



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 1/9/2017 CCF # 161225
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114186

Property	910 N. OLD WORLD THIRD ST.	Second Ward Savings Bank (Individual)
Owner/Applicant	MILWAUKEE COUNTY REGISTER OF DEEDS 901 N 9TH ST MILWAUKEE WI 53233	Debra Zins Uihlein/Wilson Architects 322 E. Michigan St. Milwaukee, WI 53202- Phone: (414) 271-8899 Fax: (414) 271-8942

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

1. 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 (capstone, 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 capstones 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 capstones, balustrade capstones, 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 cartouches). 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.

Staff comments

The Second Ward Savings Bank was constructed in 1913 to the plans of Kirchoff and Rose. It is regarded as the finest example of that firm's commercial work and one of the city's finest examples of Beaux Arts commercial architecture. It has served as the home of the Milwaukee County Historical Society since the 1960s.

Overall, the work appears to meet the standards set forth in designation report. Currently up to seven balusters are proposed for replacement, however, the last inspection of the balustrade was in 2013, and more may have deteriorated since then. Two balusters have already been removed for safety reasons and these are expected to need reproduction. In correspondence with the applicant/contractor, they are willing to attempt repairs on any baluster for which it is deemed feasible before using a reproduction.

Recommendation

Recommend HPC Approval with conditions.

Conditions

Applicant should provide mortar and stone samples to staff before beginning construction. An appropriate historic, high lime content mortar should be used. Photographs of all sides of any baluster proposed for replacement should be presented to staff for approval before any reproductions are made.

Previous HPC action

N/A

Previous Council action

N/A