



## 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)

Laura and George Pechkam Miller House

**ADDRESS OF PROPERTY:**

1060 E. Juneau St., Milwaukee, WI

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

Name(s): GMC Miller House LLC, MCR Miller House

Address: 1249 N. Franklin Place, Suite 300

City: Milwaukee

State: WI

ZIP: 53202

Email: rossr@wspclement.com, gmcjr47@gmail

Telephone number (area code & number) Daytime: 414-291-8260

Evening:

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

Name(s): Statz Restoration and Engineering Co., Inc.

Address: N57W13580 Reichert Ave

City: Menomonee Falls

State: WI

ZIP Code: 53051

Email: pete@statzrestoration.com

Telephone number (area code & number) Daytime: 262-617-6831

Evening: 262-617-6831

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")  
A digital copy of the photos and drawings is also requested.

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 via email.

See Attached Document.

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Peter A. Nicholas  
Please print or type name

9/7/22  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) 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.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 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**



April 28, 2022, 2022

The Total Home Company, Inc.  
645 N. Milwaukee St.  
Port Washington, WI 53074

Attn: Corey Didier  
Re: Maintenance to Exterior Masonry  
1060 E. Juneau St.  
Milwaukee, WI

Dear Mr. Didier,

Per your request and our site visit, we have developed the following proposal for your review.

## SCOPE OF WORK

The exterior stone masonry of the building located at the subject address appears to be in good condition overall. However, there are a few items that should be addressed as part of regular maintenance and/or as part of typical aging. The owner would like this work completed.

Accordingly, we have broken this proposal down into two phases. The first phase requires the most pressing repair and that entails rebuilding the two front columns at the base of the south stair. It appears that these two columns have been falling away southward from the wingwalls for some time. This is evident due to some mis-matched mortar and sealant installed into the joints between these columns and the wing walls. It is believed that the foundation for these columns are insufficient and are settling.

To repair this issue, these two columns will be carefully taken apart, set on plywood that is adjacent to these columns and the residual mortar will be cleaned from the stones. The bottom stone on the west column will likely need to be replaced with a similar stone. Because of this, a suitable replacement stone quarry will need to be located prior to the commencement of this work. It is believed that the stone originally used to construct this building came from the Baraboo River area (Abelman quartzite<sup>4</sup>). Because quarries in that area no longer produce stone for architectural features, a similar stone will need to be located. It is believed that a Kasota stone from a quarry in southern Minnesota could be located that would match sufficiently.

With the columns removed, the existing foundation for these columns will be inspected and it is believed they will need to be removed. A new foundation will then be constructed consisting of a 12" thick reinforced concrete footing and a concrete pier that extends upward to slightly above grade that is the size of the original foundation (assumed to be circular and approximately 8" less in diameter than the bottom stone). With the new concrete foundation in place these columns can then be rebuilt.

To rebuild these columns, a historically accurate mortar will be utilized. Based on the age of the building (1887<sup>4</sup>), the mortar used to construct this building originally was a natural hydraulic lime (NHL) mortar. Therefore, an NHL mortar will be tinted to match the original color of this mortar (this color will be found

### Milwaukee Office

N57 W13580 Reichert Avenue • Menomonee Falls, WI 53051  
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office@statzrestoration.com

### Madison Office

1600 Algonquin Drive • Baraboo, WI 53913  
(608) 356-9080  
www.statzrestoration.com

by removing a piece of mortar from within the column that has not be exposed to atmospheric staining / fading. These columns will be reconstructed to match their original configuration.

The second phase of this project will be to complete basic maintenance to the stone masonry. To begin with, there is a block of mortar that, it appears, someone in recent times placed below the south east column of the front porch. This will be removed and the “cream city” brick behind will be inspected and repaired as necessary. It was assumed that there would need to be approximately 5 brick replacements completed and that they could be replaced without the need to remove any stone.

There is a basement window sill on the west elevation that is badly cracked. This will be completely replaced with the type of stone that was found to be a match for the front porch columns. Further, there are three (3) stones at the base of the building on the west elevation that are delaminating. As these stones are likely the full thickness of the wall, a dutchman type repair will be completed (confirmation of stone depth prior to ordering of new stone elements).

The existing failed stones will be chipped back approximately 4” from the predominate plane of the building and stainless steel pins will be epoxied into the parent stone at 12” on center or a minimum of two pins. Corresponding holes will be drilled into the dutchman stone. These holes will then be cleaned of dust by brushing and blowing out the dust and a gel epoxy placed into the holes. The stone will then be set in place in a full bed of mortar with the stainless steel pins firmly set into the wet epoxy in the corresponding holes of the new stone.

There is also one stone from a second floor window on the east elevation that has broken off. This stone will be reset into place. Specifically, stainless steel pins will be installed, as described earlier, to hold the fractured stone to the parent stone. The surrounding mortar joints will then be tuckpointed and struck to match the surrounding joints, as best possible.

In the preparation of this proposal, we have made the following assumptions.:

- 1.) We have included approximately 3 hours for preconstruction meetings and appointments due to the historic nature of this building.
  - a. Samples of proposed materials to be available for this / these meeting(s). Therefore there will be some cost incurred prior to commencement of this project.
- 2.) Permits, if necessary, costs by others.
- 3.) Work to be completed during 2022 sometime between May 15<sup>th</sup> and September 15<sup>th</sup> due to temperature requirements for the NHL mortar. If work is to be completed in 2023 or beyond, we reserve the right to adjust pricing.
- 4.) Date of construction and type of stone on exterior of this building were obtained from:  
Wisconsin Historical Society, Wisconsin Architecture and history Inventory, “Laura and George Peckham Miller House,” City of Milwaukee, County of Milwaukee, WI, 27223
- 5.) Repairs to paver walkway by front piers, by others.
- 6.) Any and all landscaping repairs, if necessary, by others.
- 7.) Urns on top of the front columns assumed to be simply set on top and not part of the structure requiring significant procedures to remove &/or replace.
- 8.) Rebuilding of the front two columns is our base bid and contains general conditions along with material approvals. Therefore, item 2 cannot be completed as a stand alone item without item 1 being completed first.

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REBUILD  
COLUMNS

REMOVE  
MORTAR  
"CHUNK"



**EXTENT OF REBUILD**





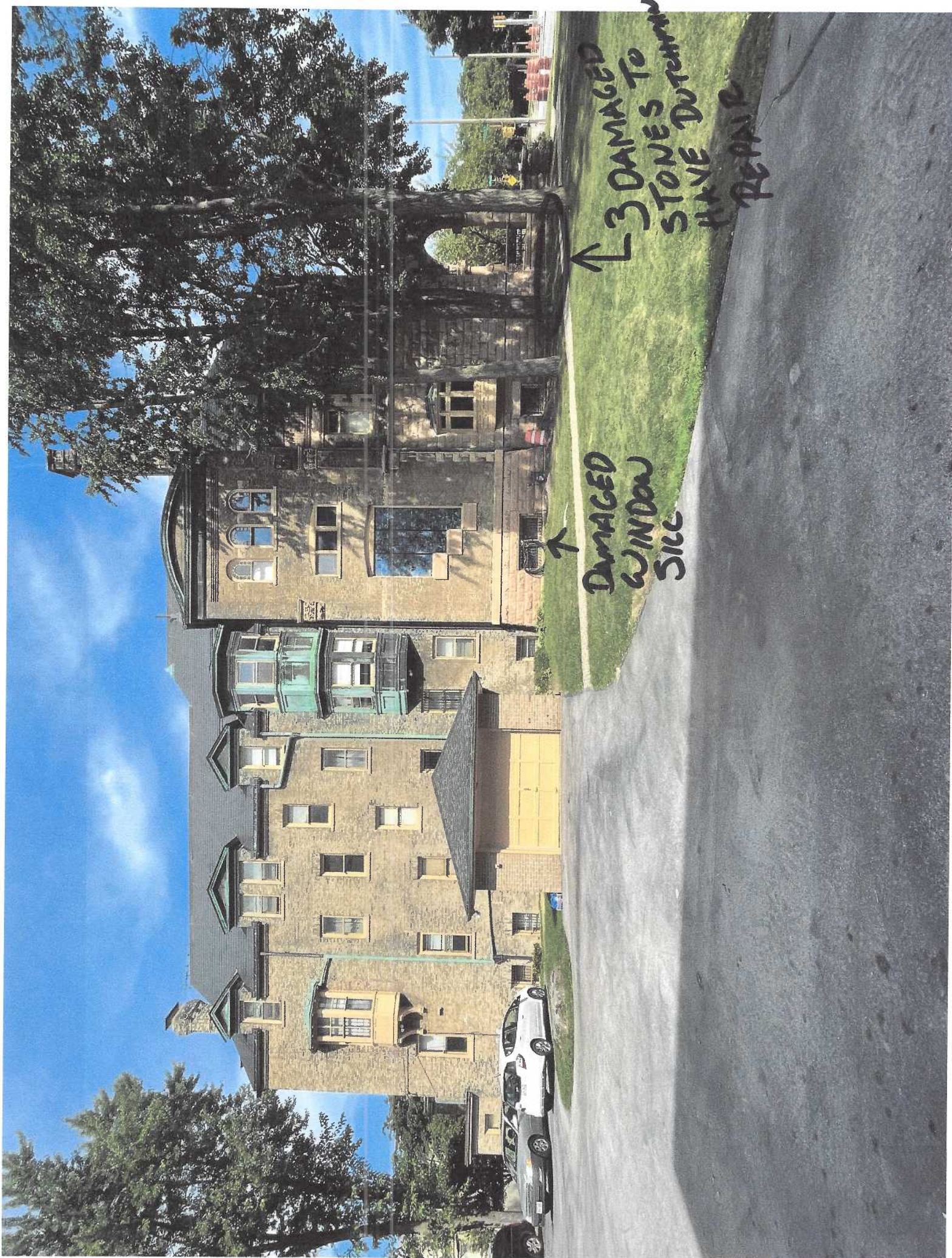
RESET  
DAMAGED  
STONE



REMOVE MORTAR  
CHUNK







DAMAGED WINDOW SILL

3 DAMAGED STONES TO HAVE DUTCHMAN REPAIR



SAMPLE  
OF  
PROPOSED  
REPLACEMENT  
STONE

