



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:

600 N. Broadway

2. NAME AND ADDRESS OF OWNER:

Name(s): 600 North Broadway Partners, LLC

Address: c/o Siegel Gallagher Management Company 252 E. Highland Ave

City: Milwaukee

State: WI

ZIP: 53202

Email: shegg@sg-re.com

Telephone number (area code & number) Daytime: 414-225-4420

Evening: 414-405-2013

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")
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.***

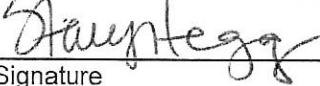
*filed
9/2/16*

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.

Tuck pointing and masonry by Masonry Restoration Inc.
See attached quote complete with description and photos

6. SIGNATURE OF APPLICANT:


Signature

Stacy Hegg, Agent for Owner
Please print or type name

8-30-16
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

FAX: (414) 286-3004

www.milwaukee.gov/hpc

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

SUBMIT



Certificate of
appropriateness

286-5722

A Women Owned Business Entity

2 1/2 - 3 weeks

Masonry
Restoration
Incorporated

July 21, 2016

Proposal No. 216-128

Siegel-Gallagher Management Company
Attn: Stacy Hegg
252 East Highland Avenue
Milwaukee, WI 53202

Project Location:

**600 North Broadway
Milwaukee, WI**

1. Scope of Work

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

West & South Elevation Repairs

Note: The brick masonry veneer building type and repair needs are similar at the West and South elevations. The East elevation requires slightly different repairs and will be specified separately.

1. Severely cracked, deteriorated and otherwise unsound mortar joints contained within the brick masonry veneer at the West and South elevations will be cut out and tuck-pointed as needed using mortar matching the existing as closely as possible in color and composition.
2. Mortar joints will be struck to match the existing mortar joint profile.

Note: Many of the mortar joints at the upper portions of the elevations are slightly eroded but in otherwise good condition. Slightly eroded mortar joints will not be replaced.

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

3. The existing urethane sealant located at the perimeter of 100% of the window openings at both the West and South elevations will be cut out, removed and discarded.
4. Each open joint will be mechanically cleaned, chemically cleaned, backed and caulked using a one part urethane sealant matching the bronze window frame as closely as possible in color.
5. The newly installed sealant will be tooled to a smooth concave profile.
6. 100% of the Bedford limestone pieces at sills and beltlines within the exterior veneer at each elevation will be visually inspected for cracks or open mortar joints.
7. Hairline cracks contained within Bedford limestone sills will be routed with use of a 1/8 inch diamond blade.
8. The open crack will be chemically cleaned, backed as needed, taped and caulked using a one part urethane sealant matching the stone as closely as possible in color.
9. Cracked mortar joints located between sill and beltline stone will be routed to a depth of 5/8 inch.
10. Each open joint will be chemically cleaned and caulked as specified above.
11. The newly installed sealant will be sanded to give the appearance of stone/mortar.

East Elevation Repairs

1. Severely cracked, deteriorated and otherwise unsound mortar joints contained within the brick masonry veneer at the East elevation of the building will be cut out and tuck-pointed as needed using mortar matching the existing as closely as possible in color and composition.
2. Mortar joints will be struck to match the existing mortar joint profile.
3. The existing urethane sealant located at the perimeter of (1) window opening located furthest North at the bottom of the elevation will be cut out, removed and discarded.
4. The open joint will be mechanically cleaned, chemically cleaned, backed and caulked using a one part urethane sealant matching the bronze window frame as closely as possible in color.
5. The newly installed sealant will be tooled to a smooth concave profile.
6. 100% of the Bedford limestone pieces at sills and beltlines within the exterior veneer at each elevation will be visually inspected for cracks or open mortar joints.
7. Hairline cracks contained within Bedford limestone sills will be routed with use of a 1/8 inch diamond blade.
8. The open crack will be chemically cleaned, backed as needed, taped and caulked using a one part urethane sealant matching the stone as closely as possible in color.
9. Cracked mortar joints located between sill and beltline stone will be routed to a depth of 5/8 inch.
10. Each open joint will be chemically cleaned and caulked as specified above.
11. The newly installed sealant will be sanded to give the appearance of stone/mortar.

12. One loose stone contained within a beltline at the top of the elevation will be cut out, cleaned and relayed using mortar matching the existing.

This work can be performed for the following sums:

* \$10K in 2016 \$10,750 in 2017

\$20,750.00 *

Optional: Stone Replacement at West & South Elevations at Grade

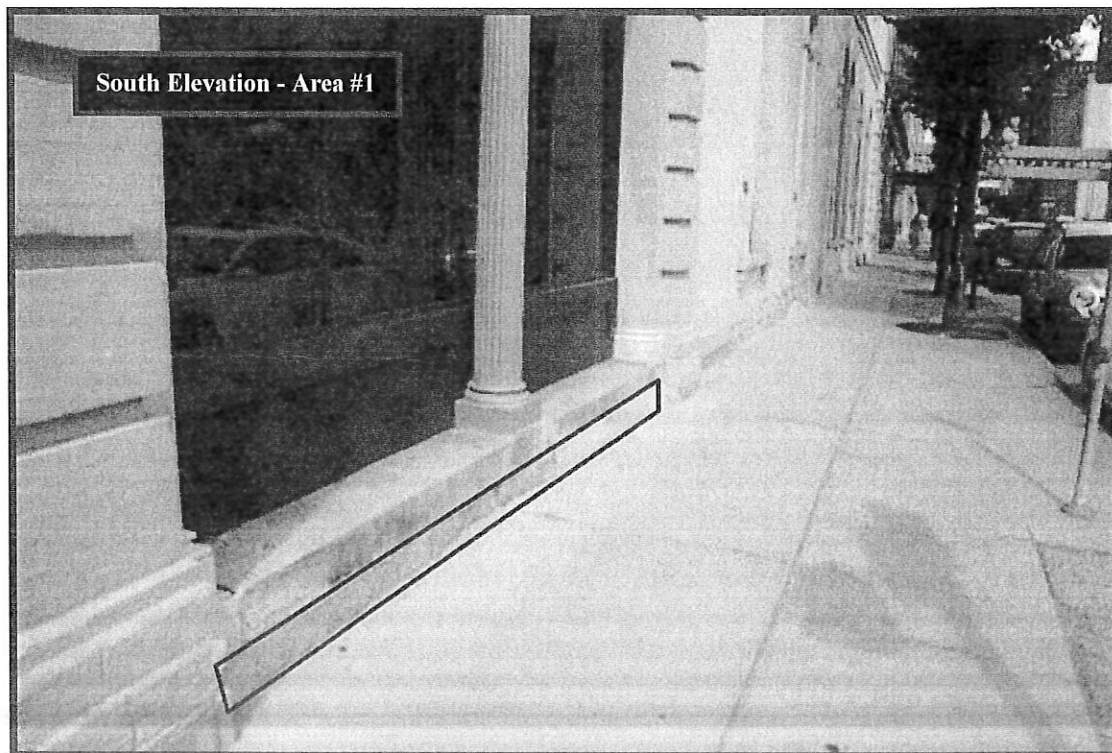
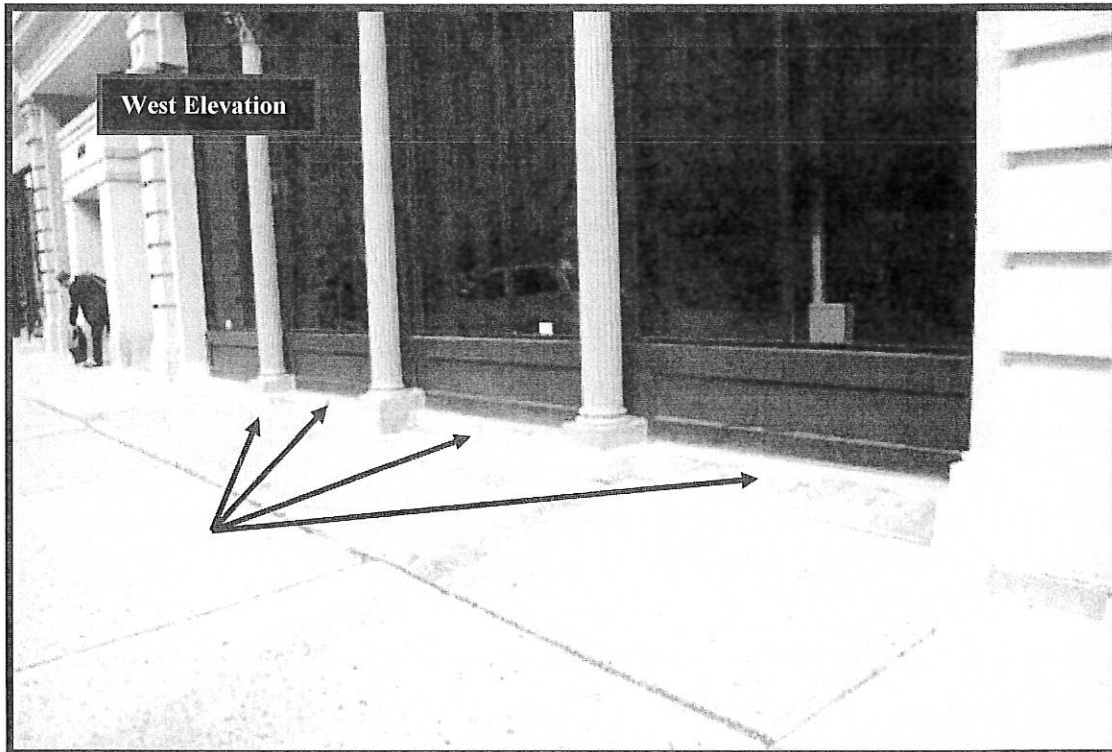
Note: The stones located at grade along the West elevation consist of Bedford limestone. The stone is extremely deteriorated from long-term freeze/thaw while saturated. One and in some locations two courses of stone contained within the base of the wall at the South elevation contain Bedford limestone, likely replaced decades ago as well as the original Lannon stone that is significantly deteriorated. I will supply specifications and a price to remove the deteriorated stone and reinstall Bedford limestone at the base of the wall along each elevation. I will also supply an alternate price in the event that you'd like to restore the pieces using Lannon stone. (Lannon stone is approximately 40% more expensive)

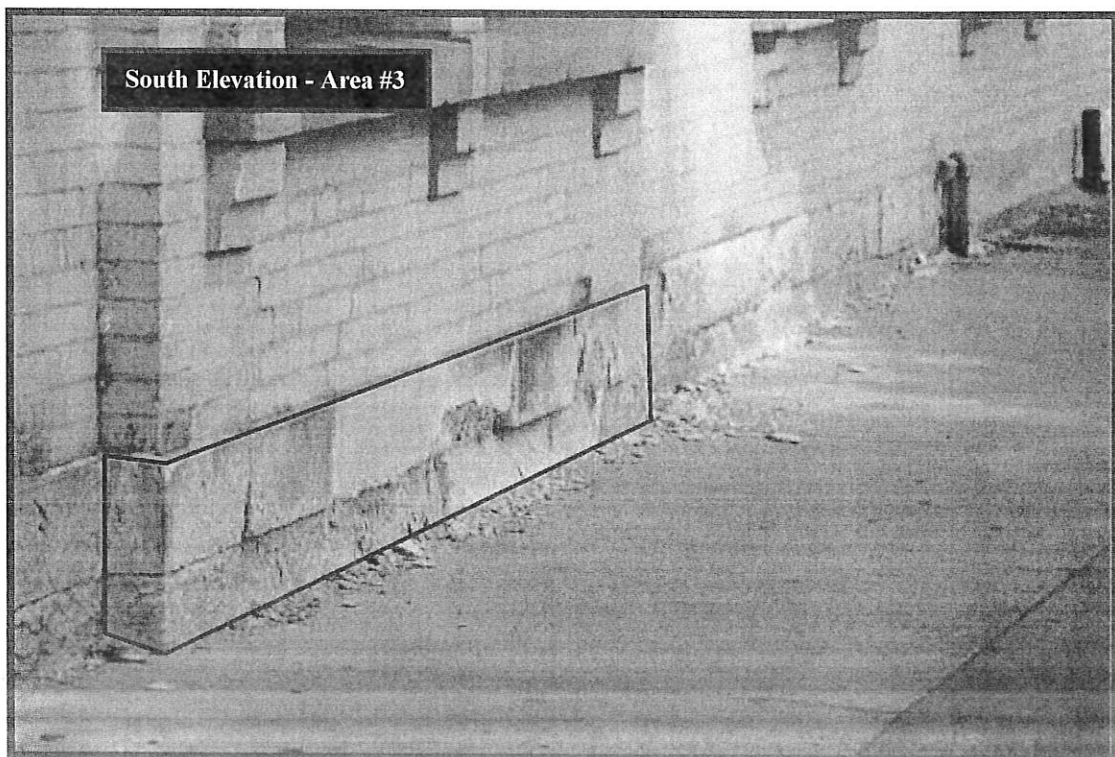
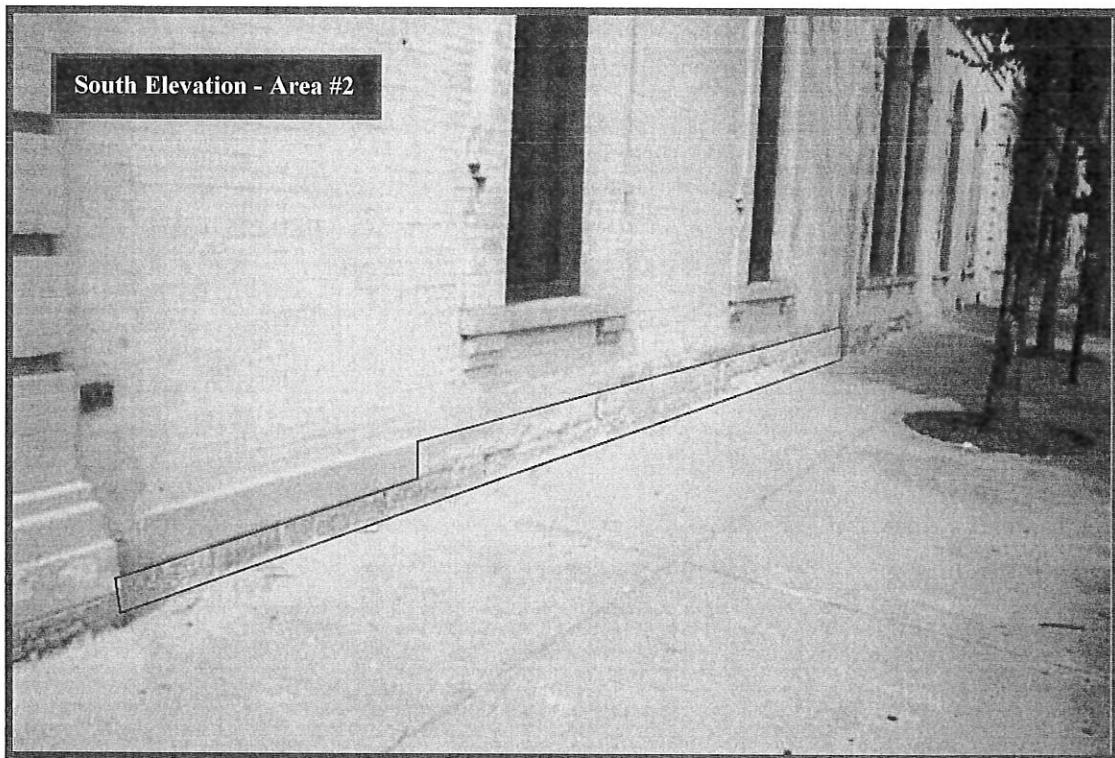
1. Severely deteriorated stone contained within designated locations at the base of each elevation will be cut out to a depth of approximately 8" at the West elevation and 4 1/2" at the South elevation.
2. The existing Bedford limestone and Lannon stone masonry veneer contained within each section of wall will be chipped out, removed and discarded.
3. New cut Bedford limestone pieces will be relayed within the areas.
4. Heavy-duty stainless steel wall tie straps will be installed as required to accommodate stone sizes.
5. The stainless steel wall ties will be installed within kerfs set at the bottom and top of the stone pieces.
6. Mortar joints will be struck to match the existing as closely as possible.

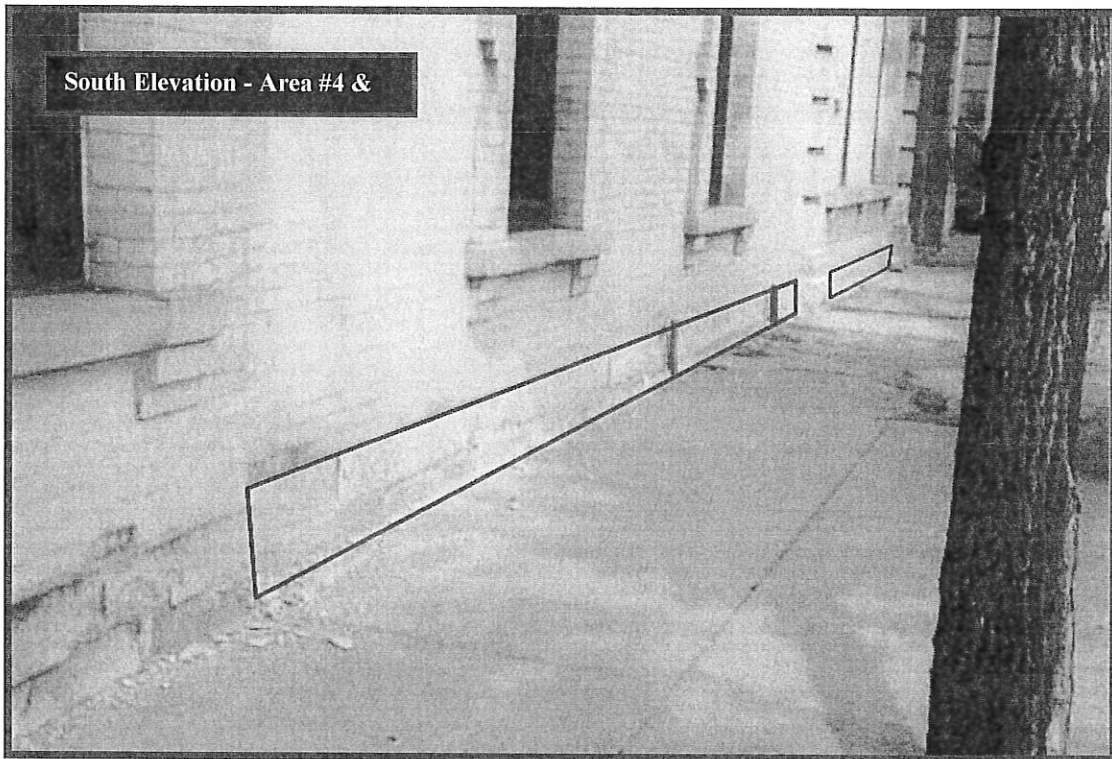
This work can be performed for the following sums:

West Elevation:	\$4,350.00
South Elevation – Area #1:	\$2,300.00
South Elevation – Area #2:	\$6,340.00
South Elevation – Area #3:	\$3,290.00
South Elevation – Area #4:	\$4,975.00
South Elevation – Area #5:	\$3,525.00
Total:	\$24,780.00

Note: If all areas are performed at the same time, the total cost of repairs will be \$20,210.00. (\$1,280.00 savings.) Lannon Stone can be installed for an additional \$2,450.00.







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.

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: 8-30-16

Contact Phone Number: 414-225-4420

MASONRY RESTORATION, INC.

BY: Staupkegg - Agent for owner

AUTHORIZED OFFICER OR AGENT

See * on Pg 3

BY: Anthony S. Lipek

Anthony S. Lipek