



# Certificate of Appropriateness—Amended

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

## Property

910 N. OLD WORLD THIRD ST. Second Ward Savings Bank

## Description of work

Applicant proposes a substantial amount of facade restoration work delineated below:

### BALUSTRADE

With the exception of the seven bays of solid balustrade, a deconstruction of the balustrade down to the top surface of the balustrade bases (plinth) will be done. Much of the balustrade assembly (cap stone, rail, baluster and plinth) remains sound and can be retained. The deconstruction is required to provide new alloy-coated copper flashing and stainless steel pins at all horizontal connections of the upper balustrade units.

#### A. Balusters

The missing and cracked balusters will be replaced by newly fabricated limestone balusters. The Masonry Contractor will remove an existing baluster. The Stone Contractor will use the removed baluster as a template for new limestone elements. The existing mild steel anchor pins will be cored-out at all balusters. Stainless steel pins shall be provided, with copper thimbles for flashing conditions. New alloy-coated copper flashing will safeguard the longevity of the limestone balusters. (A001, A101)

#### B. Piers

The solid masonry piers will be deconstructed and the limestone facing units, salvaged. All sixteen, individual piers shall have a new common brick core. The salvaged, cleaned limestone units will be the facing to the brick core. The pier's assembly shall be anchored by stainless steel masonry strap anchors.

#### C. Solid Balustrade

The stone cladding of the solid balustrade will be re-pointed. The previously mortar-set cap stones will be pinned and have new, alloy-coated copper flashing. The balustrade brick back-up walls are protected by metal panels installed on hat channels. Air circulation was verified and so the existing metal panels will remain in place. (1/A301)

#### D. Flashing

The alloy-coated copper, adopted for the cornice gutter, will also flash the individual pier cap stones,

balustrade cap stones and baluster base units (plinth). (1/A302)

## 2. CORNICE

The limestone cornice unit is designed to hold an alloy-coated copper gutter with continuous flashing up the back wall of the assembly. The cornice units are rectilinear in form with the exception of the curvilinear units located at the building's southeast end.

### A. Indiana Limestone Dutchman

The severely, spalled cornice edge can be repaired by removing the damaged edge. A new piece of stone will be keyed to the existing 7000 lb. limestone unit. This limestone Dutchman method will be utilized at the cornice tip around the entire building perimeter. The new Indiana limestone will have a different patina. It will appear as an imperfect color match to its weathered receiver. (A301, 3/A401) Only the area above the egg and dart molding will be replaced with new material per the revised submission. A single, horizontal sawcut will be made to remove the damaged cornice edging, as proposed. A new mortar joint is introduced. The width of the joint is dependent upon the sawcut, however it is to be anticipated to be between 1/4-inch and 3/8-inch. The type of mortar and color will be the same as the mortar type and color adopted at the balustrade above. This modification has been reviewed structurally and approved with the same level of fastening as previously engineered for the more extensive limestone dutchman repair. (All fasteners in stainless steel.)

### B. Flashing

The existing flashed-in cornice conductor opening will be replaced by sidewall drains to assure efficient drainage. The carved limestone units, below the projecting cornice, will be cleaned of all efflorescence and accumulated dirt and grime. (2/A401)

### C. Cornice Drainage

An alloy-coated copper gutter, flat seamed, will line the entire stone projection from the drip edge to the up-wall flashing. Expansion joints will be installed at the six drain locations. A watertight membrane and complete repointing of the cornice mortar joints will inhibit water infiltration into the wall assembly below. (1/A401)

## 3. Cartouche

The re-alignment of the most displaced limestone cartouche will necessitate the complete deconstruction and rebuild of the wall's full-depth including the solid balustrade above. An assessment of the conditions necessitating the displacement will inform the subsequent stabilization of at least four of the remaining six cartouche assemblies. (Total of seven cartouche.) Alternatively, given that the assembly works as a true arch, a repair-in-place is feasible. Approximated life-span is 25 years. The visual displacement would remain. (1/A301)

## 4. Façade Indiana Limestone Cladding

Limestone repairs in the facades include: the spalled, cracked units; failed mortar joints. The attached photographic narratives and annotated architectural drawings illustrate the conditions and the scope of the restorative interventions.

**Date issued**

1/11/2017 Amended 11/9/2017

PTS ID 114186 COA

CCF #161225

In accordance with the provisions of Section 320-21 (11) and (12) 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:

**Replacement stone and mortar shall be as agreed to at meeting of 10/26/2017. An appropriate historic, high lime content mortar must be used. The proposed Graymont Niagara PHL 5.0 has been deemed satisfactory. Photographs of all sides of any baluster or any other stone piece proposed for replacement should be presented to staff for approval before any reproductions are made.**

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@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.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



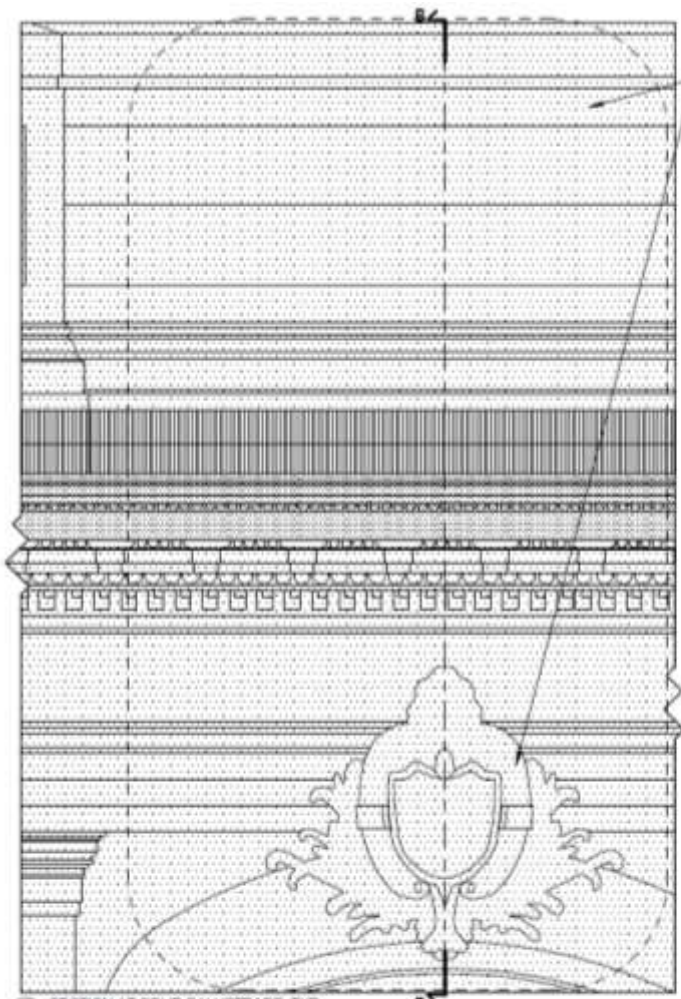
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City of Milwaukee Historic Preservation Staff

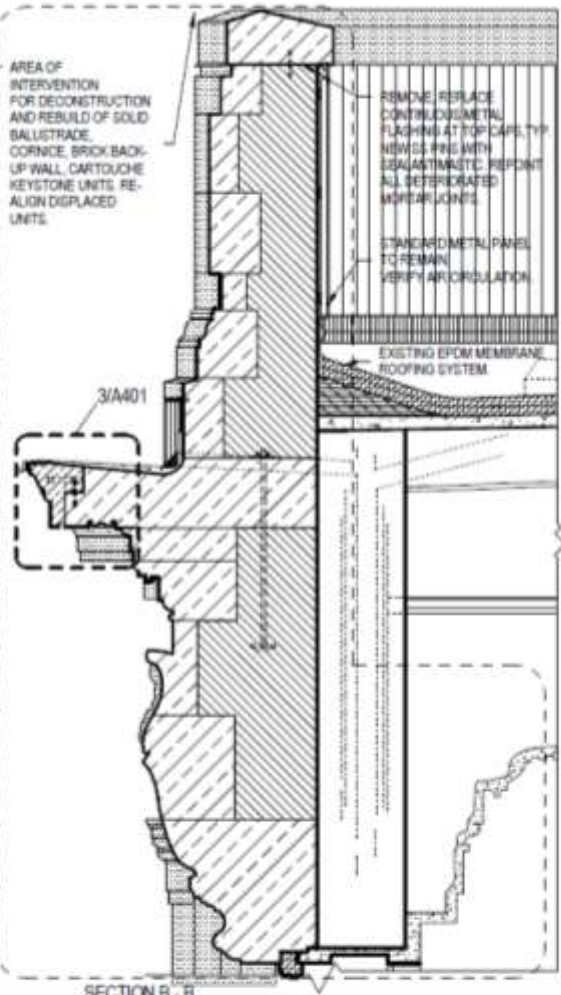
Copies to: Development Center, Ald. Robert Bauman, Contractor



Current conditions



1 SECTION AT SOLID BALUSTRADE, TYP.  
1/2" = 1'-0"



SECTION B - B



EXISTING LIMESTONE CORNICE EDGE CONDITION WATER INFILTRATION AT COMMON BRICK BACK-UP WALL

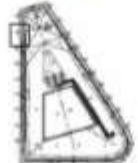
CARVED LIMESTONE UNITS TO BE CLEANED OF EFFLORESCENCE AND DIRT AND GRIME, TYP.

WORST-CASE CONDITION AT ONE OF SEVEN CARTOUCHE LOCATIONS KEYSTONE UNITS SHIFTED DOWN AND OUT OF PLANAR ALIGNMENT.

Scale 1/2" = 1'-0"

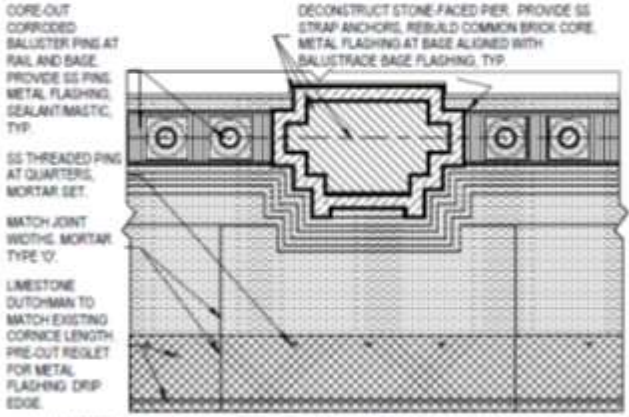
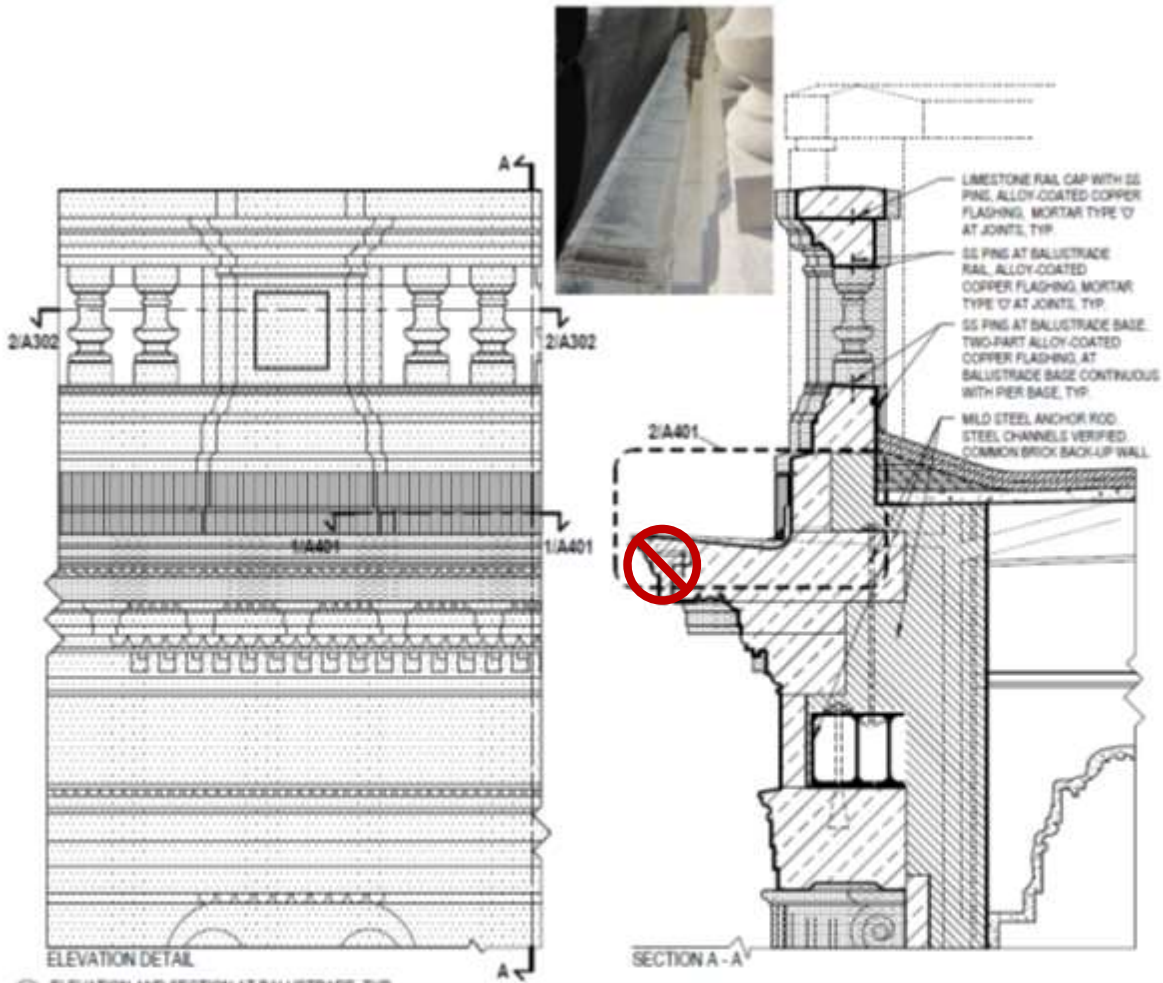


Title SECTION AT SOLID BALUSTRADE WITH CARTOUCHE, TYP.  
 Project MCHS Exterior Renovation Investigative Study  
 910 N. Old World Third St. Milwaukee, WI 53203  
 Project Number Milwaukee County O118-13449; UWA 13-121  
 Drawn by UWA



Drawing No.  
A301

Repair details



1 ELEVATION AND SECTION AT BALUSTRADE, TYP.  
1/2" = 1'-0"

2 BALUSTERS, PIER, EXPOSED CORNICE W/STONE DUTCHMAN - PLAN DETAIL  
1/2" = 1'-0"



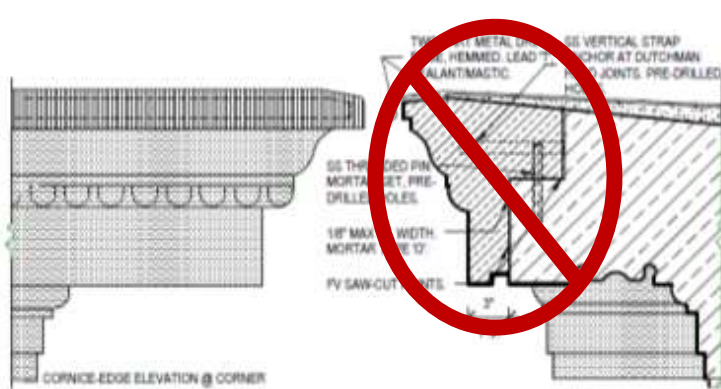
Title SECTION, PLAN AT BALUSTRADE WITH PIER, TYP.  
 Project MCHS Exterior Renovation Investigative Study  
 Project Number 910 N. Old World Third St. Milwaukee, WI 53203  
 Milwaukee County O115-13449, UWA 13-121  
 Drawn by UWA



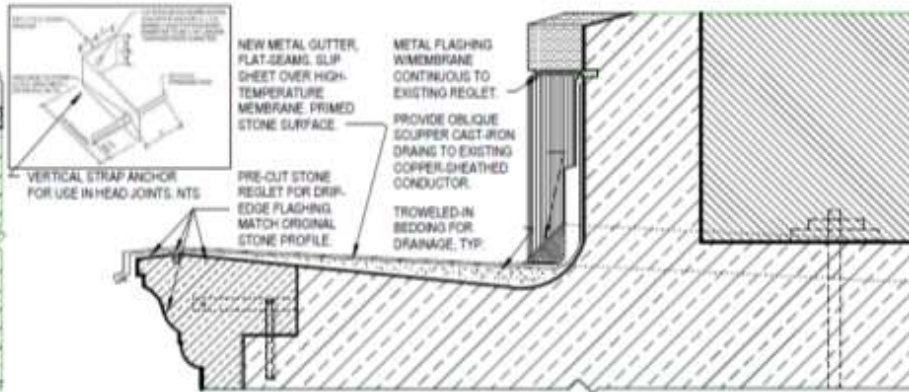
Scale 1/2" = 1'-0"

Drawing No.  
A302

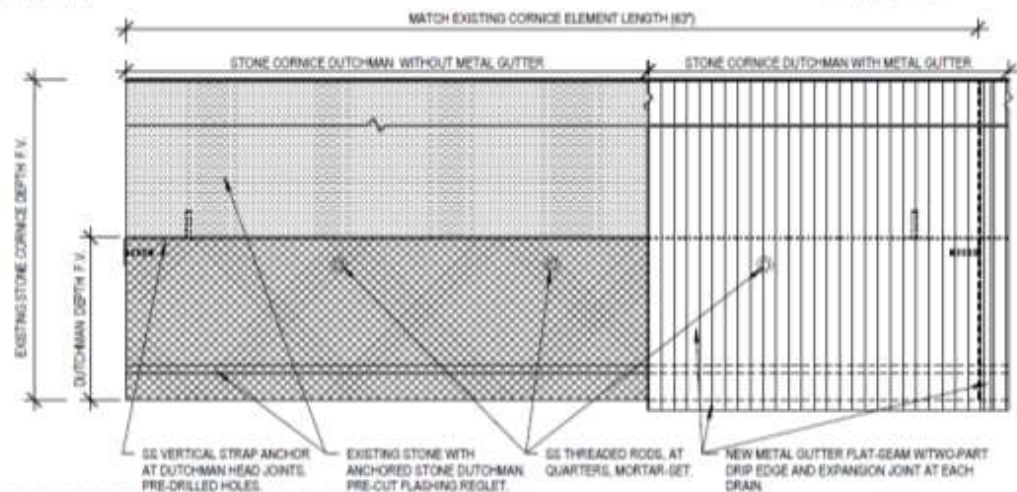
Repair details. Disregard repair to cornice. This has been revised. Flashing and gutters remain as shown.



③ CORNICE DUTCHMAN - SECTION DETAIL  
1 1/2" = 1'-0"



② CORNICE FLASHING, DRAIN - SECTION DETAIL  
1 1/2" = 1'-0"



① CORNICE DUTCHMAN - WITHOUT AND WITH COPPER ALLOY GUTTER - PLAN DETAIL  
1 1/2" = 1'-0"



ACCUMULATED SEDIMENT, TYP.  
CONDUCTOR NOTCHED INTO STONE, LOW PITCH



FLASHED-IN OPENING OF DRAINAGE CONDUCTOR. LONG-STANDING WATER FOUND AT ENTIRE PERIMETER.

Scale 1 1/2" = 1'-0"

Drawing No.

A401



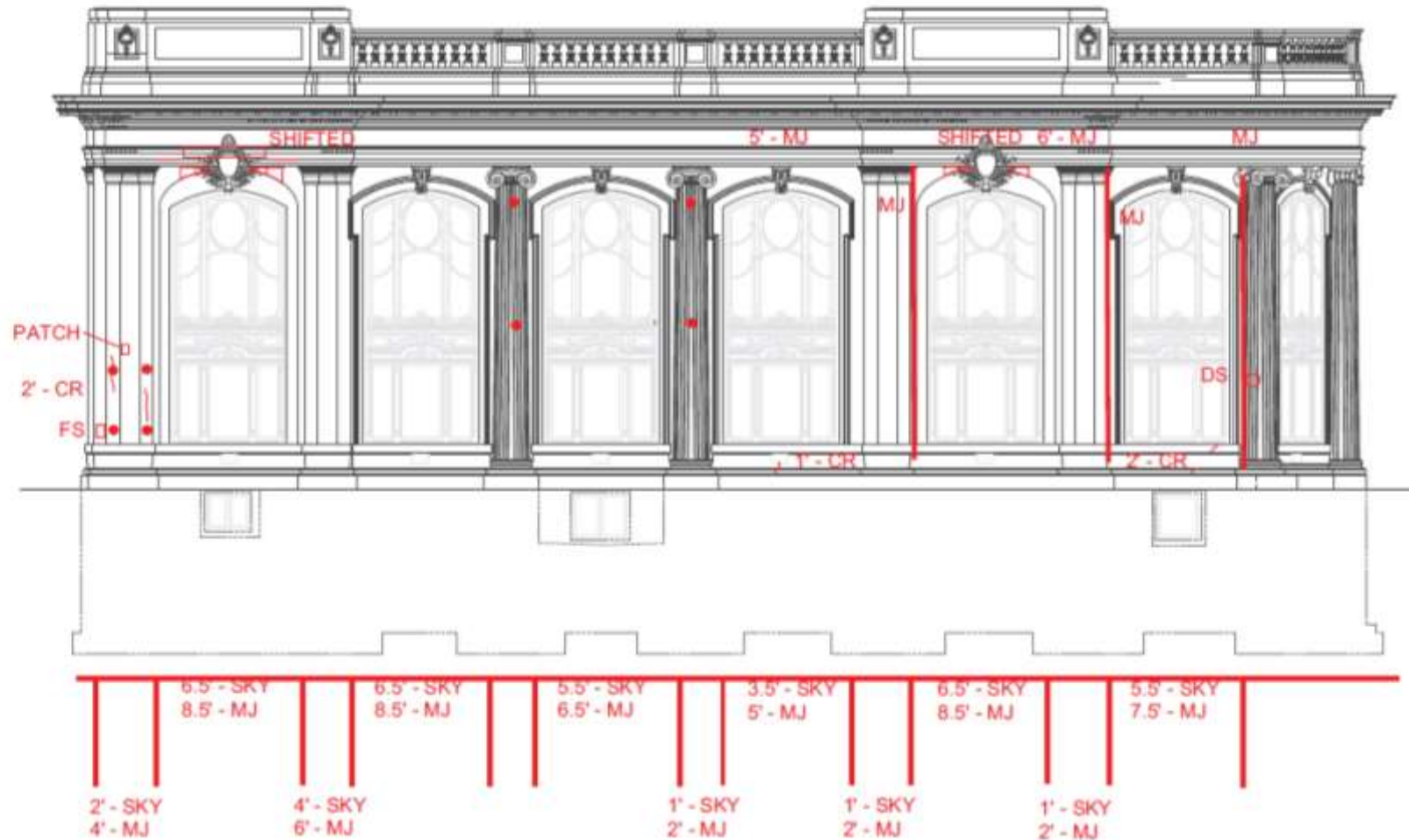
Title: DUTCHMAN AT CORNICE - PLAN, SECTION DETAILS  
 Project: MCHS Exterior Renovation Investigative Study  
 910 N. Old World Third St. Milwaukee, WI 53203  
 Project Number: Milwaukee County O118-13449; UWA 13-121  
 Drawn by: UWA

Repair details. Dutchman repair shown at top of this page shall be performed differently per further information below. Flashing and gutter details remain as shown.

# Kilbourn St. Elevation (SOUTH)

**DRAWING KEY:**

- FS = FLAT SPALL
- DS = DECORATIVE SPALL
- MJ = CRACKED MORTAR JOINT
- SKY = SKYWARD FACING JOINT
- CR = CRACK IN LIMESTONE
- = ATTACHMENT LOCATION



Repair areas

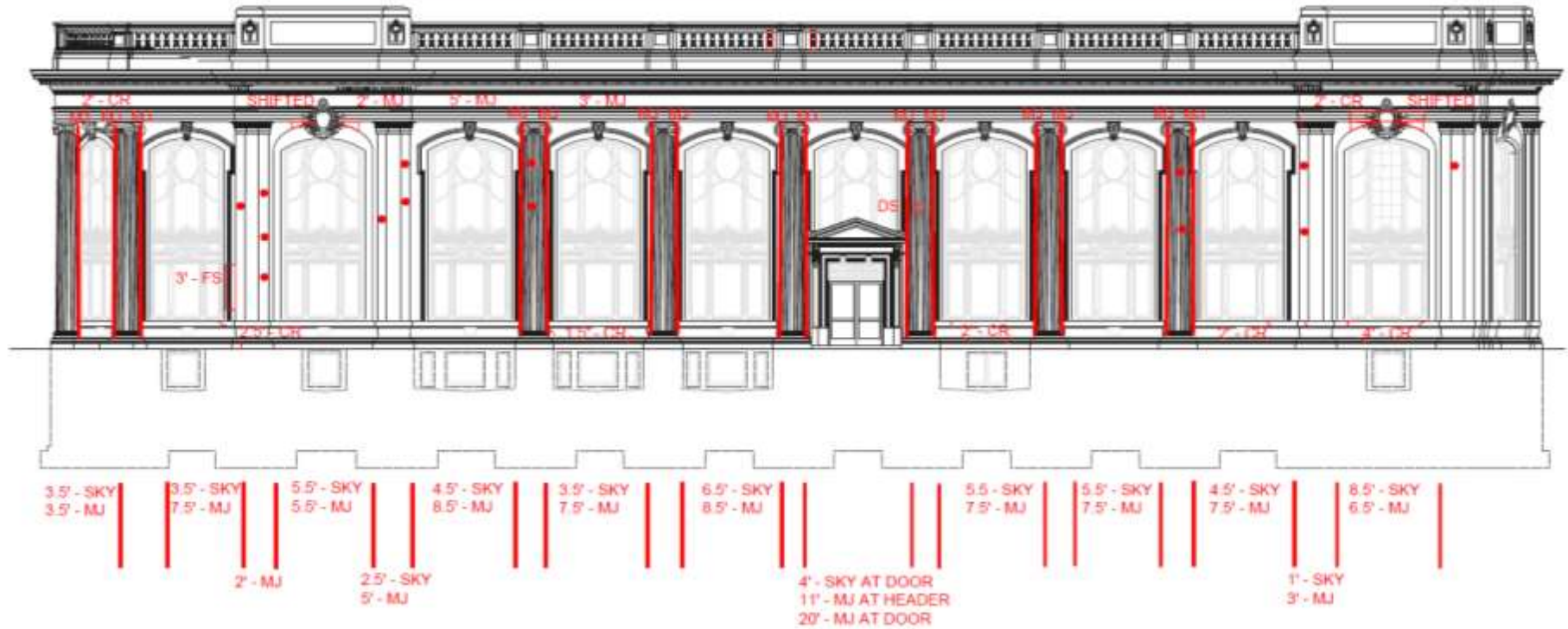




## Pere Marquette Park Elevation (EAST)

**DRAWING KEY:**

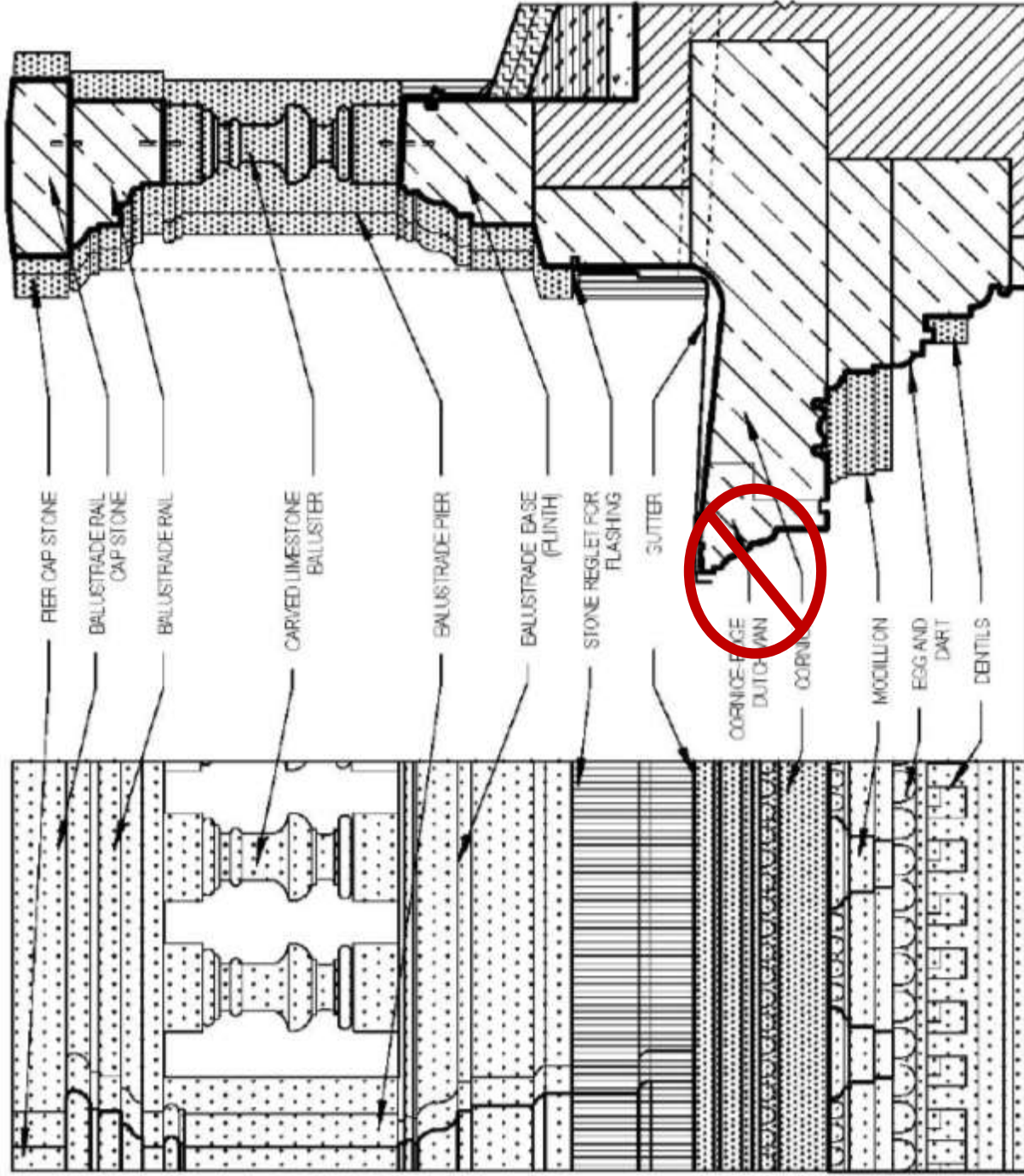
- FS = FLAT SPALL
- DS = DECORATIVE SPALL
- MJ = CRACKED MORTAR JOINT
- SKY = SKYWARD FACING JOINT
- CR = CRACK IN LIMESTONE
- = ATTACHMENT LOCATION



Repair areas

## Glossary of Terms – Limestone Units

Inspired by the Petit Trianon (on the grounds of the Palace of Versailles in France) this building was designed by Architects Charles Kirchoff and Thomas Leslie Rose. The construction was completed in 1913. In 1973, the building was registered by National Park Service. The terminology of the classical façade units of carved and structural Indiana limestone is illustrated here.



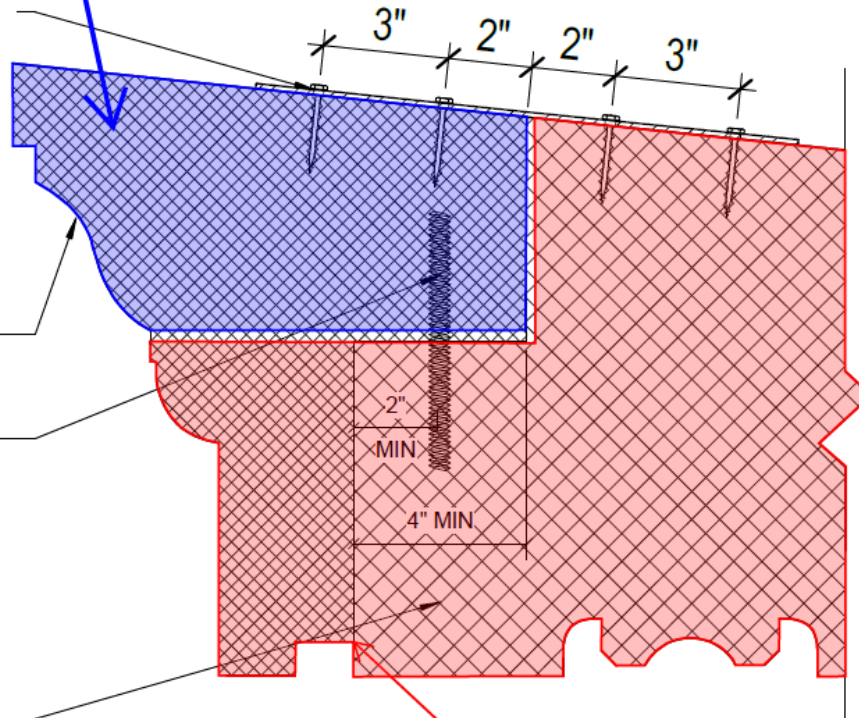
Dutchman repair of cornice shall not be performed as on this page. Revised methods are on the following pages.

**REVISED LIMESTONE DUTCHMAN EDGE**

1 1/2" x 20ga STAINLESS  
STEEL STRAP AT 1/4 POINTS  
w/ (4) 1/4"dia STAINLESS  
STEEL ELCO AGGREGATOR  
CONCRETE ANCHOR w/ 1 1/2"  
MIN EMBED, (2) EACH SIDE.  
SINK STRAP FLUSH WITH  
TOP OF STONE AS  
REQUIRED TO INSTALL NEW  
GUTTER FLASHING  
NEW DUTCHMAN  
REPAIR

1/2"dia x 6" STAINLESS  
STEEL THREADED ROD  
CENTERED ON JOINT.  
MORTAR-SET IN PRE-  
DRILLED HOLES

EXISTING STONE CORNICE  
HIGHLIGHTED IN RED



④ CORNICE EDGE DUTCHMAN CONNECTOR SECTION  
3" = 1'-0"

Revised repair method for cornice.



REVISED DUTCHMAN:  
DAMAGED CORNICE GUTTER EDGE  
TO BE REMOVED AND REPLACED  
WITH LIMESTONE DUTCHMAN.

MODIFIED WIDTH TO BE  
REMOVED

REVISED DUTCHMAN EDGE PERMITS THE  
ORIGINAL FEATURES, EGG & DART AND  
CORDUROY FINISHED STONE FACING, TO  
BE RETAINED.

