

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 731 State St., Madison, WI 53703

Aldermanic District: 8

## 2. PROJECT

Project Title/Description: Pres House Masonry Restoration

This is an application for: (check all that apply)

- ☒ **New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify)\*\*:**
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☒ Landmark
- ☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:**
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ Demolition
- ☐ Alteration/Addition to a building adjacent to a Designated Landmark
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ Other (specify):

DPCED USE ONLY	Legistar #:
	<p align="center"><b>DATE STAMP</b></p> <p align="center"><b>RECEIVED</b></p> <p align="center"><b>3/25/21</b></p> <p align="center"><b>8:16 am</b></p>
	<p><b>Preliminary Zoning Review</b></p> <p>Zoning Staff Initial:</p> <p>Date:     /     /</p>

## 3. APPLICANT

Applicant's Name: Mark Elsdon Company: Presbyterian Student Center Foundation (Pres House)

Address: 731 State St., Madison, WI 53703

Street City State Zip

Telephone: 608-216-7312 Email: mark@preshouse.org

Property Owner (if not applicant): Presbyterian Student Center Foundation (Pres House)

Address: same as above

Street City State Zip

Property Owner's Signature:  Date: March 24, 2021

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC Meeting Schedule Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC%20Meeting%20Schedule%20Dates.pdf)



To: The Landmarks Commission  
From: Pres House Executive Director and Board of Directors  
Date: March 25, 2021

To Whom It May Concern,

It is the intent of the Board of Directors of Pres House to make repairs to the exterior of our 90-year-old facility which is on the National Historic Registry. This letter describes existing conditions, proposed repairs/restoration of select masonry elements, and the routine maintenance on Tower stone/masonry/roof decks proposed.

Age and weathering have caused breakage and weakened the structure of decorative stone features near the top of Pres House Tower. Up to four pieces were professionally removed (and stored) in an emergency measure. (SEE Existing Condition Photos, pages 2-6)

A proposal for Masonry Repair and Restoration has been obtained from Statz Restoration and Engineering Company, Inc. (SEE Statz: Feb 5 2021; page 7-8). Preservation architect of Isthmus Architecture reviewed proposal for compliance with National Park Service guidelines for masonry repairs. Briefly, the following work is slated to be done: Dutchman repair/reset all broken elements, tuckpoint the mortar joints, re-caulk the sills and windows, and re-seal the Tower roof decks.

Materials have been chosen to match all original finishes and are noted in a letter from Statz. Nothing is to be altered in design, color, placement, or appearance in any way. (SEE March 10 Statz Letter and Materials list; pages 9-17)

This project scope is limited to the Tower part of building. While a lift is on site, any masonry features on the adjacent Church Building that appear to pose a safety risk will be brought to attention and, if necessary and feasible, repaired. (SEE Elevations; page 18)

No Architect has been engaged for this maintenance work. Detailed drawings of the original construction are available for reference as needed, however a drawing of the upper tower is included. (SEE Upper Tower Detail; page 19)

We trust that this description along with the following details will provide you with the information needed to allow us to proceed with these repairs. As stated, our goal is to return the Pres House Tower to its original state and the materials to be used will mirror the original as closely as possible. No additions or changes from the original design are proposed or envisioned. Thank you for your consideration of our project and please contact us should you require additional information.

(SEE the following pages for supporting materials as referenced above.)

731 STATE STREET  
MADISON, WI  
53703

608.257.1030  
INFO@PRESHOUSE.ORG  
WWW.PRESHOUSE.ORG

## Existing Conditions Photos



Rusted anchor with pediment removed.



Rusted anchor with pediment cracked but still in place.

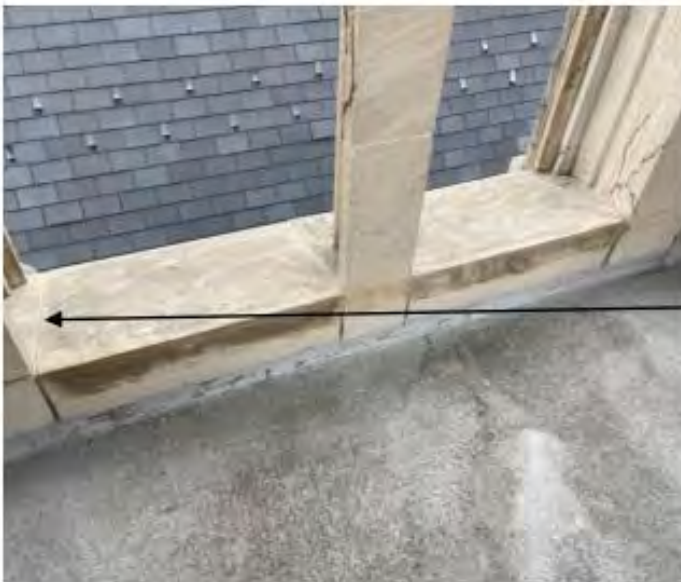


Three pediments removed and stored on upper roof.





Existing broken pediment.



Recaulk sill joints.



Recaulk sill joints.



Recaulk window perimeters.



Proposed Dutchman repaired pediment showing stone repaired back to original height. Dutchman will be attached to original stone using stainless steel dowel/epoxy. Pediment will then be reinstalled on stone base using stainless steel dowel/epoxy and mortar.



Small pediment with missing top.

Large pediment removed from base stone. Rusted steel dowel will be removed and replaced with stainless steel dowel.



Loose stones at upper parapet. Stones will be removed and reset in mortar.



Deck coating on second exposed level.



Deck coating on third exposed level





Deck coating on roof areas (8 roof locations total).



Loose stones at base of tower wall by sidewalk.

## Statz Feb. 5 Proposal for Repair



February 5, 2021

Pres House – UW Madison  
731 State Street  
Madison, WI 53703

Attn: Rev. Mark Elsdon  
Re: Proposal for Masonry Repairs on Tower

Dear Rev. Elsdon,

Based on our recent onsite meeting, we have prepared the following proposal for your review:

### SCOPE OF WORK

The University Presbyterian Church and Student Center, more commonly known as the Pres House, was constructed during the period 1931 -1935. The building is constructed of stone, brick and concrete. Statz Restoration completed masonry restoration repairs on the building back in 1996. The repairs included tuckpointing of failed mortar, caulking repairs and the installation of waterproof coatings on the four exposed levels of the tower. The tower on the building requires some masonry repairs. The owner would like pricing to repair the masonry on the tower.

Accordingly, we propose to complete the following repairs on the Pres House tower:

1. Mobilize and set up. We will use a large boom lift for access and bosun's chair drops off the back side of the tower as necessary.
2. Tuckpoint deteriorated mortar joints in the stone and brick masonry as required using type N mortar. Mortar to match original as best possible and as approved by the owner based on test samples.
3. Recaulk skyward facing joints in the stone (sills, capstones and joints in the stone lattice) using Tremco Spectrem 3 silicone sealant. We will remove old sealant from joint prior to recaulking.
4. Recaulk window and door perimeters using Tremco Spectrem 2 sealant. 5. Stone Pediment Replacement – There are eight damaged stone pediments around the parapet at the top of the tower. Each pediment is anchored to the stone below with a steel rod which has rusted. The expanding rust is causing the surrounding stone to crack and spall making the pediment unstable. There are eight pediments and four have already been removed and placed inside the tower. The remaining four are cracked and are a safety concern. We will remove these four stone pediments.

Milwaukee Office Madison Office N57 W13580 Reichert Avenue ♦ Menomonee Falls, WI 53051 1600 Algonquin Drive ♦ Baraboo, WI 53913 (262) 783-7745 ♦ (800) 486-0659 ♦ Fax (262) 783-4941 (608) 356-9080 ♦ Fax (608) 356-8865 [office@statzrestoration.com](mailto:office@statzrestoration.com) [www.statzrestoration.com](http://www.statzrestoration.com)



The rusted steel rods will be drilled out and removed from the stone. We will cut off the damaged bottom portion of each pediment and attach new stone matching the configuration of the original stone. The Dutchman pieces will be attached using stainless steel dowels and epoxy. All eight pediments will then be reinstalled back onto the base stones using stainless steel dowels, epoxy and mortar.

6. Repair one small pediment with missing top. We will have a new stone top fabricated and we will install using stainless dowel and epoxy. Additional damaged stone can be repaired for an additional charge if needed.
7. Reset loose masonry parapet pieces on the upper roof deck. These pieces are loose and will be removed and reset in new mortar.
8. Resurface deck coated areas. Clean and reapply urethane deck coating to the four landings in the tower and also on the eight roof areas that were coated in 1996. Any cracks in the concrete will be routed and caulked prior to recoating. Coating area will be solvent wipe cleaned. We will then apply one top coat of urethane with silica sand for skid resistance.
9. Replace loose stones at the base of the wall where the west stairs meet the sidewalk. 10. As an option, wash the tower exterior using mild detergent and low psi pressure washer. 11. As an option, complete other masonry repairs on the building as required while the boom lift is on site. This work can be completed on a time and material basis.

Please see photos at the end of this proposal.

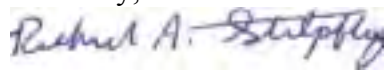
## PRICING

Statz Restoration & Engineering Company, Inc. will provide all labor, equipment, insurance, and materials for the above-described work for the following prices:

- A. Base bid work items 1-9 above. Price: \$83,600.00
- B. Option for cleaning the tower exterior. Estimated Costs: \$5,000.00 to \$7,500.00
- C. Additional time and material work. Estimated costs: not to exceed \$10,000.00.

Thank you for the opportunity to submit this proposal. Please call with any questions.

Sincerely,



Richard A. Stelpflug  
Project Manager

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Owner or Authorized Representative)

Milwaukee Office Madison Office N57 W13580 Reichert Avenue ♦ Menomonee Falls, WI 53051 1600 Algonquin Drive ♦  
Baraboo, WI 53913 (262) 783-7745 ♦ (800) 486-0659 ♦ Fax (262) 783-4941 (608) 356-9080 ♦ Fax (608) 356-  
8865 office@statzrestoration.com www.statzrestoration.com

## Statz: March 10; Proposal for repair materials



March 10, 2021

Pres House – UW Madison  
731 State Street  
Madison, WI 53703

Attn: Rev. Mark Elsdon  
Re: Submittals for Masonry Repairs on Tower

Dear Rev. Elsdon,

We propose to compete the masonry repair and cleaning on the Pres House tower using the following materials:

1. Metal Frame to Masonry Sealants - Tremco Spectrem 2 silicone sealant. Colors to be selected by the owner from Tremco standard color chart. Data sheet is attached.
2. Masonry and Stone Sealants – Tremco Sepctrem 3 silicone sealant. Colors to be selected by the owner from Tremco standard color chart. Data sheet is attached.
3. Mortar – Mortar Technologies premixed Type N mortar. Mortar to match original as best possible and as approved by the owner based on test samples. Data sheet is attached.
4. Stone Dutchman for Pediment Replacement – Indiana Limestone in buff color supplied and tooled by Madison Block and Stone. Sandblast finish to match surrounding stone.
5. Stone Anchors – Stainless dowels and Rapid Set Fast Anchoring and Repair Adhesive structural epoxy. Data sheet is attached.
6. Deck Coating – Masterseal Traffic 1500 urethane deck coating (top coat only). This is the same product we installed on the concrete landings back in 1996 (it used to be named Sonoguard). Data sheet is attached.
7. Traffic Bearing Sealant (for cracks in landing prior to recoating) – MasterSeal SL 2 polyurethane sealant. Data sheet is attached.
8. Solvent (for deck coating cleaning) – Klean Strip Xylol. Data sheet is attached.
9. Masonry Cleaner – Low psi pressure washer (500 psi) and Prosoco BioWash cleaner. Data sheet is attached.

Please call with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Richard A. Stelpflug".

Richard A. Stelpflug  
Project Manager

### Milwaukee Office

N57 W13580 Reichert Avenue • Menomonee Falls, WI 53051  
(262) 783-7745 • (800) 486-0659 • Fax (262) 783-4941  
[office@statzrestoration.com](mailto:office@statzrestoration.com)

### Madison Office

1600 Algonquin Drive • Baraboo, WI 53913  
(608) 356-9080 • Fax (608) 356-8865  
[www.statzrestoration.com](http://www.statzrestoration.com)

## Materials List: Solvent



**AMERICAN  
#1  
PAINT BRAND**

# Xylol Xylene

## THINS EPOXIES & ENAMELS

**Stronger Solvent  
than Paint Thinner**



**DANGER! FLAMMABLE.** VAPORS MAY CAUSE FLASH FIRE OR IGNITE EXPLOSIVELY. HARMFUL OR FATAL IF SWALLOWED. EYE IRRITANT. VAPOR HARMFUL. Read entire label prior to use or storage.

**ONE GALLON (3.785 L)**

**¡PELIGRO! INFLAMABLE.** LOS VAPORES PUEDEN CAUSAR UN INCENDIO ESPONTÁNEO O INCENDIARSE EXPLOSIVAMENTE. NOCIVO O LETAL SI SE INGIERE. IRRITANTE DE LOS OJOS. VAPOR NOCIVO. Lea toda la etiqueta antes de usar o almacenar este producto.

**Klean-Strip® Xylene** can be used in place of Toluene to thin specified oil-based paint, lacquer, varnish, epoxy, adhesives and synthetic enamels when a slower rate of evaporation is desired. Xylene will also remove certain adhesives, and is an excellent clean-up solvent for tools and equipment immediately after use.

**DIRECCIONES PARA USO:** Evaluar las especificaciones de instrucciones para el uso de solventes de pintura. No es necesario mezclar con un ratio de 4 partes por galón. No se debe usar más de lo recomendado por las instrucciones de pintura.

**INSTRUCCIONES PARA EL USO:** Lea las instrucciones del fabricante de la pintura para la cantidad de solvente requerida. Almacenamiento: Almacenar este solvente en un recipiente de 4 galones por galón. No use más de lo recomendado por las instrucciones de pintura.

**IMPORTANT:** Do not apply to floors or any other large surface area because fire and health safety risks will increase dramatically. **HELPFUL TIPS:** Use only as specified by the coating, adhesive or hobby product manufacturer. Do not use as a general purpose thinner. Xylene may soften or damage plastics, synthetics and many other finishes. Use only where specified, and test on inconspicuous areas before application. Do not use on linoleum, plastic, rubber, asphalt tile, fiberglass or other synthetic materials. Xylene may harm these surfaces.

**IMPORTANTE:** No aplicar a pisos u otras superficies grandes porque se incrementará drásticamente los riesgos de incendio y a la salud. **CONSEJOS ÚTILES:** Use solamente según especificaciones del fabricante para solventes, adhesivos y productos para hobbies. No utilizar como thinner general. El xileno puede ablandar o dañar plásticos, materiales sintéticos y muchos otros acabados. Use solo según las especificaciones y pruebe en áreas poco visibles antes de aplicar el producto. No utilizar en linóleo, plástico, caucho, teja de asfalto, fibra de vidrio, otros materiales sintéticos. Xileno puede dañar las siguientes superficies.

**DANGER! FLAMMABLE. VAPORS MAY CAUSE FLASH FIRE OR IGNITE EXPLOSIVELY. KEEP AWAY FROM HEAT, SPARKS, FLAME, AND ALL OTHER SOURCES OF IGNITION.** Extinction oil flames and pilot lights, and turn off all stoves, heaters, electric motors and all other sources of ignition during use and until all vapors are gone. Do not smoke. Keep away from electrical outlets and switches. Beware of static electricity generated by synthetic clothing and other sources. **USE ONLY WITH ADEQUATE VENTILATION TO PREVENT BUILDUP OF VAPORS.** Do not use in areas where vapors can accumulate and concentrate such as basements, bathrooms and small, enclosed areas. If using indoors, open all windows and doors and maintain a cross ventilation of moving fresh air across the work area. If strong odor is noticed or you experience any dizziness - STOP - ventilation is inadequate. Leave area immediately. **IF THE WORK AREA IS NOT WELL VENTILATED, DO NOT USE THIS PRODUCT.** A dust mask does not provide protection against vapors.

**DANGER! HARMFUL OR FATAL IF SWALLOWED. EYE IRRITANT. VAPOR HARMFUL.** Reports have associated repeated and prolonged over-exposure to solvents with neurological and other physiological damage. The risk to your health depends on the level and duration of exposure. Intentional misuse of this product by deliberately concentrating and inhaling vapors can be harmful or fatal. Avoid breathing vapors or mist and contact with skin, eyes, and clothing. Do not swallow.

**SAFETY DIRECTIONS: USE OUTDOORS IN AN OPEN AREA.** It is dangerous to use this product indoors. If you must use indoors, cross-ventilate with fresh air by opening all windows and doors and circulating fresh air through the work area to reduce vapor accumulation. Always wear chemical splash goggles and chemical-resistant gloves when handling this product. A dust mask does not provide protection against the vapors.

**A WARNING:** This product can expose you to chemicals including Ethylbenzene and Xylene, which are known to the State of California to cause cancer. For more information go to [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

**FIRST AID IF SWALLOWED:** Do not induce vomiting. Immediately call the Poison Control Center (1-800-222-1222), hospital emergency room or physician for instructions. **IN CASE OF EYE CONTACT:** Immediately flush with water, remove any contact lens, continue flushing with water for at least 15 minutes. Stop and seek immediate medical attention. **IN CASE OF SKIN CONTACT:** Immediately wash with soap and water. If irritation persists, get medical attention.

**KEEP OUT OF REACH OF CHILDREN.**

**¡PELIGRO! INFLAMABLE.** LOS VAPORES PUEDEN CAUSAR UN INCENDIO O INCENDIO EXPLOSIVO. MANTÉNASE FUERA DEL CALOR, CHISPAS, LLAMAS Y TODAS LAS OTRAS FUENTES DE IGNICIÓN. Apague todas las flamas y todas pilas, y apague todos los motores, calentadores, motores eléctricos y todos los otros fuentes de ignición durante el uso y hasta que todos los vapores se hayan ido. No fumar. Mantener alejado de encendido eléctrico e inalámbrico. Evite cualquier cosa que genere electricidad estática por la ropa sintética y otras fuentes. **USO ÚNICAMENTE CON VENTILACIÓN ADECUADA PARA EVITAR LA EXISTENCIA DE VAPORES.** No lo use en áreas donde los vapores se puedan acumular y concentrar como sótanos, baños y áreas pequeñas y cerradas. Si lo usa en el interior, abra todas las ventanas y puertas y mantenga una ventilación cruzada de aire fresco al momento en el área de trabajo. Si se nota un fuerte olor o si experimenta mareos - ¡DETÉNASE! - la ventilación es insuficiente. Salga del área inmediatamente. **SI EL ÁREA DE TRABAJO NO ESTÁ BIEN VENTILADA, NO USE ESTE PRODUCTO.** Una máscara contra polvo no brinda protección contra los vapores.

**¡PELIGRO! NOCIVO O LETAL SI SE INGIERE. IRRITANTE DE LOS OJOS. VAPOR NOCIVO.** Los informes han asociado la sobreexposición repetida y prolongada a solventes con daños neurológicos y otros daños fisiológicos. El riesgo para su salud depende del nivel y la duración de la exposición. El uso intencional de este producto al concentrar e inhalar vapores deliberadamente puede ser dañino o fatal. Evite respirar los vapores o la neblina y el contacto con la piel, los ojos y la ropa. No lo trague.

**INSTRUCCIONES DE SEGURIDAD: USE AL AIRE LIBRE EN UN ÁREA ABIERTA.** Es peligroso usar este producto en interiores. Si debe usar el solvente, ventile el área de trabajo abriendo todas las ventanas y puertas y haciendo circular aire fresco a través del área de trabajo para reducir la acumulación de vapor. Siempre use gafas de protección contra salpicaduras de sustancias químicas y guantes resistentes a los productos químicos cuando maneje este producto. Use máscara contra polvo si experimenta irritación o molestias por vapores.

**A. ADVERTENCIA:** Este producto puede exponerlo a productos químicos, incluidos el etilbenceno y el xileno, que el estado de California sabe que causan cáncer. Para obtener más información, vaya a [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

**PRIMEROS AUXILIOS EN CASO DE INGESTIÓN:** No inducir el vómito. Llame inmediatamente al Centro de Control de Envenenamientos (1-800-222-1222), o a la sala de emergencias del hospital o a un médico para recibir instrucciones. **EN CASO DE CONTACTO CON LOS OJOS:** Lave inmediatamente con agua, retire cualquier lente de contacto, continúe enjuagando con agua durante al menos 15 minutos, luego obtenga atención médica inmediata. **EN CASO DE CONTACTO CON LA PIEL:** Lave inmediatamente con agua y jabón. Si la irritación persiste, obtenga atención médica.

**MANTÉNASE FUERA DEL ALCANCE DE LOS NIÑOS.**

Mantén alejado de los niños.

©2019 W.M. Allen & Co., Inc. • [www.kleanstrip.com](http://www.kleanstrip.com)



30192 02425 6



# Materials List: Polyurethane Sealant



## MasterSeal® SL 2

Multi-component self-leveling polyurethane sealant

### DESCRIPTION

**MasterSeal SL 2** is a multi-component, self-leveling, elastomeric polyurethane sealant that is mixed and poured in place. When cured, it forms a tough, resilient joint seal that resists penetration and abrasion and remains flexible when exposed to weather and aging.

### FEATURES

- Abrasion resistant to help handle pedestrian and vehicular traffic
- Joint movement capability  $\pm 25\%$  provides excellent flexibility for keeping moving joints weathertight
- Weather resistant, producing long-lasting weathertight seals
- Easy to gun and tool, speeding up application and making neater joints
- **MasterSeal 905** accelerator available for use in cold climate applications to help speed initial cure
- No primer required for most construction materials, lowering installation costs
- Wide temperature-application range makes **MasterSeal SL 2** suitable for all climates
- UL listed; Passes 4-hour, 4-inch, fire and hose stream test when used with Ultra Block or mineral wool
- Suitable for water immersion with documented performance in wet areas
- Chemical cure allows for faster turnaround time
- Bulk packaging results in less waste
- Long pot life offers extended working time
- Formulated to withstand pedestrian and vehicular traffic

### SUBSTRATES

- Concrete
- Metal

### APPLICATIONS

- Horizontal
- Interior and exterior
- Expansion joints
- Control joints
- Pavers
- Plaza decks
- Industrial floors
- Driveways/garages
- Sidewalks
- Decks
- Parking structures
- Pitch pans

### PACKAGING

#### **MasterSeal SL 2**

5.67 liters containing Part A and Part B

**MasterSeal P 173** 473 ml cans

### COLOR

40 standard, stocked colors are available.

Refer to the Popular Palette for Sealants and Waterproofing.

### STANDARDS

- ASTM C 920, Type M, Grade P, Class 25, Use T, NT, M, A, O\* and I
- Federal Specification TT-S-00227E, Type I, Class A
- Corps of Engineers CRD-C-506, Type I, Class A
- Canadian Specification CAN/CGSB 19.24-M90, Classification MCG-1-40-B-L, No. 81031
- CFI accepted
- USDA compliant for use in areas that handle meat and poultry

\* Refer to substrates in Where to Use.

### SHELF LIFE

Parts A and B: 1 year when properly stored

**MasterSeal 900** Color Packs: 5.5 years

# Materials List: Silicone Sealant

# TREMCO®

## Spectrem® 2

### High-Performance Silicone Sealant

#### Product Description

Spectrem® 2 is a medium-modulus, one-part, high-performance, neutral-cure silicone sealant ideal for a variety of perimeter caulking and glazing applications.

#### Basic Uses

- Two-sided structural glazing
- Perimeter and weather seals
- Cap, heel and toe beads
- Curtainwall or window joints

Spectrem 2 may be used on substrates such as aluminum, glass, steel, painted metal, plastic, stone, concrete and brick. Spectrem 2 exhibits primerless adhesion to many common building materials.

All structural glazing applications must be reviewed and approved by Tremco Technical Service prior to the application of Spectrem 2.

#### Applicable Standards

Spectrem 2 meets or exceeds the requirements of the following specifications:

- ASTM C920 Type S, Grade NS, Class 50, Use NT, M, G, A and O

- ASTM C1248
- U.S. Federal Specification TT-S-001543A (COM-NBS) Class A
- U.S. Federal Specification TT-S-00230C (COM-NBS) Class A, Type II
- CAN/CGSB 19.13-M87
- Black meets all of AAMA 802.3-92 (Type I and II), 805.2-94 (Group C), and 808.3-92

#### Packaging

1/12-gallon (300mL) cartridges, 20-ounce (600mL) sausages, 2-gallon (7.6L) and 4.5-gallon (17L) pails and 55-gallon (208.2L) drums. All colors are not available in all package sizes. Contact Tremco Customer Service for more information.



### TYPICAL PHYSICAL PROPERTIES

Property	Test Method	Typical Value
<b>As Supplied:</b>		
Tack-free time	ASTM C679	20-40 minutes
Sag	ASTM D2202	0-0.1mm (0-0.03")
Tooling Time (skin formation)		10-15 minutes
<b>As Cured: After 14 days at 77° F (25° C) and 50% R.H.</b>		
Hardness (Shore A)	ASTM C661	37-40
Tensile strength at maximum elongation	ASTM D412	1.52-1.59 MPa (220-230 psi)
Elongation	ASTM D412	235-260%
Tensile Strength at 100% elongation	ASTM C1135	0.62-0.69 MPa (90-100 psi)
Tear Strength	ASTM D624	6.14-7.02 kN/m (35-40 pli)
Peel Strength Aluminum, Glass	ASTM C794	2.81-3.86 kN/m (16-22 pli)
Staining of Porous Substrates		
White Marble Primed & Unprimed	ASTM C1248	No Stain
Cyclic movement	ASTM C719	±50%
<b>As Cured: After 21 days at 77° F (25° C) and 50% R.H.</b>		
Ultimate Tensile Strength	ASTM C1135	0.85 MPa (123 psi)
Ultimate Elongation	ASTM C1135	261%

NOTE: The foregoing information is published as general information only. The listed properties and performance characteristics are approximate values and are not part of the product specification.

## Materials List: Anchoring and Repair Adhesive

### FAST ANCHORING & REPAIR ADHESIVE

Multi-Purpose Two-Component Structural Epoxy



#### PRODUCT DATASHEET

**DESCRIPTION:** Rapid Set® FAST ANCHORING & REPAIR ADHESIVE is a two-component, rigid structural epoxy anchoring repair adhesive designed to develop a strong, durable bond to concrete, masonry, and dissimilar building materials. The high-performance mechanical bond strength and pull-out strength make it suitable for use in a wide range of general construction, repair and maintenance projects.

**USES:** Use FAST ANCHORING & REPAIR ADHESIVE on properly prepared concrete and masonry substrates. It has a high chemical resistance for use in environments such as swimming pools with chlorine or near salt water. It is ideal for anchoring bolts, dowels, rebar, and wall ties to concrete, concrete blocks, stone, and other masonry substrates. Use as a mortar to fill holes, divets, pop-outs, and non-moving joints/cracks on concrete and masonry. This anchor and repair material is not intended for use as a cosmetic or decorative product. The resin may cause staining in certain materials.

**SURFACE PREPARATION:** Ensure the substrate is clean, sound and free of bond inhibitors, such as grease, oil, mold, coatings and sealers. Do not install anchor in delaminated or weak substrates. Follow the Technical Installation Procedures for Anchoring, at [www.CTScement.com](http://www.CTScement.com), to properly prepare the anchor hole.

**APPLICATION:** The minimum application temperature is 41°F (5°C) and rising. The maximum application temperature is 104°F (40°C). Cartridge temperature needs to be a minimum of 41°F (5°C); optimal temperature is 68°F (20°C). For best results, place adhesive when the ambient temperature is between 68°F and 86°F (20°C and 30°C). Ensure surface, personnel and equipment are ready before application. Unscrew top and screw on the provided nozzle onto the mouth of the cartridge. Insert the cartridge into a quality extrusion gun with a minimum of 18:1 thrust ratio. Extrude material with three full pumps until an even gray color, without streaks, flows out. Refer to the Technical Installation Procedures for Anchoring to apply resin inside the anchoring hole.

**CURING:** At 68°F (20°C), working time is 30 minutes and is load bearing ready in 10 hours.

Cartridge Temperature	Gel & Work Time	Cure Time Dry Substrate	Cure Time Wet Substrate
*41°F (5°C)	180 min	50 hours	100 hours
*50°F (10°C)	120 min	24 hours	48 hours
68°F (20°C)	30 min	10 hours	20 hours
86°F (30°C)	20 min	6 hours	12 hours
104°F (40°C)	12 min	4 hours	8 hours

\*For installations in base material temperature between 41°F and 50°F (5°C and 10°C) the cartridge temperature must be conditioned to between 41°F and 68°F (5°C and 20°C).

**COLD WEATHER:** Installation in low temperatures will extend cure times of the Rapid Set® FAST ANCHORING & REPAIR ADHESIVE. To ease flow and placement in cold conditions, warm the cartridge above 50°F (10°C) for 24 hours prior to installation. Remove dew, frost or ice from the substrate with acetone on a clean cloth, then place adhesive immediately.

#### OVERVIEW

##### Highlights:

- Superior pull-out strength
- Use on cracked or uncracked concrete
- High chemical resistance
- Can be used for overhead applications
- Fill non-moving cracks and joints
- Bonds in water filled anchor holes

##### Conforms to:

ASTM C881 Type IV, Grade 3, Class A, B, C

##### MasterFormat® 2016

- 03 05 07 Adhesives for Concrete
- 09 05 00 Adhesives – Common Work Results, Finishes
- 99 00 00 Construction & Industrial Products

CTS Cement Manufacturing Corp.  
12442 Knott St.  
Garden Grove, CA 92841  
Tel: 800-929-3030 | Fax: 714-379-8270  
Web: [www.CTScement.com](http://www.CTScement.com)  
E-mail: [info@CTScement.com](mailto:info@CTScement.com)



PRODUCT CATALOG

SEALANTS  
& ADHESIVES

1



## Materials List: Silicone Sealant

# TREMCO®

## Spectrem® 3

### Non-Staining, Low-Dirt Pick-Up, Low-Modulus Silicone Sealant

#### Product Description

Spectrem® 3 is a general-purpose, low-modulus, high-performance, one-part, neutral-cure, non-staining, low dirt pick-up, construction-grade silicone sealant.

#### Basic Uses

Spectrem 3's patented chemistry has been specifically formulated to seal porous stone, EIFS, metal panels, masonry and pre-cast concrete joints.

#### Product Features

- Low polar attraction to dirt
- Extremely low stain potential
- Low-modulus and low Shore A hardness
- Primerless adhesion to most porous substrates
- Extended tooling time and workability in high temperatures
- No cure inhibition with Spectrem 1, Spectrem 2 or Dymonic® FC when applied "wet-to-wet"
- Low VOC, zero solvent content
- Matte finish

#### Applicable Standards

Spectrem 3 meets or exceeds the requirements of the following specifications:

- ASTM C 920 Type S, Grade NS, Class 50, Use NT, M, G, A and O
- ASTM C 1248
- ASTM C 1382



- U.S. Federal Specification TT-S-001543A Class A
- U.S. Federal Specification TT-S-00230 Class A
- CAN/CGSB 19.13-M87
- EIMA Test Method 300.01

#### Product Benefits

- A 20 year non-stain warranty when pre-approved and tested by Tremco in accordance with ASTM C 1248.
- Less chance of EIFS substrate failures when compared to applications with medium-modulus sealants.
- Ease of use reduces the risk of application failure.
- Compatibility with other sealants minimizes the chance of leakage when sealants abut at glazing and other façade intersects.
- Low VOC satisfies the LEED criteria for Indoor Environmental Criteria.
- Matte finish affords an aesthetically pleasing appearance with EIFS and stone substrates.

### TYPICAL PHYSICAL PROPERTIES

Property	Test Method	Typical Value
<b>As Supplied:</b>		
Tooling Time		40 minutes
Tack Free Time		2 hrs
<b>As Cured: After 14 days at 77° F (25°C) and 50% R.H.</b>		
Hardness (Shore A)	ASTM C 661	15
After 14 days at 25°C (77°F)		
Tensile Strength at Max Elongation	ASTM D 412	155 psi
100% Modulus		55 psi
50% Modulus		40 psi
25% Modulus		25 psi
Tear Strength (die "C")	ASTM D 624	25-30 pli min.
Peel Strength	ASTM C 794	
Aluminum, Glass, Concrete		25-35 pli min.
Temperature Range		-40°F to +300°F
Staining of Porous Substrates		
White Marble Primed & Unprimed	ASTM C 1248	No Stain
Stain and Color Change	ASTM C 510 (TT-S-001543A)	No Stain
Joint movement capability	ASTM C 719	
Extension Compression		±50%

NOTE: The foregoing information is published as general information only. The listed properties and performance characteristics are approximate values and are not part of the product specification.

# Materials List: Polyurethane waterproofing



We create chemistry

Technical Data Guide

7 | 07 18 00  
Traffic  
Coatings

## MasterSeal® Traffic 1500

Polyurethane waterproofing, traffic-bearing  
membrane systems for vehicular and pedestrian areas

FORMERLY SONOGUARD®

### PACKAGING

- MasterSeal P 222:  
5 gallon (18.93 L) pails
- MasterSeal P 220:
  - 4 gallon (15.14 L) units in
  - 5 gallon pails (18.93 L)
- MasterSeal M 200,  
(self-leveling and slope-grade):
  - 5 gallon (18.93 L) pails
  - 55 gallon (208 L) drums
- MasterSeal M 205:  
5 gallon (18.93 L) pails
- MasterSeal TC 225:
  - 5 gallon (18.93 L) pails
  - 55 gallon (208 L) drums
- MasterSeal TC 235:  
5 gallon (18.93 L) pails
- MasterSeal 914: 1 pint (473 mL) cans
- MasterSeal 915 (for recoat applications):  
0.5 pint (236 mL) cans
- MasterSeal 960
  - 4" x 75' roll
  - 6" x 75' roll

### YIELD

See chart on page 3

### COLORS

Gray, Charcoal, Tan, Dark Tan

### STORAGE

Store in unopened containers in a cool, clean, dry area

### SHELF LIFE

- MasterSeal M 200, M 205, TC 225, and TC 235:  
5 gal pails, 1 year when properly stored  
55 gal drums, 9 months when properly stored
- MasterSeal 914, pint cans:  
2 years when properly stored
- MasterSeal 915:  
1 year when properly stored
- MasterSeal 960:  
2 years when properly stored

### DESCRIPTION

MasterSeal Traffic 1500 waterproofing systems are composed of:

- MasterSeal M 200, a one-component, moisture-curing polyurethane, OR MasterSeal M 205, a low VOC, one component, moisture curing polyurethane.
- MasterSeal TC 225, a one-component aliphatic moisture-curing polyurethane, OR MasterSeal TC 235, a low VOC, one component aliphatic, moisture curing polyurethane.
- MasterSeal TC 225 Tint Base or MasterSeal TC 235  
Note: MasterSeal TC 225 Tint Base and TC 235 Tint Base are intended for pedestrian use only and are not suitable for vehicular traffic.

For projects requiring primer, two choices are available:

- MasterSeal P 222, a one-component solvent-based primer and sealer,
- MasterSeal P 220, a two-component waterborne epoxy primer and sealer.

### PRODUCT HIGHLIGHTS

- Primer coat not typically required which helps to reduce labor and material costs
- Waterproof which helps to protect concrete from freeze/thaw damage; protects occupied areas below from water damage
- Excellent chloride resistance provides protection against chloride intrusion; extends the life of reinforcing steel
- Seamless elastomeric membrane offers excellent durability and superior abrasion resistance, has no seams that may result in leaks
- Provides skid resistance to increase safety and offers excellent durability and superior abrasion resistance
- Multiple systems available, making MasterSeal Traffic 1500 ideal for various vehicular or pedestrian traffic solutions
- Repairable and recoatable to extend the useful life of the system
- Four standard colors: gray, charcoal gray, tan and dark tan

### VOC CONTENT

- MasterSeal M 200:
  - Self-leveling grade:  
196 g/L less water and exempt solvents
  - Flash/slope grade: 71.0 g/L  
less water and exempt solvents
- MasterSeal M 205: 98 g/L less water and exempt solvents
- MasterSeal TC 225: 209 g/L less water and exempt solvents.
- MasterSeal TC 235: 95 g/L less water and exempt solvents

Master Builders Solutions by BASF  
[www.master-builders-solutions.basf.us](http://www.master-builders-solutions.basf.us)

**MASTER®**  
**» BUILDERS**  
SOLUTIONS

V

## Materials List: Mortar



### *Mortar Technologies*

#### CERTIFICATION

**DATE:** 2/20/15

**PROJECT NAME:** Various

**MASONRY CONTRACTOR:** Statz Restoration

**GENERAL CONTRACTOR:** Various

**PRODUCT:** N PL (Pro), Type N, Portland/Lime mortar by proportion.  
1:1:6 volume proportion

To Whom It May Concern:

Mortar Technologies certifies the above referenced mortar is manufactured to comply with ASTM C270 using aggregate meeting ASTM C144, Portland Cement meeting ASTM C150 (Type I) and hydrated lime meeting ASTM C207.

Please note ASTM C270 is not a specification to determine mortar strengths in the field (per section 3) but only to ensure compliance with property specification requirements under laboratory testing. Field testing should be performed according to ASTM C780 procedures.

Sincerely,

Mortar Technologies

4980 Wildlife Road, Hartford, WI 53027  
Toll Free: 877-599-5090  
Fax: 262-644-4011

*A Part of Lycon Inc.*



## Materials List: Biological Soiling Remover

### PRODUCT DATA SHEET

**PROSOCO**  
SINCE 1939



# BioWash®

*biological soiling remover for monuments & gravestones*

### OVERVIEW

Enviro Klean® BioWash removes mold and mildew staining and atmospheric staining that disfigures and degrades many types of construction materials. BioWash® is a highly efficient alternative to aggressive cleaners traditionally used on interior and exterior masonry, stone and tile surfaces.

BioWash® can also be applied safely to non masonry substrates such as wood, painted surfaces, metal, plastic and glass. Simply dilute with clean water as directed, and apply BioWash® to the surface. A short contact time, gentle scrubbing and a water rinse are normally enough to remove light-to-moderate soiling and staining typically encountered on building surfaces and monuments.

### SPECIFICATIONS

For all PROSOCO product specifications visit [www.prosoco.com](http://www.prosoco.com) and click on "SpecBuilder" or "Solution Finder."

### ADVANTAGES

- Safe for landscape plantings and grass.
- Safe for interior use in occupied buildings.
- Effective on all types of stone, concrete and brick masonry.
- Non-fuming, low-odor formulation.
- Needs no substrate neutralization.
- Minimal precautions required for handling and storage.
- Easy to apply with brush, roller or coarse spray.
- Biodegradable.
- Concentrated for economy.
- Safe and effective on wood, painted surfaces, metal, glass and plastic.

### Limitations

- For removal of heavy biological or atmospheric soiling, consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255.

### REGULATORY COMPLIANCE

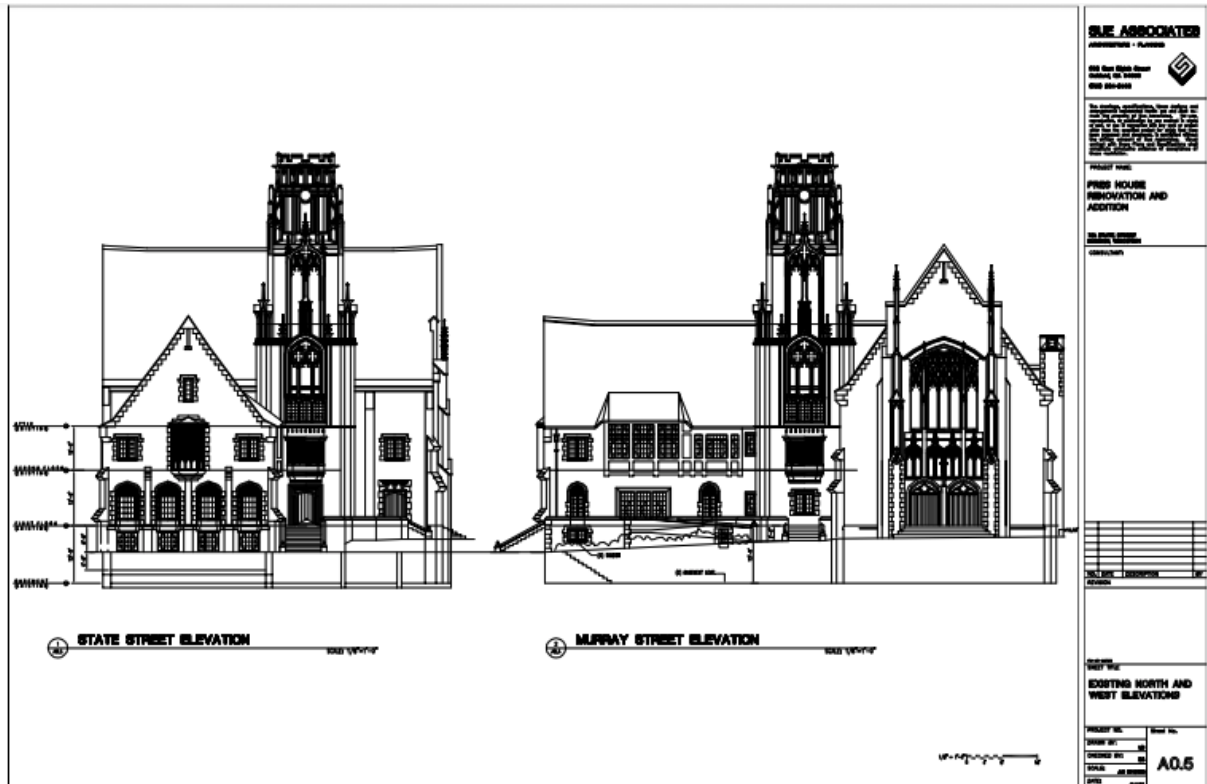
#### VOC Compliance

Enviro Klean® BioWash® is compliant with all national, state and district regulations

### TYPICAL TECHNICAL DATA

FORM	Clear, low-odor liquid. Slight amber color
SPECIFIC GRAVITY	1.00
pH	5.5–6.5
WT/GAL	8.34 lbs
ACTIVE CONTENT	Not applicable
TOTAL SOLIDS	Not applicable
VOC CONTENT	Not applicable
FLASH POINT	Not applicable
FREEZE POINT	32°C (0°C)
SHELF LIFE	3 years in tightly sealed, unopened container
SOLUBILITY IN WATER	Complete

# Elevations



## Upper Tower Detail

