

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)

Mitchell Building

ADDRESS OF PROPERTY:

207 E. Mitchell Street

2. NAME AND ADDRESS OF OWNER:

Name(s): 207 E. Mitchell Street LLC - Attention: Mr. Josh Jeffers

Address: P.O. Box 305

City: Milwaukee

State: WI

ZIP 53201

Email: jjjeffers@gmail.com

Telephone number (area code & number) Daytime: 312-622-3266

Evening: _____

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

Name(s): Langer Roofing - Attention: Mr. David Novak

Address: 345 S. Curtis Road

City: Milwaukee

State: WI

ZIP Code: 53214

Email: dnovak@langer-roofing.com

Telephone number (area code & number) Daytime: 414-476-5800

Evening: _____

4. ATTACHMENTS

A. REQUIRED FOR ALL PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

_____ Other (explain):

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

Remove and replace EPDM roof on top of cupola.
Remove and replace slate shingles and lead coated copper flashings on cupola.

Photo No. _____ Drawing No. _____

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

See attached

Photo No. _____ Drawing No. _____

6. SIGNATURE OF APPLICANT:


Signature

David A. Novak _____
Print or type name 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

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc



www.langer-roofing.com

345 SOUTH CURTIS ROAD • MILWAUKEE, WI 53214

PHONE (414) 476-5800

FAX 414.476.3044

July 7, 2011

Mr. Josh Jeffers
207 E. Michigan Street LLC
P.O. Box 305
Milwaukee, Wisconsin 53201

Re: Mitchell Building
207 E. Michigan Street
Milwaukee, Wisconsin

Dear Mr. Jeffers:

As you are aware, we have invested a tremendous amount of time investigating the existing construction detail of the façade and roofing components of the Mitchell Building in an attempt to 1) identify areas of possible water infiltration that may be affecting the building currently and 2) identify up front as many factors as possible that may impact the ultimate cost of the project. We have conducted significant investigative testing. We have disassembled portions of the slate façade, performed core cuts on the roofs, conducted tests on paints samples, and investigated numerous construction details of the slate façade and roofs.

Our detailed recommendations for repairs and replacements of the original 6th floor of the Mitchell Building are as follows (Note that our proposal excludes any work done to the façade or roof on the 6th floor "addition" located behind the original 6th floor). We believe that the following work scope combined with general repairs in other areas will eliminate moisture infiltration into the building.

SETUP:

In 2008 we discussed set-up considerations with the City of Milwaukee, Badger Scaffold and the Milwaukee Department of Public Works. We are proceeding with the understanding that the City and DPW concerns are the same now as then.

Considering the relatively narrow sidewalks and how close the building is to the street, we contemplate occupancy of the parking lane on Michigan Street while the scaffold is in place to provide protection for the canopy legs in addition to vehicle parking and a material handling zone.

July 7, 2011

Page 2

- 1) Permits will be obtained for the sidewalk and parking lane.
- 2) Concrete barriers will be installed to provide protection for the canopy as necessary.
- 3) The pedestrian canopy will be six feet wide and 12 feet high. The top of the canopy will overhang the edges by approximately two feet to restrict access. Aluminum joists will be installed 16 inches on center and the deck will be ¾" plywood.
- 4) The scaffolding will be erected on top of the canopy.
- 5) A stair unit will be provided, location to be determined.
- 6) Scaffold construction will be OSHA compliant.
- 7) Shoring is included for the vaulted sidewalks.

SLATE FAÇADE AREAS:

Our investigation indicates that the slate façade structure is comprised of hollow clay "book" tile approximately 14" x 14" set in a bed of mortar onto the steel T-angle. The exterior of the tile joints were grouted and it appears a similar mortar served as a topping/leveling bed for the slate when it was originally installed. The topping is relatively thin and served to flush out and level the substrate as the slate tiles were installed. The topping thickness ranges from about 1/8" to 1/2." The fasteners used to attach the slate are 1½" galvanized square masonry nails. These fasteners were installed through holes pre-punched in the slate, through the mortar topping into the clay tile. As part of our investigation, we removed pieces of slate in three locations to examine the substrate. In an area where it appeared the slate had failed, the topping and grout joints have deteriorated to some extent and in some locations crumbled as we probed at it. The grout joints were about 1" wide and 1" deep. Some crumbling was observed in the outer layer of clay tile. In areas where the slate was sound, the topping appeared dry and solid. Considering in some locations the topping either fractured or crumbled as we removed the slate, it is logical to conclude some or all of the topping will require removal and replacement and the grout joints will require repair. Another concern is that the clay tile may not serve as a sound/acceptable substrate to secure the new slate since some portions of it appear to be deteriorated. As such, we propose the following:

July 7, 2011

Page 3

- 1) Inspect the substrate after removing the slate.
- 2) Deteriorated tile joints will be re-grouted and loose topping will be removed and replaced during this process on a time and material basis as necessary.
- 3) We will prime the substrate and install an ice and water shield membrane. This membrane will also serve to provide temporary waterproofing during construction.
- 4) Over the ice and water membrane, new clear unfading black slate matching the existing color, shape and dimensions of the original slate will be installed utilizing 10-gauge stainless steel slating nails.

The original ornamental cast iron cresting at the top of the original 6th floor façade is rusted and requires careful restoration. It will be removed, sandblasted, primed, repainted and re-set. The EPDM roof membrane system on the original 6th floor façade will be removed and entirely replaced with new. New stainless steel pitch-pans will be installed around the refurbished railing posts. These will be filled with a non-shrinking pourable sealer. The balance of the façade slate replacement scope is as indicated above, with the following additional work. Given the amount of repairs visible on the original 6th floor facade, it appears some moisture infiltration has been an ongoing problem. We believe that this is due to the curvature of the 6th floor façade walls as discussed above. Therefore, we will install individual strips of ice and water shield over the top of the diamond shaped pieces of slate as they are installed. This extra measure will prevent snow and ice from blowing up between the nailed portion of the exterior façade slate and the substrate. This will provide added protection against moisture infiltration and add to the facade's expected useful life over the long term.

SHEET METAL WORK:

The existing sheet metal work features a variety of metals including lead sheet, cold rolled red copper sheet, lead-coated copper sheet and tin. Lead sheet was used predominantly where the architectural elements incorporated radius and complex transitions between the slate and stone or terra cotta. The malleability of the soft lead sheet enabled the installer to conform it to the numerous sculptured stone and terra cotta components.

July 7, 2011

Page 4

Tin was used to fabricate the flat seam decks and cornice that apparently failed prematurely due to corrosive elements in the masonry and cementitious components. While we have indicated below that lead coated copper will be used predominantly, lead sheet may also be incorporated where necessary. Note: The following components will be fabricated from 16-ounce lead coated copper (LCC) unless otherwise noted. Please be advised, this proposal is priced with copper at \$4.15 per pound plus \$1.59 per square foot for the lead coating.

- 1) New LCC chimney caps will be fabricated and installed.
- 2) New 16 oz red copper valley flashings will be installed.
- 3) New LCC windowsill flashings will be installed.
- 4) New LCC ledge flashing will be installed.
- 5) New LCC saddles will be installed.
- 6) At the top course of slate, a new LCC counter-flashing will be installed up under the terra cotta band.
- 7) New LCC hip "tin" tiles will be installed on the 6th floor.

PRICING:

Price includes: Scaffolding, permits, demo and replacement of slate on original 6th floor and roofing on original 6th floor. \$223,814. Per your request, we have broken out the pricing for façade, roofing, and scaffolding components as follows:

\$133,414.00 for façade components as outlined above

\$ 64,800.00 for scaffolding components as outlined above

\$ 25,600.00 for roofing components as outlined above

We trust this information meets your requirement for response at this time, but if you have any questions do not hesitate to contact us.

Very truly yours,

LANGER ROOFING & SHEET METAL INC.



David A. Novak

LEDGE - LOTS OF JOGS - 88'

DRIP & C/F - 144'

SADDLE - 8 Small - 2 Large

BUILT-IN GUTTERS & SILLS FLASHING - 52 (Non-vented)

SIDEWALL FLASHING - TINS & C/F
Incl on
Elevation

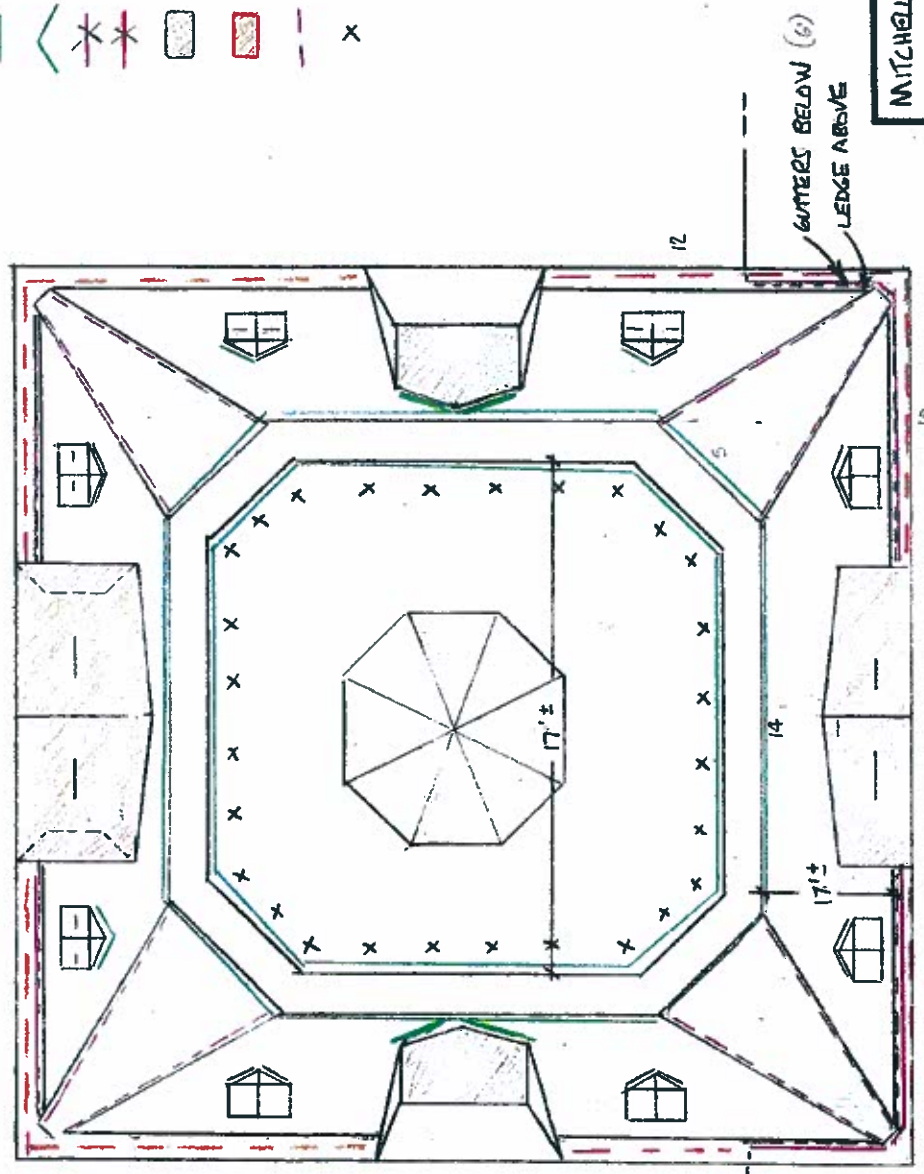
* CHIMNEY CAP - 2

DORMER ROOF - 12

TIN SHINGLES

FITCH PANS

- X
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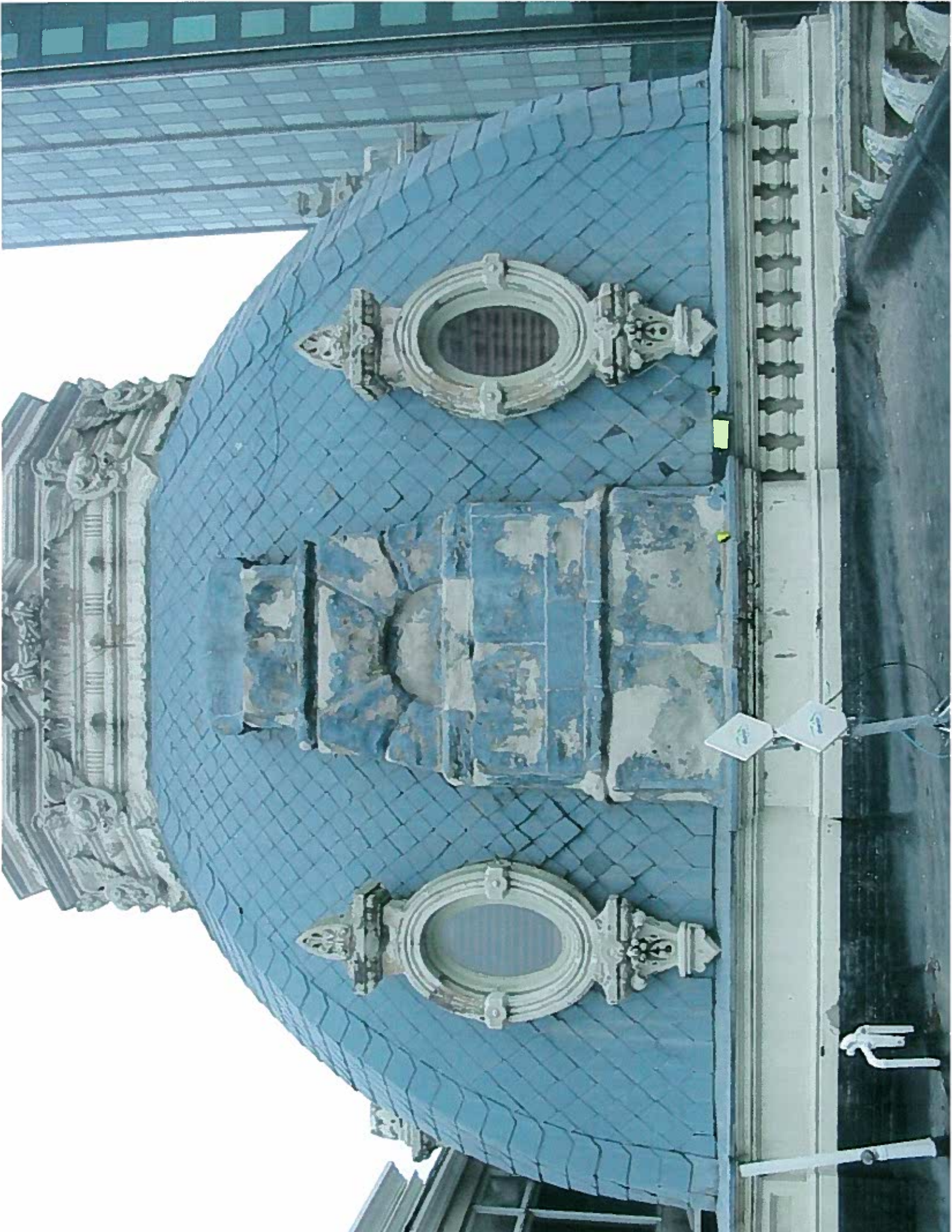


GUTTERS BELOW (6)
LEDGE ABOVE

MITCHELL BUILDING - CUPOLA ROOF & SHEET METAL

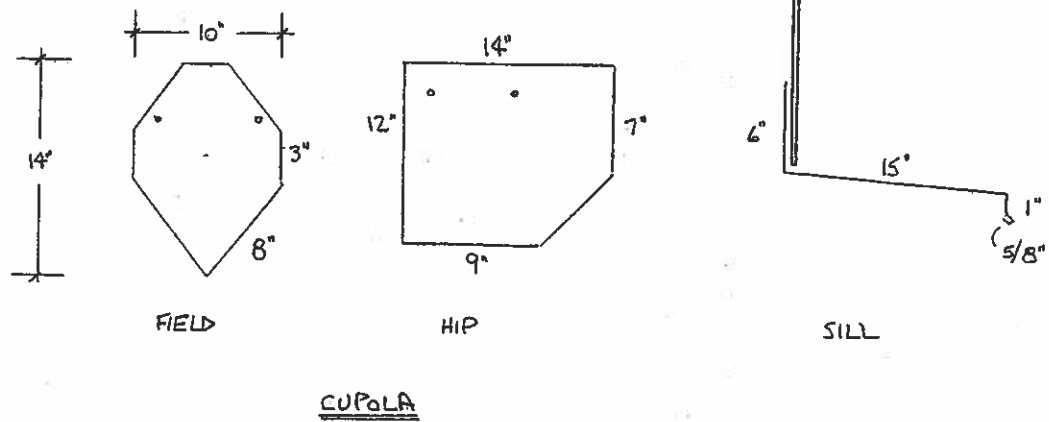
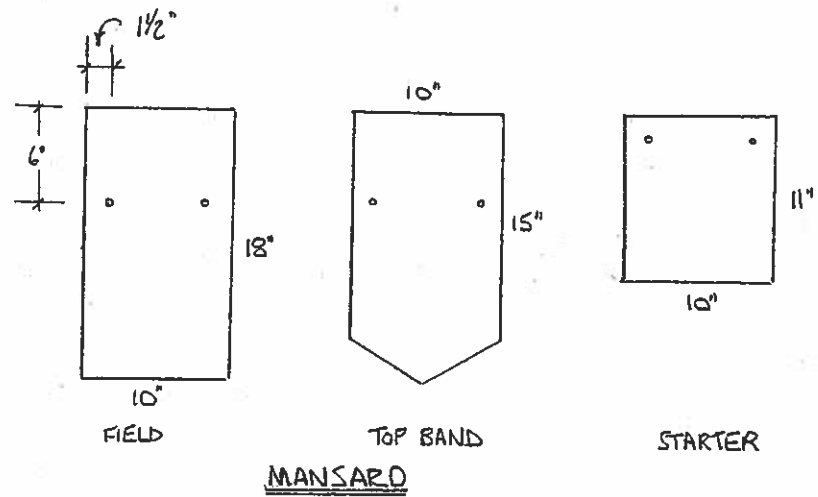
SCALE:	APPROVED BY:	DRAWN BY:
LAMBER ROOFING & SHEET METAL INC. <small>36 SOUTH CLAYTON RD WASHINGTON, PA 15360 PHONE: 412-231-1100 FAX: 412-231-1101</small>		
DATE:		REVISION:
PROJECT:		DESCRIPTION:

PLAN VIEW



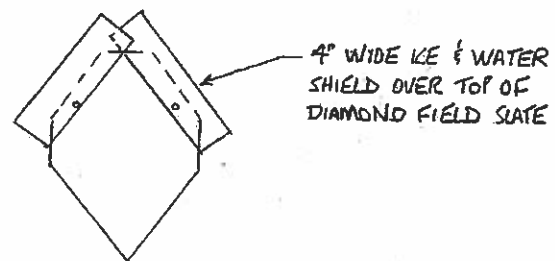




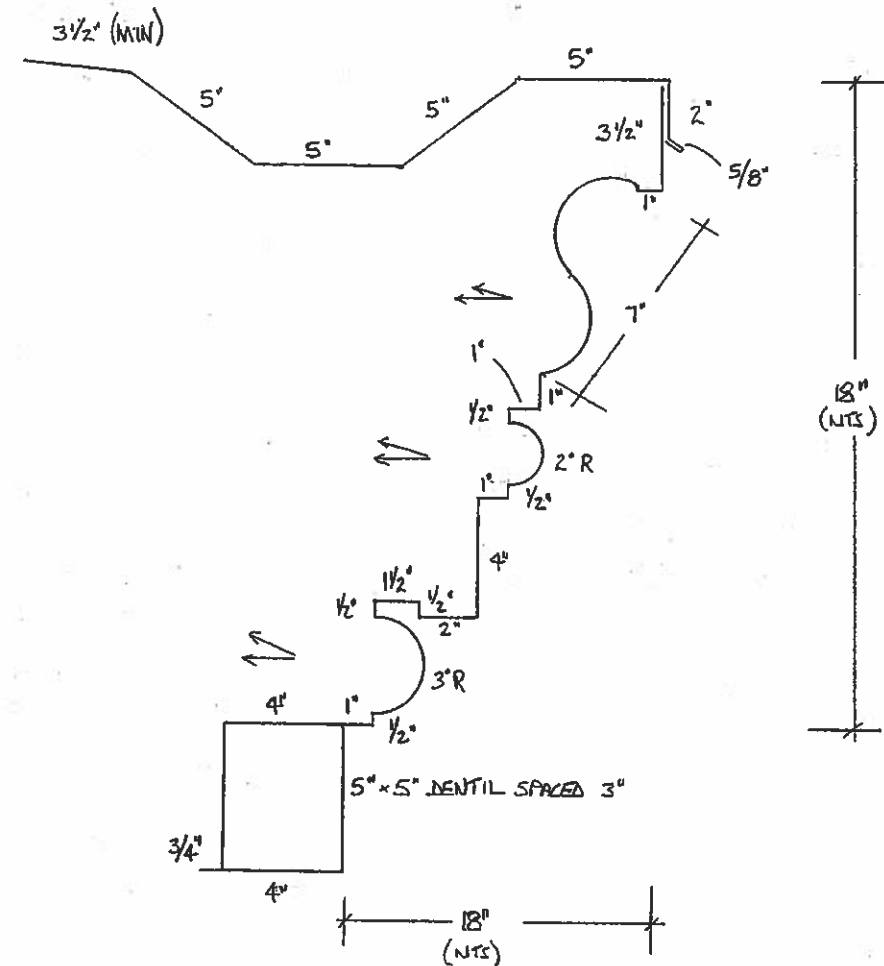


NOTE: STARTER AND FIRST COURSE ON CUPOLA IS SAME AS MANSARD

SLATE CATALOG



CUPOLA FIELD APPLICATION



SOUTH & EAST CORNICE

SHEET METAL GUTTER, CORNICE AND DENTIL

MITCHELL BLDG.		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVIEWED:	
LANGER ROOFING & SHEET METAL INC.		945 SOUTH CURTIS RD MILWAUKEE, WI 53214 PHONE: 478-8000
(EST. 1988)		DRAWING NUMBER