

Askin, Tim

From: James Otto <jotto@jgottoarchitect.com>
Sent: Thursday, August 24, 2017 2:30 PM
To: Askin, Tim
Cc: 'Schmidt, Philip'; 'jsterr'
Subject: RE: 15005.00 - Charles Allis AM Roof Facade - HPC Question Response
Attachments: IMG_0307rs.jpg; IMG_0310rs.jpg; IMG_0305rs.jpg; IMG_0306rs.jpg; RE_15005.00 - Charles Allis AM Roof Facade - Pointing Mock Up.pdf; 15-159-2 Gradation.pdf; 15-159-3 Gradation.pdf; New Bundt Red Sandstone Test Results.pdf; Matrix_PDB.pdf; Jahn M70.pdf; 45.pdf

Tim,

Please refer to my annotations below in red, and attachments.

Jim

From: Askin, Tim [<mailto:Tim.Askin@milwaukee.gov>]
Sent: Monday, August 21, 2017 11:16 AM
To: James Otto
Cc: 'Schmidt, Philip'; 'jsterr'
Subject: Charles Allis south side repairs

Please provide responses to the following comments/questions on the Charles Allis House/Museum project:

1. Photos and brochures for replacement stone. Who is the manufacturer? What specific quarry is this?
I have been working with Steve Ensor of Quarra Stone in Madison on the sandstone match. As stated in the Application Form Attachment, the original sandstone came from the Apostle Islands, specifically the Bass Island Brownstone Quarry on Basswood Island. Obviously, the quarry is no longer in production. The best match that is typically used for current replacements is Bunt Purple which is quarried in China. We will not be able to get a stone with the water spots, as this was very specific to the particular Bass Island Brownstone Quarry.
2. Photo of proposed replacement stone next to existing stone
A few photos taken in cloudy conditions are attached, the actual match is better than the photos illustrate due to sheen from the varying surface finish between the old and sample stone which the camera picks up better than the eye. A copy of the stone test results is attached for reference. I have a 5" x 7" sample we could review on site if desired. (I will be on site Wednesday, August 30th at 1:00 pm for a few hours if you are available)
3. You note mortar testing was conducted. Please provide the lab report.
Please refer to the attached mortar mix information. John Speweik is an internationally recognized historic masonry consultant. The tests were made by U.S. Heritage Group, Chicago, IL. We have no intention of repeating the mortar mix / color mistake made by the previous work.
4. Please include more specified information (images, samples) of sandstone patches from each company listed (Conproco Corporation, Matrix, Edison Coatings, Inc., Cathedral Stone Products, Inc., Jahn M70) or specify which product you will be choosing and provide samples/images of test patches
Being a Public Sector project, products cannot be sole sourced, requiring three manufacturers. I do have a preferred product, which is also normally preferred by contractors. The Conproco product is custom color matched in the field. The Edison Coatings and Cathedral Stone products are factory custom color matched. Therefore samples are not available until actually made up for the work. I have successfully used all of the products, and the patches are very inconspicuous upon completion. I used the Conproco Matrix product on the Milwaukee City Hall for sandstone patches 15 years ago, and the repairs are very inconspicuous. Similar

results can be achieved with the Edison Coatings and Cathedral Stone products. Product data sheets are attached for reference. Product data sheets are attached for reference.

5. Provide more information regarding the work to be done on the gutter of the South façade. This also requires review. There is nothing describing the scope of work other than the note in the elevation.

Gutter work is not included within the scope of work to be bid / constructed as part of the current release package. The gutter work is intended to be bid / constructed as part of an anticipated 2018 budget request project, and was previously reviewed / approved as part of the COA issued on February 29, 2016. Any future gutter modifications are intended to be similar to the modification previously made to the gutter noted on the drawing sheet in question, which was completed many years ago. This modification was reviewed on site with Dean Doerrfeld in the fall of 2015 and found to be acceptable. The modifications are being made to reduce / eliminate overflow which is significantly deteriorating the façade components below the gutter areas. Refer to the previous approval submittal package drawing sheet R0.1 note DT10 for a description of the work.

Regards,

Tim Askin, Senior Planner
Historic Preservation Commission
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