



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)

Lion House

ADDRESS OF PROPERTY:

3209 West Highland Blvd

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

Name(s): Forest County Potawatomi - Concordia Trust Property

Address: 320 East Buffalo Street

City: Milwaukee

State: WI

ZIP 53202

Email: rzeller@greenfirellc.net

Telephone number (area code & number) Daytime: 414-727-6110

Evening: 262-613-7696

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

Name(s): Greenfire Management Services, LLC

Address: 302 E Buffalo Street

City: Milwaukee

State: WI

ZIP Code: 53202

Email: rzeller@greenfirellc.net

Telephone number (area code & number) Daytime: 414-727-6110

Evening: 262-613-7696

4. **ATTACHMENTS**

A. **REQUIRED FOR ALL PROJECTS:**

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

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

THERE ARE NO ELEVATION DWGS.

Attach Material and Design Specifications (see next page)

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

OK Floor Plans (1 full size and 1 reduced to 11" x 17")

OK Site Plan showing location of project and adjoining structures and fences

Other (explain):

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES 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)

Tuck Pointing only selected areas of the outside brick, resurface existing drive and add 3 new spots. Replacing existing posts and steel handrail for safety reasons. Replacing existing back outside stairs for safety reasons. Checking the outside drain at bottom of ramp, replacing one broken glass panel. Windows were replaced by previous owner and they used white aluminum sliders 1985. Having the roof inspected but doing NO work. No work inside except replacing carpet. NO painting inside or outside.

Photo No. 1-7

Drawing No. A1.1, A, B, C

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

We are not replacing or removing any outside brick. Tuck pointing only in selected areas using lime based mortar from US Heritage Group. (have the specifications if needed) Design is to replace the outside handrail with same materials only new. Back outside stairs are being replaced with same material which was rotting and in an unsafe condition. Mortar joints are being routed out using both a side grinder and small width hand tools. No brick is being removed and replaced.

Photo No. 1-7

Drawing No. A1.1, A, B, C

6. SIGNATURE OF APPLICANT:


Signature

Robert Zeller 6-10-11
Print or type name Date

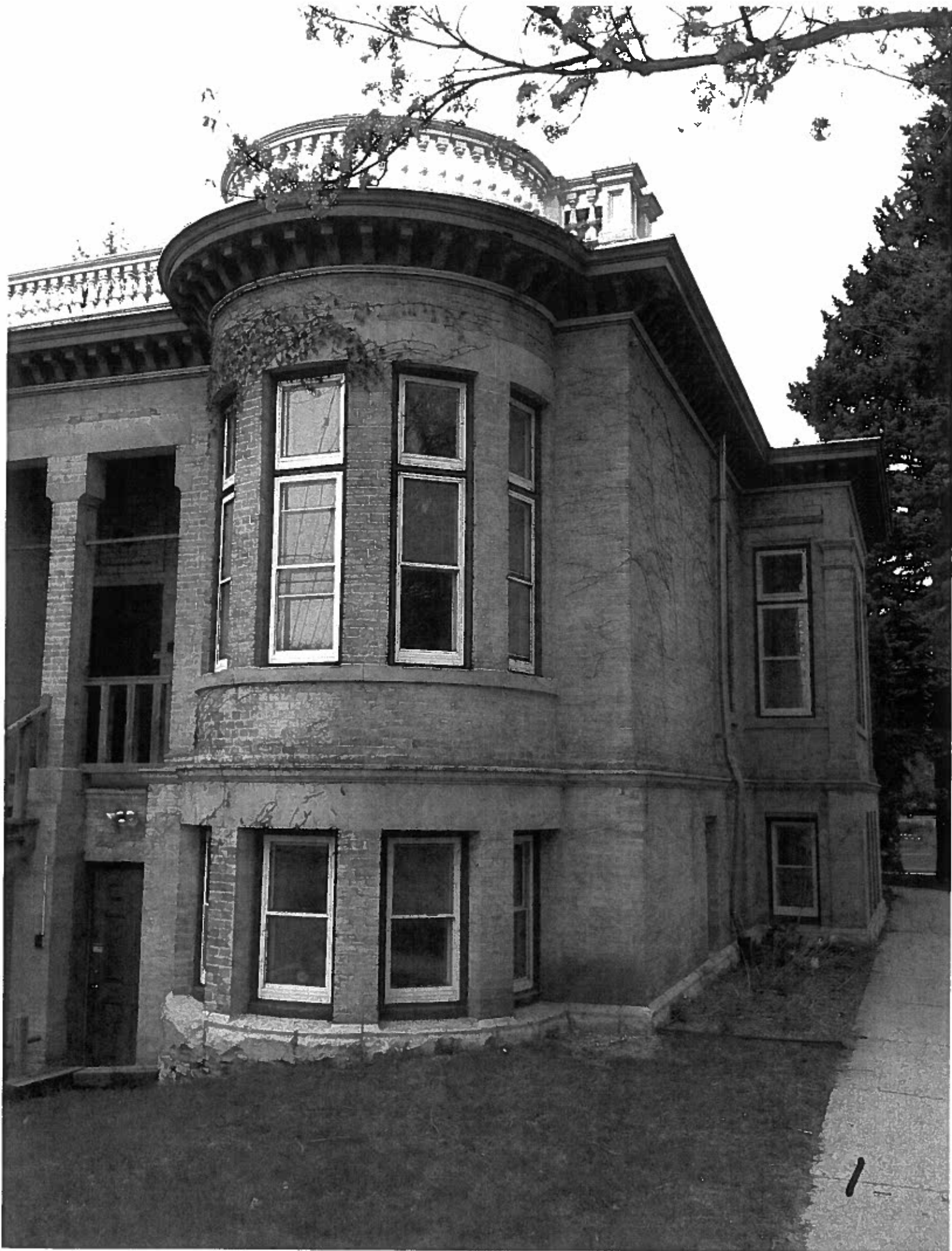
This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation.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

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

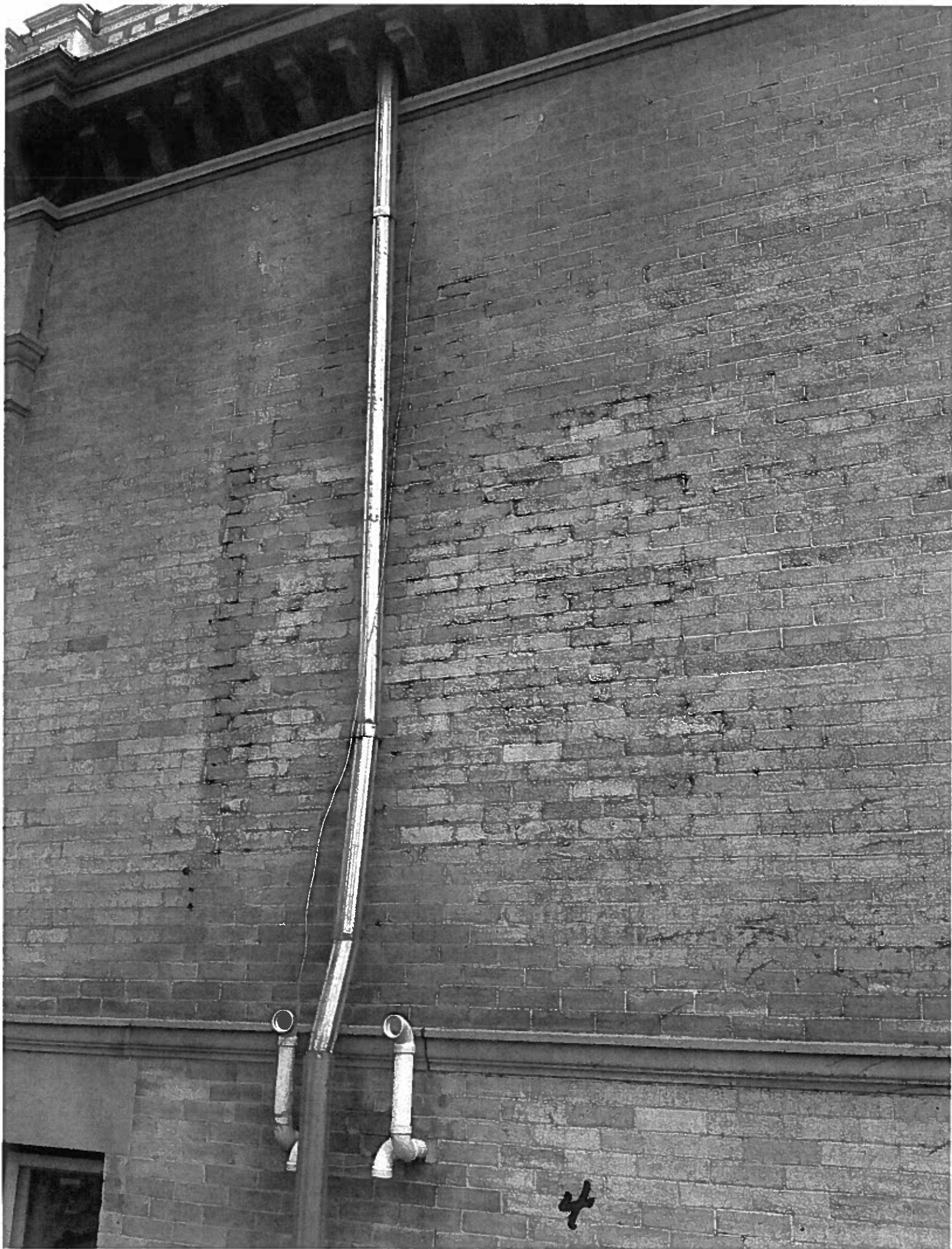




High Voltage
Warning
KEEP OFF
Can shock, burn,
or injure severely.

2











7


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This product is available online

Submittal Sheet for Heritage Cement-Lime Mortar (Type D)

[Print Version](#)

Product Highlights:

Type O mortar is a formulation that has been widely used by craftsmen and specified by architects during the twentieth century. The formulation is a factory produced blend of hydrated lime, portland cement, and sand that is proportioned to provide an even life-cycle performance for new masonry construction applications as well as historic buildings that were constructed with high lime mortars.

All mortar ingredients are carefully manufactured by weight to meet applicable ASTM C270 Standards. This product is available in a medium sand gradation for standard joints.

Heritage Cement/Lime Mortar complies with ASTM C270-07 Standard Specification for Mortar for Unit Masonry, Proportion Specification.

NOTE: Four full 80 pound bags of this product mixed in a conventional paddle type mortar mixer equals approximately the same quantity as a Type N mortar formulation mixed with 16 to 18 shovels of sand at the jobsite.

Recommended Uses:

This mortar is recommended for structures that were originally constructed using a high lime mortar. This is also the most popular mortar specified for new masonry construction or when the presence of natural or portland cement in the original formulation is confirmed through mortar testing.

This formulation is also a good choice for marine environments and/or work being carried out near the end of the construction season when frost or freezing temperatures may be a concern. This mortar sets up faster and has the ability to become more durable quicker than straight lime mortars.

Mixing Instructions:

Place half the amount of water into the bucket, wheelbarrow or mechanical mixer. Add the dry material slowly into the mixer. Add the additional water and remaining dry material. Using a mortar hoe, paddle drill or mechanical mixer - mix the material for 3 full minutes. Repointing mortar should resemble the consistency of brown sugar. Additional water may be added for laying masonry units. Allow mortar to stand for 15 to 20 minutes prior to using. Remix mortar again before use. If too much water is used mistakenly during mixing - set aside and allow for water evaporation in direct sunlight to thicken up the material prior to use.

Surface Preparation:

Repointing: Joints should be clean of debris and old mortar removed to a depth of 2 to 2.5 times the width of the joint. The joints need to be sprayed generously with water and allowed to absorb to the point of Saturated Surface Dry (SSD) with no standing water present.

Brick and Stone with high initial rate of absorption (IRA) should be pre-soaked with water prior to assembly.

For masonry walls that are extremely absorbent, such as limestone, sandstone and common brick, the walls should receive an additional water prior to the start of the work. Temperature of the masonry material and direct sunlight as well as wind, altitude and humidity will affect the ability of a wall to reach the required Saturated Surface Dry (SSD) state.

Old mortar should be removed to a minimum depth of 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar "popouts." For most brick joints, this will require removal of the mortar to a depth of approximately 1/4 to 1 inch; for stones with wide joints, the mortar removal may need to be several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed. Mortar should be removed cleanly from the units, leaving square corners at the back of the cut.

The traditional manner of removing the mortar is through the use of hand chisels and hammers. Though labor-intensive, this method poses the least threat for damage to the masonry units. Small pneumatically powered chisels also are effective as long as the masons maintain appropriate control over the equipment. Power grinders should not be used unless the operator will assume liability if irreversible damage is caused to the historic masonry units. Use grinders with extreme caution. Before filling, the joints should be rinsed with a jet of water to remove all loose particles and dust.

Do not widen the existing masonry joints by cutting into the surrounding edges of the masonry units.

Application Procedures:

Mortars for repointing can be applied in single lifts up to a maximum one and one-quarter inch (1-1/4 inch). When the depth of the mortar application exceeds 1-1/4 inch, then divide the application depth by two - for example a joint depth of 1-1/2 inch can be pointed in two 3/4-inch layers. Fully compact each layer and allow it to become thumbprint hard before applying the next layer. Thumbprint hard is when the applied mortar has dried enough that it is tight when you touch it with your thumb or finger.

After the deepest areas have been filled to the same depth as the remaining joints, point all joints by placing mortar in layers not greater than one and one-quarter inch (1-1/4 inch). Fully compact the mortar into the joint.

Overfill the mortar past the face of the masonry units but do not allow it to spread over the edges onto the masonry surfaces. Do not feather edge the mortar. Where existing bricks or stones have worn edges, slightly recess the finished mortar surface below the face to avoid widened joint faces.

When the mortar is thumbprint hard, remove excess mortar from the edge of the joint by cutting with a trowel or raking tool. Match the original joint profile and finish. The point at which the mortar becomes thumbprint hard will depend on several factors: the mortar formulation, weather conditions, the rate at which the masonry units absorb water, the application depth, and the width of the joint. Lime mortar can often be finished within hours of installation or the following day. Follow the mortar manufacturer's recommendation regarding the timing for tooling the joints. The joints should be finished to match the original

historic joint profile

Remove existing mortar from masonry surfaces within the raked-out joints to provide reveals with square backs and to expose masonry for contact with the repointing mortar. Brush, vacuum, or flush the joints with water to remove dirt and loose mortar. Do not spall or chip masonry units in the process of mortar removal.

For the long-term performance and appearance of the replacement mortar, do not feather the edge of the existing mortar. Featheredging happens when a joint has not been raked out deep enough, when square-back corners have not been cut, or when the grinding wheel is removed from the joint. To promote bonding between the existing and the replacement mortars, the meeting point should be clean-cut at a 90-degree angle.

You have up to 2 hours to complete your work prior to the initial set of this mortar. Tempering with water is permitted during use.

Curing Procedures:

Acceptable curing methods include covering the repointed wall with plastic sheeting, periodic hand misting, and periodic mist spraying using a system of pipes, mist heads, and brms. Adjust curing methods to ensure that the pointing mortar is damp without eroding the surface of the mortar. Curing methods will vary in different parts of the country and at different times of the year, calling for different amounts of water to be used in the wet-and-dry cycles. Adjustments also have to take into account how much time is remaining before freezing weather arrives.

Because this formulation contains portland cement as an ingredient - maintaining the wet/dry cycles required for straight lime-based mortars is not required for optimum performance.

Clean-Up:

Clean tools with water.

Safety Requirements:

Contains portland cement, hydrated lime and silica sand. May be irritating to eyes and nose. Prolonged inhalation may cause delayed lung injury, including silicosis and possible cancer. Avoid contact with eyes and skin. Wash skin thoroughly with water after handling. In case of eye contact, flush with plenty of water for at least 15 minutes. If irritation persists, consult a physician immediately. Dust mask, gloves and eye protection is recommended when handling or opening this package.

KEEP OUT OF REACH OF CHILDREN.**Limitations:**

This material will not adhere properly when skimmed across the surface of cracks. The use of muriatic acid in field-mixed solutions or brand-name cleaners containing acidic materials are not recommended. Sands used in this product offering do not meet ASTM C144-04 Standard Specification for Aggregates for Masonry Mortar.

Storage:

Keep material in dry storage. Keep protected from high humidity conditions. For dry bagged product, do not allow plastic shrink wrap to remain on material pallet for extended periods of time as this can potentially trap moisture. For product packaged in buckets, ensure that the lid is tightly sealed.

Shelf Life:

Material should be used within six months of date of shipment.

Limited Warranty:

U.S. Heritage Group, inc. warrants this product to be of merchantable quality when used or applied in accordance with the manufacture's instructions. This product is not warranted as suitable for any purpose or use other than the general purpose for which it is intended. Liability under this warranty is LIMITED to the replacement of the product (as purchased) found to be defective, or at the shipping companies' option, to refund the purchase price. In the event of a claim, Chicago, IL 60641. THIS LIMITED WARRANTY IS ISSUED AND ACCEPTED IN LIEU OF ALL OTHER EXPRESSED WARRANTIES AND EXPRESSLY EXCLUDES LIABILITY FOR under this warranty, notice must be given in writing to U.S. Heritage Group, inc., 3516 North Kostner Ave.

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If you need additional information, please contact our office at 773-2100 or info@usheritage.com

Benefits of USHG Type O Mortar Versus Conventional Type N

Posted by: John Spewek, Director of Education
11/03/2008 13:07:52

When ASTM-C270 is specified, two mortars meet the specification:

- Type N qualifies under ASTM-C270
- Type O qualifies under ASTM-C270

U.S. Heritage type O mortar is blended to the ASTM-C270 proportion specifications:

One (1) part portland cement
Two (2) parts hydrated lime
Eight (8) parts sand

Note that ASTM-C270 does not specify sand gradation sizes. Instead "m sand," which is essentially a one size fits all product, is considered an acceptable aggregate choice, and most contractors do not appreciate the importance of appropriate sand gradation. U.S. Heritage Group trains contractors to recognize the importance of selecting sand gradation that accommodates various joint widths, and similarly, this is an opportunity for contractors to educate their customers why selecting the appropriate sand gradation is important to long lasting performance of masonry repairs.

U.S. Heritage uses the maximum amount of lime in the formula and slightly reduces the sand to enhance workability and deliver optimum bond strength. The USHG Type O is a neutral, natural light grey, and it is an excellent match for color pigments. By contrast, most type O mortars that are manufactured at high-yield cement plants use more portland cement, producing a cool grey that lacks the warmth of the more traditional Type O, and it is less likely to match historic masonry.

Benefits of USHG Type O Mortar Versus Conventional Type N

Our high lime formula offers the following benefits:

- Better bond strength
- Higher flexibility
- Increased porosity (Larger sand offers increased porosity)
- Breathability

- Improved vapor transmission
- Improved self-healing (Type N mortar, if made according to ASTM prop specifications, requires no lime in the formula. Since autogenesis healing on lime, Type N mortar has no self-healing properties)
- Color enhancement (less pigment is needed to achieve desired color)
- Compressive strength is 750 – 950 psi after 28 days (equal to type N)

Type O mortar offers another substantial advantage for the contractor: the flexibility to easily match color in the field. Our premeasured color pack which is one bag of pigment to one 80 lbs. bag of mortar, offers 24 color stock and ready to use. To achieve a darker color, add two color packs. offers a total of 48 instantly available color options.

U.S. Heritage Type O Program

Replacement of all Type N ASTM-C270 specifications

- Purchase pre-blended type O by pallet quantities (42 per pallet, medium sand)
- Stock the pigments for 48 standard colors
- USHG to provide 2- 24 piece color kits, additional color kits can be purchased at a reduced cost
- Contractor specific information sheet explaining the advantages of type O with the intent to educate your customer and differentiate yourself from the competition.

Why Specify Preblended Products?

Achieve a Precise Match

U.S. Heritage Group is the only mortar manufacturer in the United States that offers a quality mortar matching and custom blending service utilizing a national sand library. Our commitment to quality starts with identifying the materials used in the original mortar through laboratory procedures that correspond to the U.S. Department of the Interior, National Park Service guidelines for historic masonry. All mortar formulations are designed specifically for each application condition to maximize life cycle performance. All mortar products comply with appropriate ASTM or ACI compliance when applicable.

Mortar products are weight batched, in contrast to volume batched at the jobsite, which eliminates the chance of any inconsistencies. The use of "lime putty" is new to the modern jobsite, and a lack of familiarity with the material accounts for many contractor mixing mistakes. By contrast, our production process accounts for each mix component, wet or dry, to ensure that the finished mortar complies to design and specification requirements.

Consistency

Consistency is maintained in each production run by using dried sand from a national sand library, which eliminates the bulking effect associated with varying moisture within the aggregate. (The size of the sand and its moisture content at the time of mixing can change in volume by as much as 30 percent at a jobsite.) Additionally, it is well documented that hydrated lime has a volumetric loss of 25 percent when converted to putty with the addition of water. To protect against problems associated with improper proportions of sand, cement, hydrated lime, lime putty, hydraulic lime and pigments are preblended together at our factory in controlled conditions.

Efficiency

U.S. Heritage Group custom preblended mortars significantly reduce the time required to formulate and install mock ups for architect approval. Most projects require a contractor to install mortar mock up samples for comparison against the original material, and while this requirement seems straightforward it is often complicated by vague testing report results and the difficulty of obtaining satisfactory raw materials to make the mortar.

U.S. Heritage Group's preblended materials allow the masonry crew to concentrate on wall preparation, mortar installation and finishing. Consistent mortar is guaranteed, with the result being higher quality, consistent mortar.

We also archive our material formulas and testing results, so we can rep
the mortar upon request at any time.

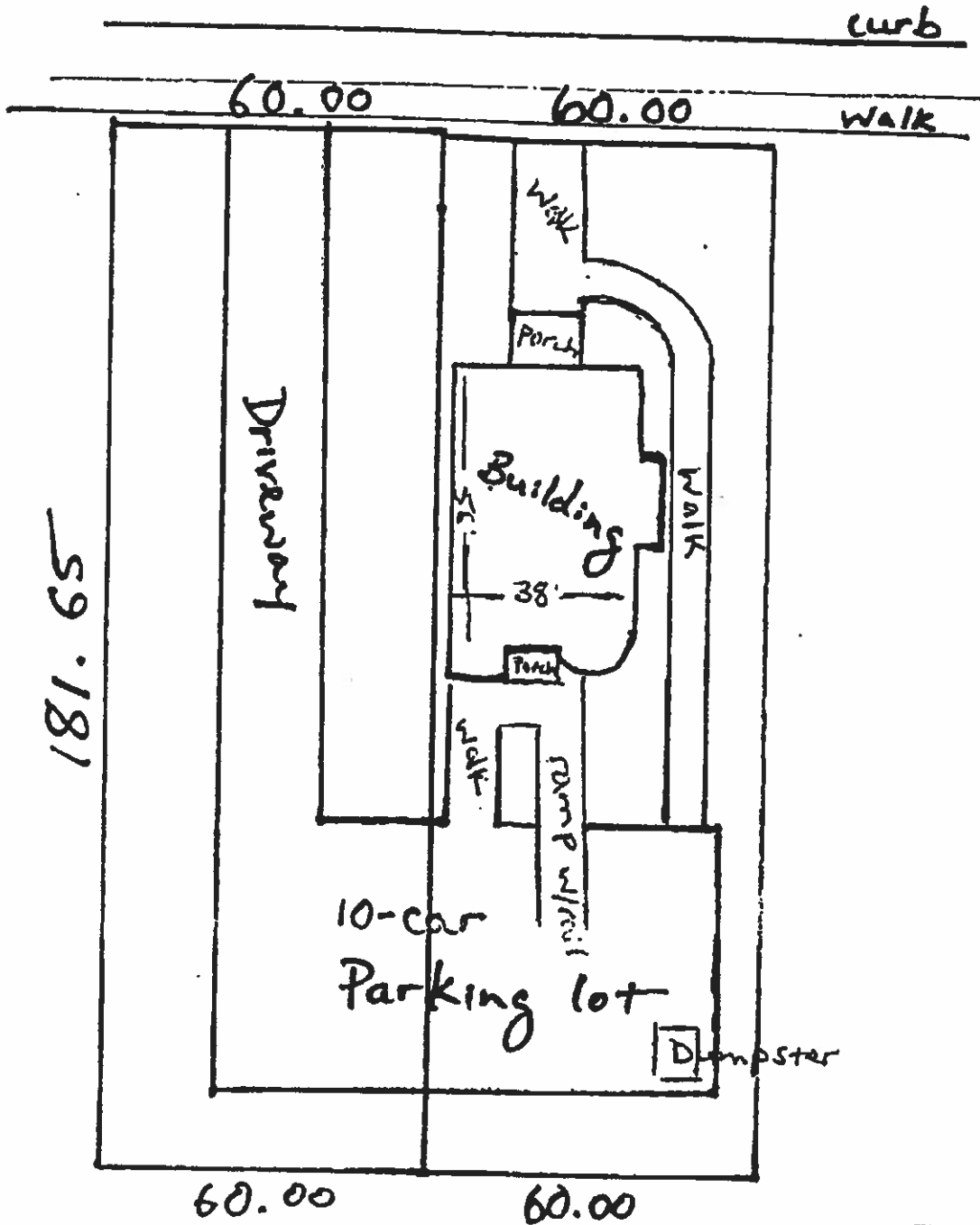
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SPECIAL USE PERMIT RENEWAL
for
THE LION HOUSE AT 3209 WEST HIGHLAND BOULEVARD

OWNER: Old Milwaukee Investments, LLC

Site Plan

3215 + 3209 W. HIGHLAND BLVD



1" = 30'

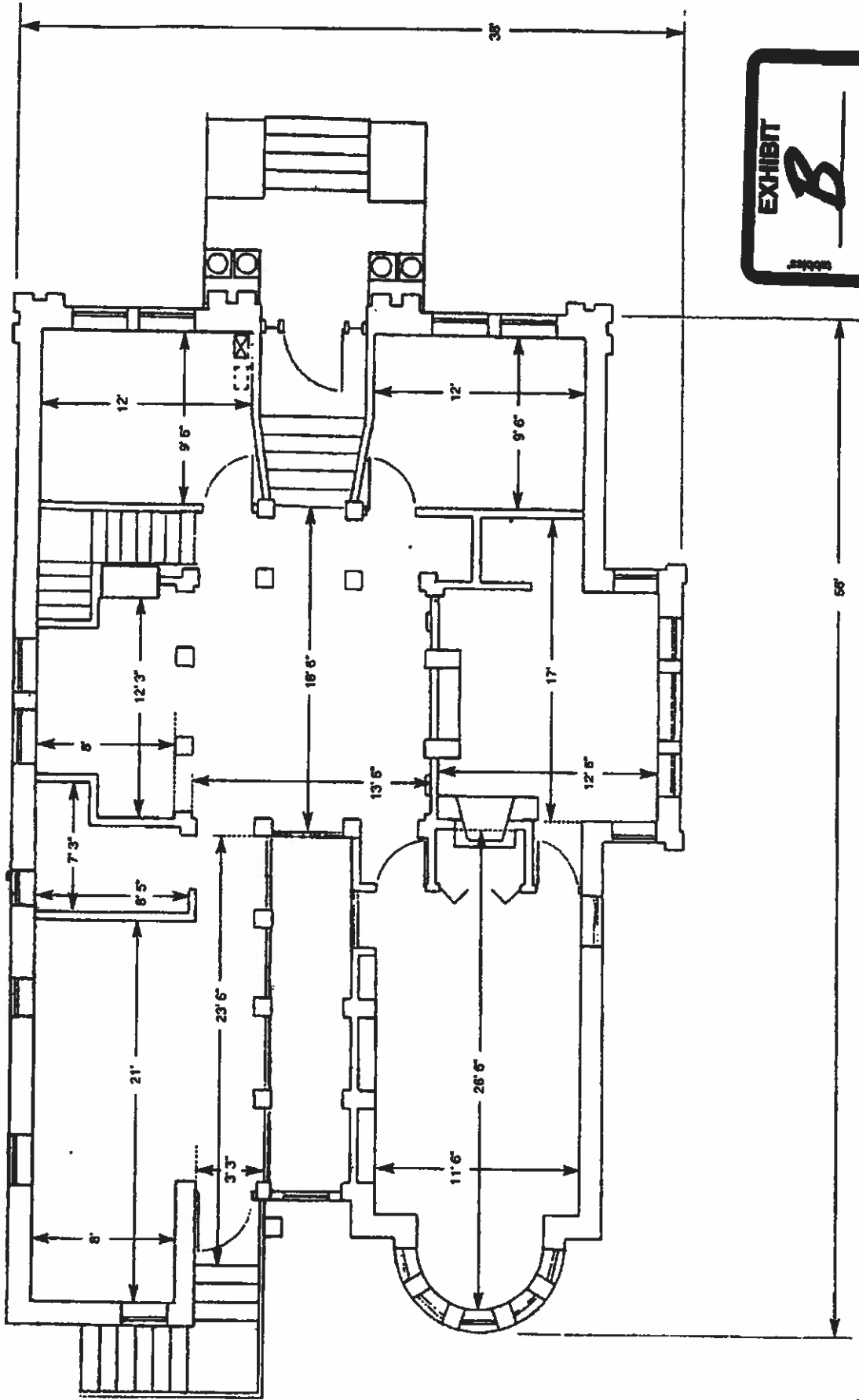
Vacated 20' Alley

EXHIBIT
A



SPECIAL USE PERMIT RENEWAL
for
THE LION HOUSE AT 3209 WEST HIGHLAND BOULEVARD

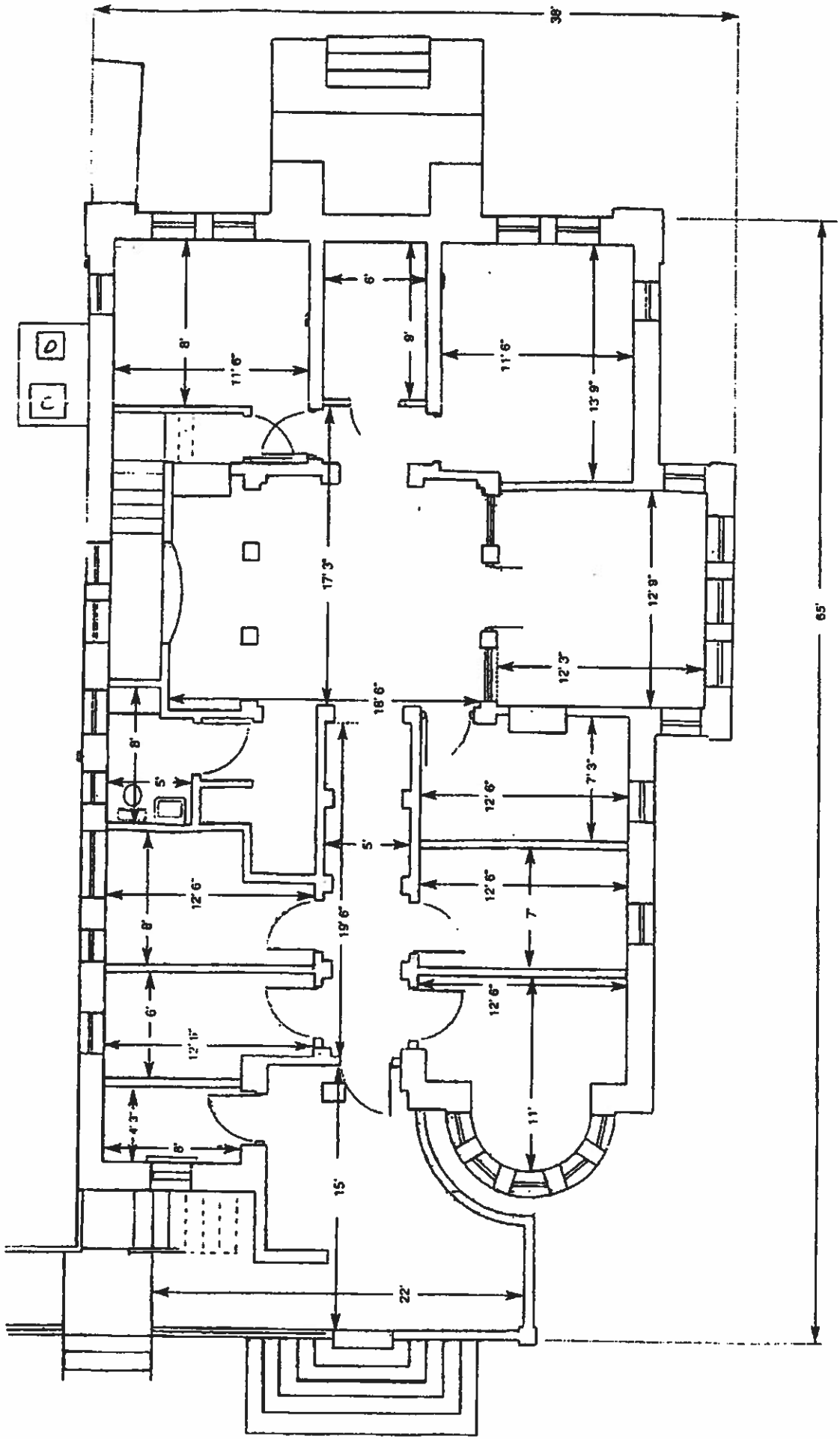
OWNER: Old Milwaukee Investments, LLC



1/8" = 1 foot
Upper

SPECIAL USE PERMIT RENEWAL
for
THE LION HOUSE AT 3209 WEST HIGHLAND BOULEVARD

OWNER: Old Milwaukee Investments, LLC



1/8" = 1 foot
Lower





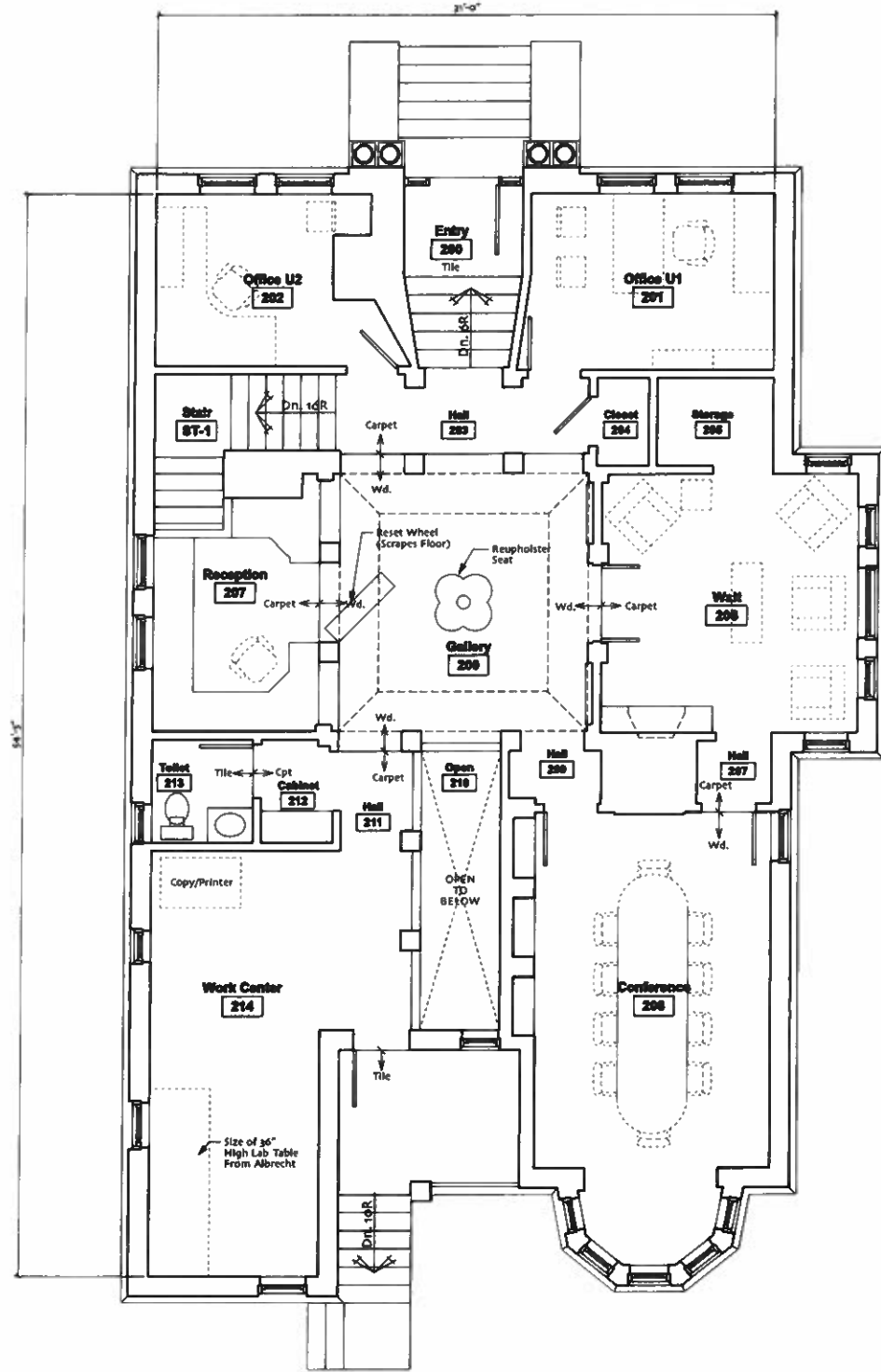
The Hubbs Winicki Architects, Inc.
 461 N. 161st Avenue
 Cedarburg, WI 53012
 P: 262.377.6039 F: 262.372.2954

Forest County Potawatomi
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 Milwaukee, WI 53205

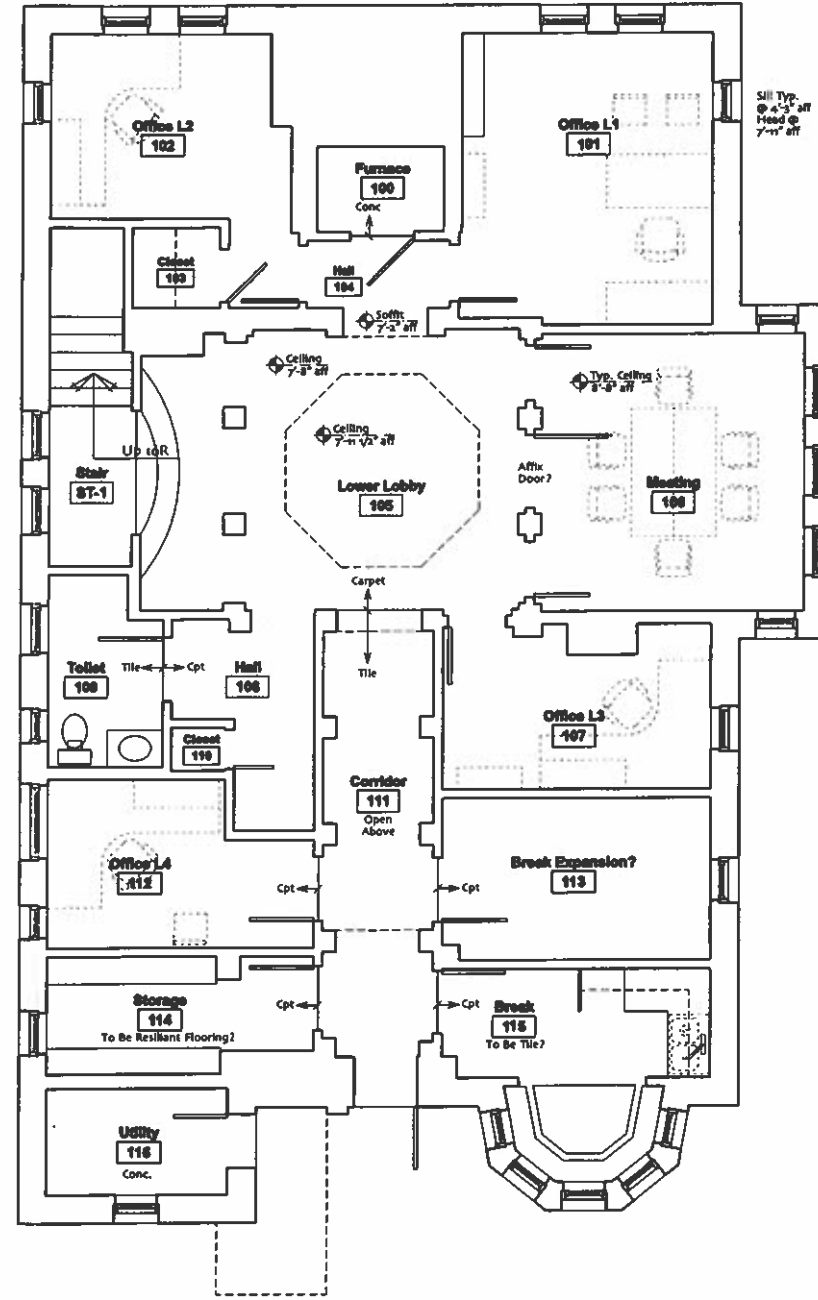
Forest County Potawatomi
 313 North 13th Street
 Milwaukee, WI 53233

Greenfire Management Services, LLC
 330 East Buffalo Street, Suite 402
 Milwaukee, WI 53202
 Tel: 414.721.6110

CONSULTANTS



2 Upper Level Plan
 A1.1 Scale 1/4" = 1'-0"



1 Lower Level Plan
 A1.1 Scale 1/4" = 1'-0"

GENERAL NOTES:
 1. Verify All Conditions and Sizes in Field.
 2. All Wood Base, Both Levels, Approx. 9" High

NO.	REVISIONS

SHEET
June 1, 2011
 PROJECT NUMBER
194211
 SHEET TITLE

Plans
 SHEET NUMBER

A1.1