Isaac Hatfield

From: Isaac Hatfield
Sent: Monday, June 30, 2025 10:57 AM
To: Ellis-Garcia, Aaron
Cc: Nabeel Raazi
Subject: Columbia St Mary's - Heritage Elevator Shaft
Attachments: 2025 06 30 - Columbia St Mary Elev Shaft - Photo Documentation.pdf

Aaron,

As requested, we have completed an inspection of the external elevator shaft located at the Columbia St. Mary's Heritage Building in Milwaukee, WI. The inspection was performed on June 26, 2025, with the assistance of Medxcel personnel. The following summarizes our findings, conclusions, and recommendations:

Observations:

1. The elevator shaft is constructed of brick masonry with a steel frame and bracing system.
2. The steel framing is configured similarly to a steel truss.
3. The steel members are exhibiting widespread corrosion and deterioration.
4. Six (6) of the existing steel braces are broken or detached.
5. Portions of the brick masonry at the lower elevations are loose and severely deteriorated.

Conclusions:

1. The external shaft structure has undergone substantial deterioration due to long-term exposure and aging.
2. The external steel frame is still viable to serve as a temporary support structure as long as some repairs are made to the detached braces and deteriorated connections etc.
3. The extent of damage observed will require significant remediation efforts to restore the shaft to a structurally viable condition for the long term.
4. Based on our understanding, Columbia St. Mary's is no longer using this elevator shaft.
5. As the Heritage Building is listed on the historical register, any proposed changes will need to align with historical preservation requirements.
6. If permissible by the historical registry, the most appropriate long-term solution would be the complete removal of the external shaft.

Recommendations:

1. Temporarily protect the area around the shaft using secured and weighted plywood sheeting.
2. Identify and safely remove all loose or unstable brick units.
3. Install temporary steel bracing or masonry infills at exposed or structurally compromised areas, per engineering direction.
4. Re-anchor and/or replace all broken or detached steel rods and braces.
5. Inspect all anchorage points and steel-to-masonry connections and provide temporary strengthening where needed.

6. These stabilization measures are necessary to maintain safety while long-term solutions are evaluated and finalized.
7. Subject to approval by the historical registry, we recommend full removal of the external elevator shaft.
8. Following removal, install brick cladding or infill at the exposed wall surfaces to match existing materials and preserve the historical aesthetic of the Heritage Building.

If you have any questions regarding this assessment or would like to discuss the findings in greater detail, please do not hesitate to contact us. We are available to support any next steps as needed.

O&S ASSOCIATES
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PHOTOGRAPHIC DOCUMENTATION

WITH OBSERVATIONS

PHOTO GROUP #1 – OVERALL VIEWS OF THE ELEVATOR SHAFT

Photo 1.1

Photo 1.2

PHOTO GROUP #1 (CONT.) – OVERALL VIEWS OF THE ELEVATOR SHAFT

Photo 1.3

Photo 1.4

PHOTO GROUP #1 (CONT.) – OVERALL VIEWS OF THE ELEVATOR SHAFT

Photo 1.5

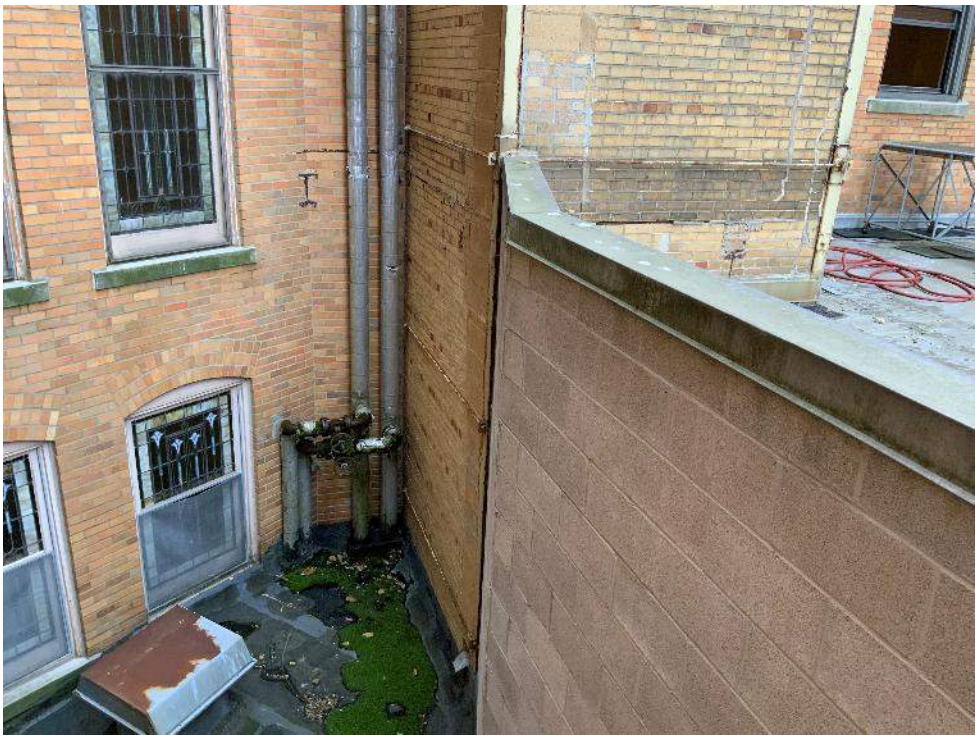

Photo 1.6

PHOTO GROUP #2 – ELEVATOR SHAFT DETERIORATION

Photo 2.1 – Warped Steel Framing

Photo 2.2 – Deteriorated Steel Framing

PHOTO GROUP #2 (CONT.) – ELEVATOR SHAFT DETERIORATION

Photo 2.3 – Deteriorated Brick

Photo 2.4 – Loose & Displaced Brick

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.5 – Brick Wall Cracks

Photo 2.6 – Brick Wall Cracks

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.7 – Cracked & Displaced Brick

Photo 2.8 – Falling Brick

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.9 – Broken Steel Bracing

Photo 2.10 – Broken Steel Bracing

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.13 – Broken Steel Bracing

Photo 2.14 – Broken Steel Bracing

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.15 – Receding Mortar Joints

Photo 2.16 – Cracked Brick & Receding Mortar Joints

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.17 – Deteriorated Brick

Photo 2.18 – Deteriorated Brick

PHOTO GROUP #2 (CONT.) – STRUCTURAL DETERIORATION AND FAILURES

Photo 2.19 – Spalled Brick

Photo 2.20 – Steel Anchorage Pulling out of wall