exposed portion of this north wall to provide better protection from water penetration while also enhancing the aesthetics of the space.

concrete



Contact for this project is:

Carl Lockrem, Development Director for Grand Avenue Club
414-727-3361 – cclockrem@yahoo.com

Professionals assisting with the project include:

Charles Haas, AIA – Kahler Slater /GAC Board Member
414-290-3762 – chaas@kahlerslater.com

Josh Minkin – CB Richard Ellis / GAC Property Management Chair
414-274-1611 – josuha.minkin@cbre.com

In response to inspection report and order to correct condition
serial # 008130211 and 008130212