



Certificate of Appropriateness

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)

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

PTS ID 114186 COA

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:

Applicant must provide stone samples to staff before beginning construction. An appropriate historic, high lime content mortar must be used. 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: tim.askin@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, or call (414) 286-8210.

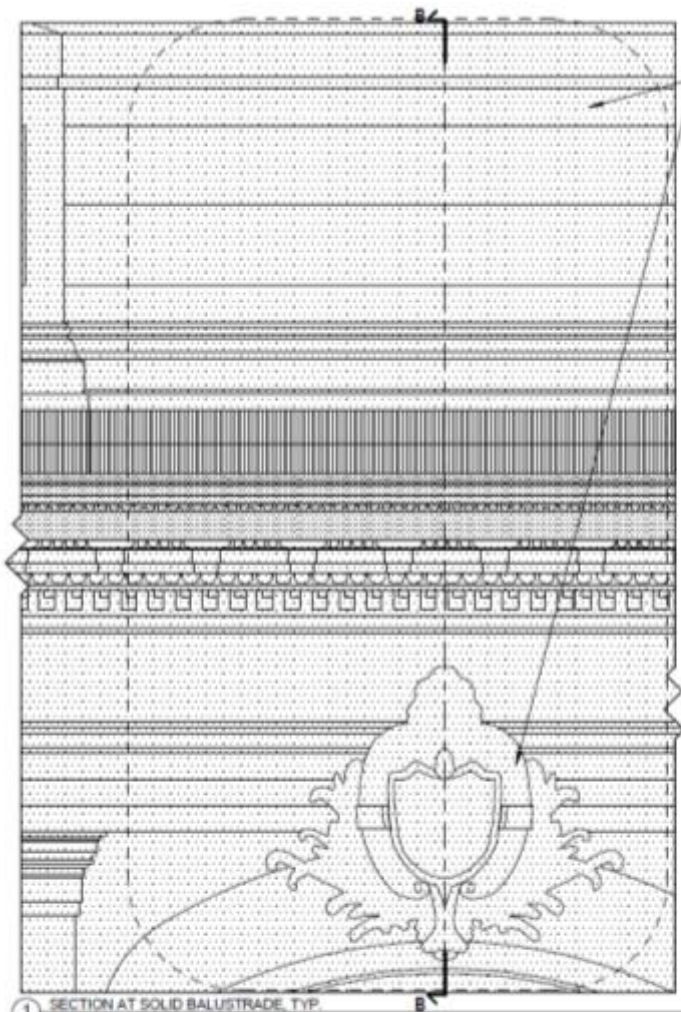


City of Milwaukee Historic Preservation Staff

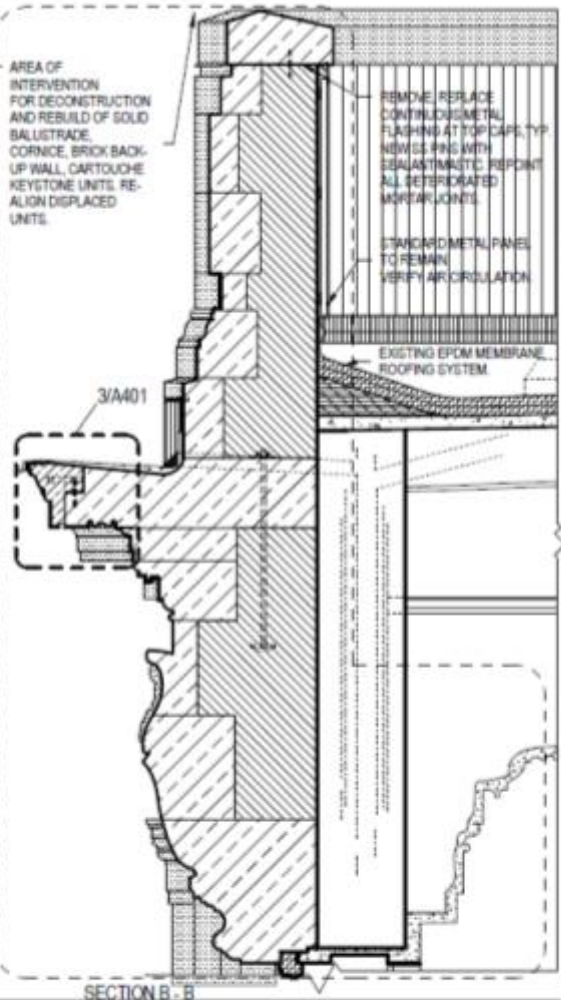
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Dave Pedersen (286-2540)



Current conditions



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



SECTION B - B

AREA OF INTERVENTION FOR DECONSTRUCTION AND REBUILD OF SOLID BALUSTRADE, CORNICE, BRICK BACK-UP WALL, CARTOUCHE, KEYSTONE UNITS. REALIGN DISPLACED UNITS.

REMOVE REPLACE CONTINUOUS METAL FLASHING AT TOP CAPS, TYP. NOW USING WITH BALUSTRADE. REPOINT ALL DETERIORATED MORTAR JOINTS.

STANDARD METAL PANEL TO REMAIN. VERIFY AIR CIRCULATION.

EXISTING EPDM MEMBRANE ROOFING SYSTEM.

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"

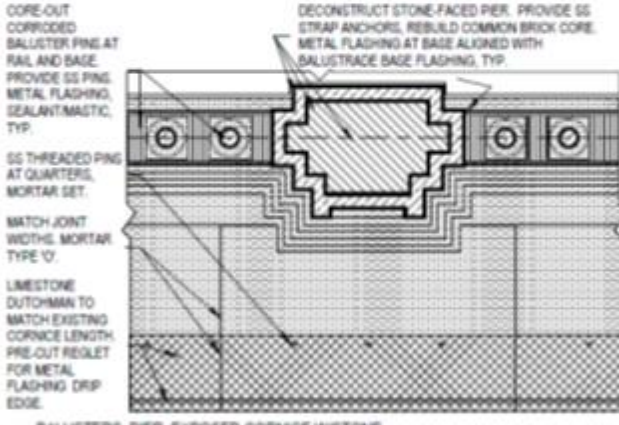
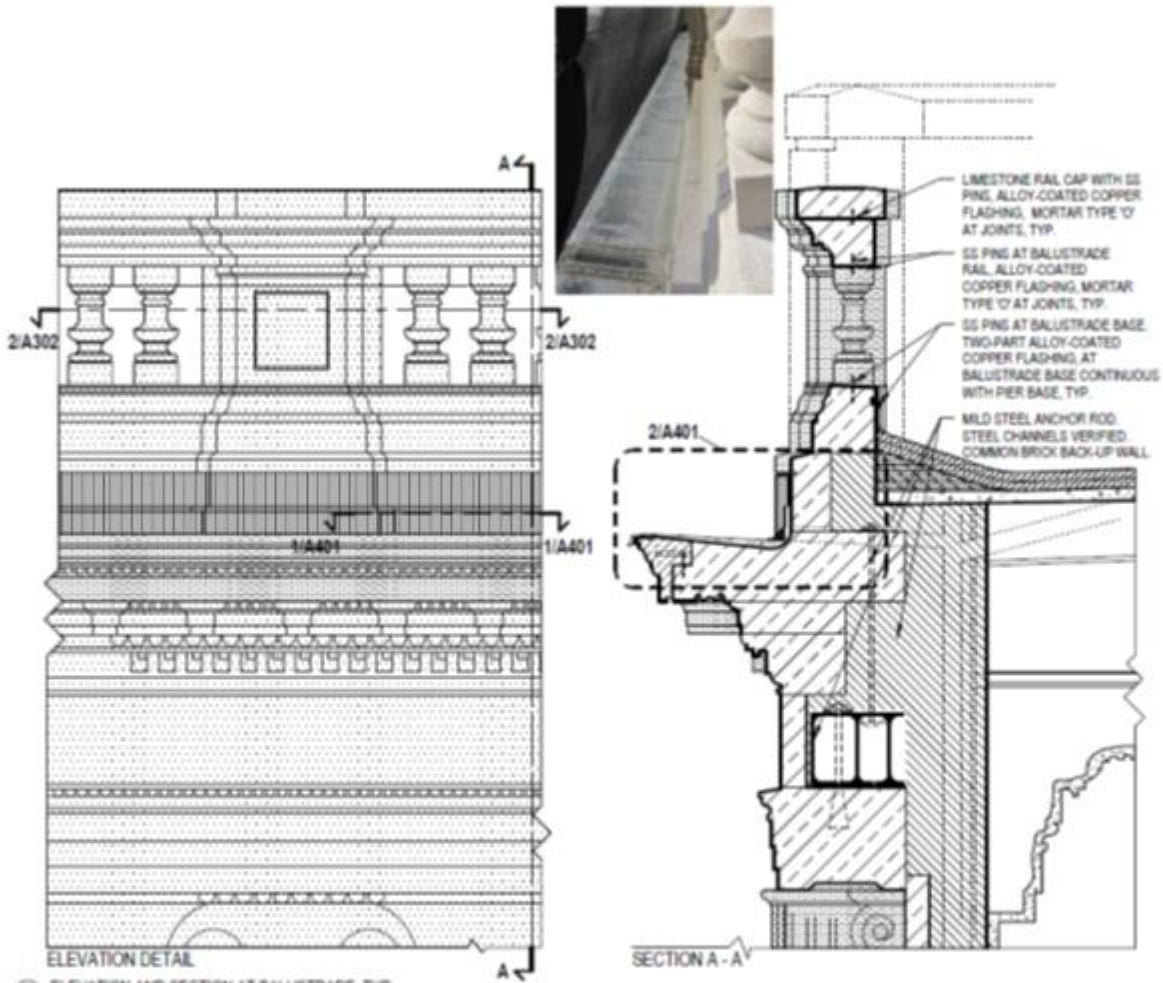


Title SECTION AT SOLID BALUSTRADE WITH CARTOUCHE, TYP.
 Project MCHS Exterior Renovation Investigative Study
 910 N. Old World Third St. Milwaukee, WI 53203
 Project Number Milwaukee County O118-13449; UWA 13-121
 Drawn by UWA



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"



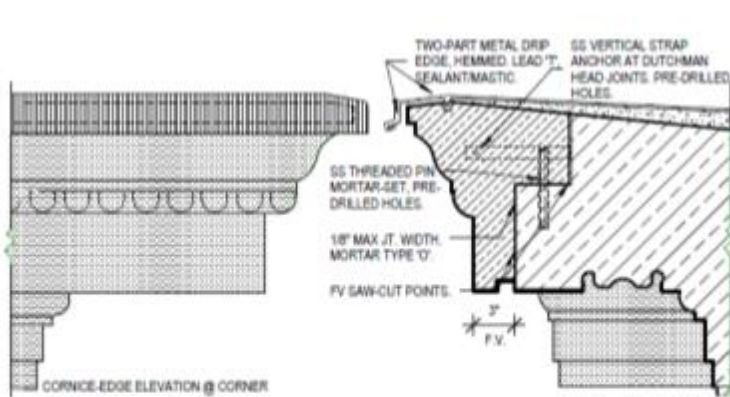
Title SECTION, PLAN AT BALUSTRADE WITH PIER, TYP.
 Project MCHS Exterior Renovation Investigative Study
 Project Number 910 N. Old World Third St. Milwaukee, WI 53203
 Drawn by Milwaukee County O118-13449; UWA 13-121
 UWA



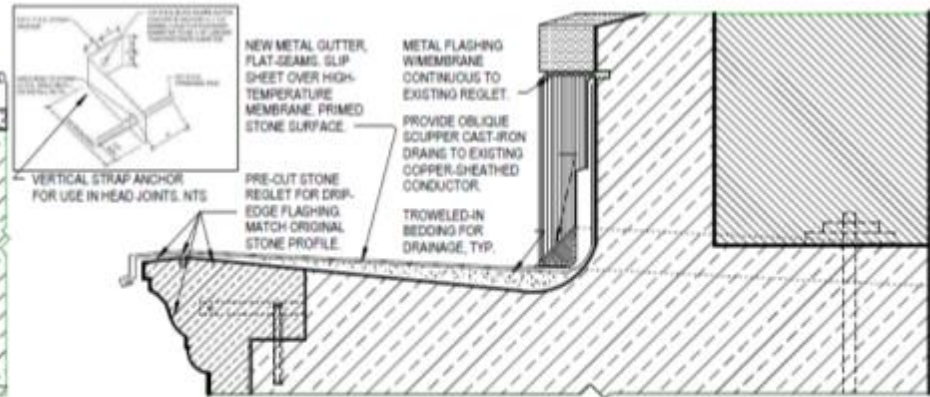
Scale 1/2" = 1'-0"

Drawing No.
A302

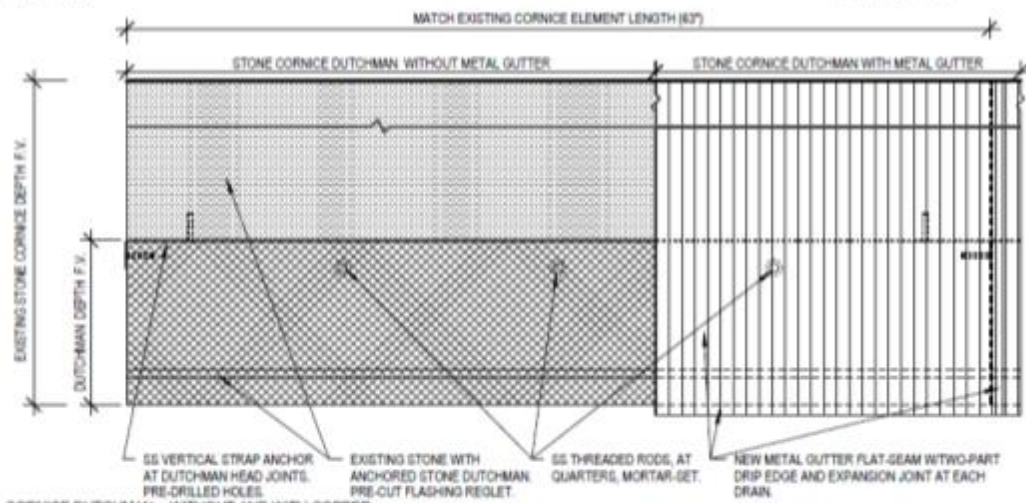
Repair details



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"



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

Drawing No.

A401



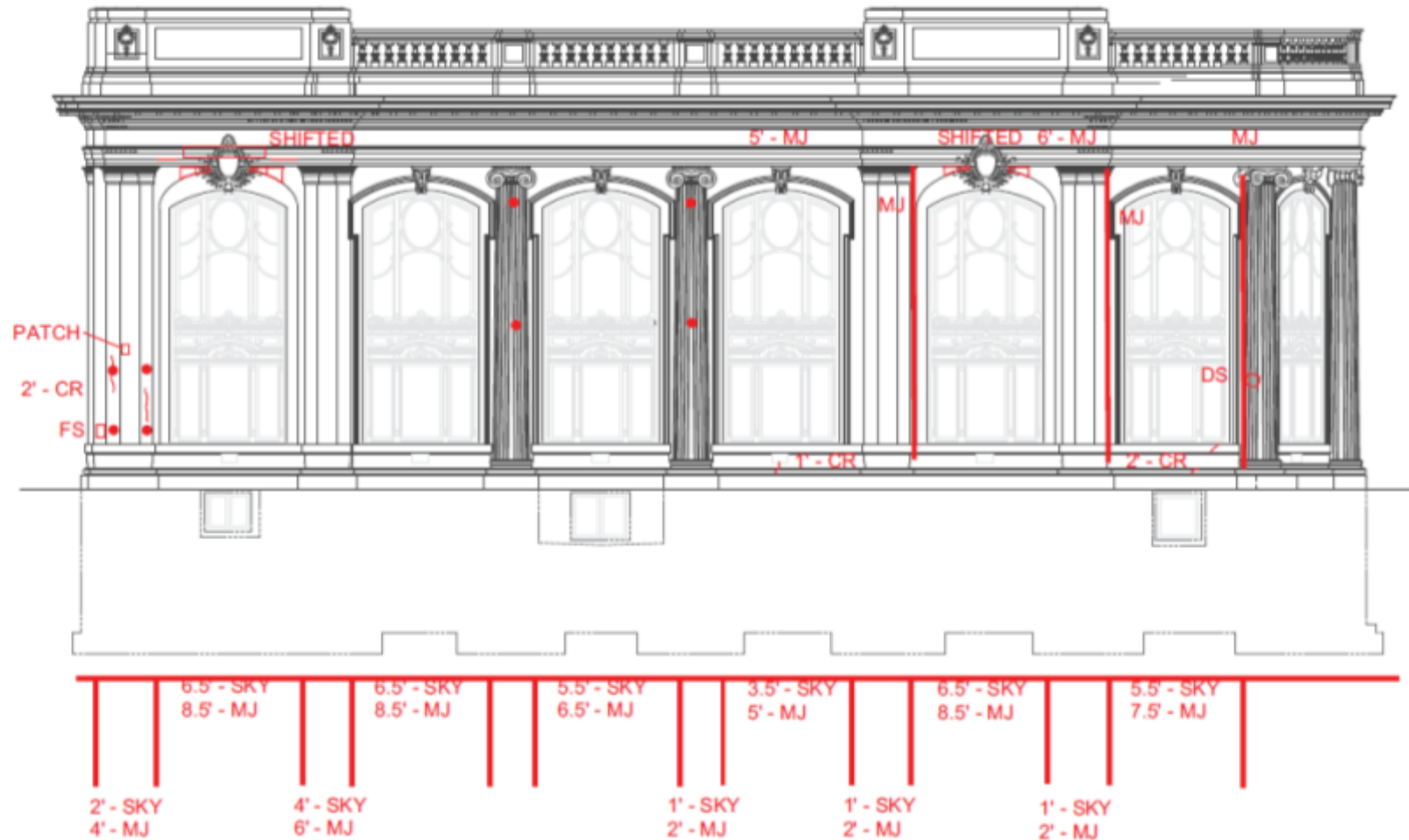
Title: DUTCHMAN AT CORNICE - PLAN, SECTION DETAILS
 Project: MCHS Exterior Renovation Investigative Study
 Project Number: Milwaukee County O118-13449; UWA 13-121
 Drawn by: UWA

Repair details

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

3rd Street Elevation (WEST)

DRAWING KEY :

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

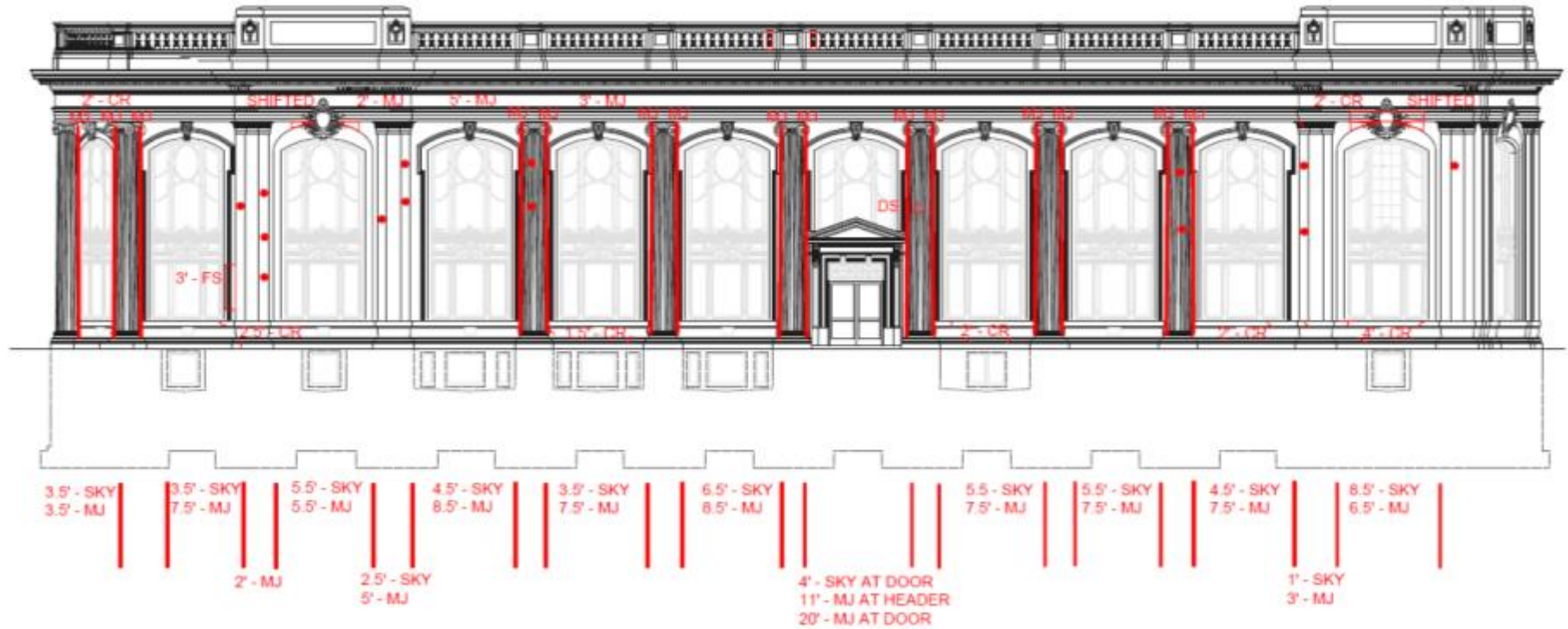


Repair areas

Pere Marquette Park Elevation (EAST)

DRAWING KEY:

- FS = FLAT SPALL
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- 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.

