

Elmer, Linda

From: Historic Preservation Commission
Sent: Thursday, December 29, 2016 1:33 PM
To: Elmer, Linda
Subject: FW: 16-118 COA Application Form - Submittal with drawings
Attachments: MCHS Balusters Southern-end.pdf; MCHS Balusters Southern-end 2.pdf; MCHS Balusters Southern-end storage.pdf; MCHS Balusters Southern-end pins.pdf

Linda,

Please add this email and all attachments to CCF 161225.

From: Debra Zins [<mailto:DebraZ@Uihlein-wilson.com>]
Sent: Thursday, December 29, 2016 1:10 PM
To: Historic Preservation Commission
Cc: Dave Uihlein
Subject: RE: 16-118 COA Application Form - Submittal with drawings

Dear Mr. Askin,

Thank you for your email allowing for a clarification: there is a repair option for some of the carved stone balusters. No recent survey work has been done of all the elements, since 2013.

For this reason, the *bidding* documents are intended for worst-case scenario and is dependent upon the actual conditions found at the moment the Work commences.

Original stone elements, deemed integral for safety purposes, will be maintained. All balusters will have the mild steel pins cored out, replaced with stainless steel pins as described below.

As background, please note that for public safety, and prior to the safety netting, Milwaukee County had removed critically-damaged balusters.

Infact, the drawings with the COA application, show (2) completely removed balusters at the southern end.

The intent is that missing balusters (or those deemed as critically damaged) will either be replaced by a newly-carved baluster (utilizing an existing baluster as the stone banker's template) OR some stone balusters may be moved from another location and re-positioned keeping foremost, safety and aesthetics.

Per the Study released in March of 2014:

1. Balustrade

With the exception of the seven bays of solid balustrade, this study recommends a deconstruction of the balustrade down to the balustrade bases (plinth). 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

This study identified missing and cracked balusters for replacement by newly fabricated limestone balusters. The Masonry Contractor will remove an existing baluster. The Stone Contractor will use the removed baluster as a template. 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)

Attached are photos of the balusters, included in that Study and on the sheets submitted with the COA application.

Please don't hesitate to ask regarding any other questions or additional photos.

Thank you.

Debra R. Zins, AIA, CDT, LEED^{AP}

From: Historic Preservation Commission [<mailto:HPC@milwaukee.gov>]

Sent: Thursday, December 29, 2016 12:26 PM

To: Debra Zins <DebraZ@Uihlein-wilson.com>

Subject: RE: 16-118 COA Application Form - Submittal with drawings

Ms. Zins,

Could you please provide some full scale photographs of the balusters that are to be replaced with reproductions? We realize missing ones have to be produced, but I expect the Commission will have questions on why you are not offering a repair option for some of them.

Regards,

Tim Askin, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5712
Tim.Askin@Milwaukee.gov

From: Debra Zins [<mailto:DebraZ@Uihlein-wilson.com>]

Sent: Monday, December 12, 2016 5:14 PM

To: Historic Preservation Commission

Subject: 16-118 COA Application Form - Submittal with drawings

Carlen,

Attached please find the COA Application Form with 11x17 drawings.
Please note that 11"x17" is the full-size for the Drawings.
Photos are annotated and incorporated into these Drawings.

File names:

COAApplicationForm.pdf

COA ApplicationForm – signature sheet.pdf

Drawing file name:

COA Application – Drawing Set.pdf

Please advise if any other information is of interest.

Thank you.

Debra R. Zins, AIA, CDT, LEED^{AP}
Architect

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