

Askin, Tim

From: Jay Knetter <jayk@jaknetter.com>
Sent: Tuesday, July 31, 2018 3:18 PM
To: Askin, Tim
Subject: RE: Uncle Wolfies Revised Service Stair

Hi Tim,
Sorry for the delayed response. See my comments below in red.

Jay Knetter, AIA
President

JAKnetter Architects

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From: Askin, Tim [<mailto:Tim.Askin@milwaukee.gov>]
Sent: Monday, July 30, 2018 4:44 PM
To: Jay Knetter <jayk@jaknetter.com>
Subject: RE: Uncle Wolfies Revised Service Stair

A few questions and suggestions for you.

1. Please use the picket style rail for both guardrail and stair rail. Yes we can use a picket style for the guardrailing which will occur on 2 sides of the stair (with one being a short side that dies into the building façade. The stair handrails will be typical 2" diameter round handrails attached to the existing building face and to the new poured concrete foundation wall which will go down to the basement level.
2. The Commission has rarely approved slab doors, but in this location it might be the best solution. Be prepared to be asked to do a paneled door (*Living with History* pp. 25-26; 3-5 horizontal panels is also an option). Glazing and hardware will not be required regardless. Understood. Yes, as acknowledged, the door will not be visible and it makes sense for it to be a flush door for security purposes.
3. What are the stairs made of? Open or closed tread? Open stringer? The stair will be a closed tread and closed stringer, potentially of steel with a concrete filled pan or checker plate. They are very interested in exploring a formed in place concrete stair as well which may be the best over time.
4. Are the stairs floating? Attached to the wall of the building? How attached? If it is a steel stair, the stringers will be attached directly to the brick façade and to the concrete foundation wall. A poured in place concrete wall will be poured against the brick and concrete foundation wall. As mentioned above, I believe this to be the preferred option if costs are in line with their budget.
5. Is there a retaining wall required? Footings for the railing posts? What materials? The grade will be excavated and a 3-sided concrete retaining wall will be formed and poured in place, essentially acting as a retaining wall with a storm drain at the bottom. The concrete foundation walls will have footings 4' below the basement floor access point to avoid frost heaving. The painted black picket style steel guardrail (at grade) will be attached to the top of the concrete foundation wall-most likely core drilled with concrete fill and topped with an exterior caulk.

I hope that helps Tim. Please feel free to call with any questions.

Jay

Tim Askin, Senior Planner
Historic Preservation Commission

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NEW OFFICE LOCATION
Zeidler Municipal Building
841 N. Broadway, Rm B1

From: Jay Knetter [<mailto:jayk@jaknetter.com>]
Sent: Monday, July 30, 2018 4:17 PM
To: Askin, Tim
Subject: Uncle Wolfies Revised Service Stair

Hi Tim,

I apologize for the late change, but Uncle Wolfies has decided to install a new exterior stair with a new service door entrance located at the basement level (below grade.) For security purposes, we are proposing a flush hollow metal door. The exterior stair will be placed inside a formed, poured-in place concrete foundation wall.

I know that we are on the agenda for next Monday with the at-grade service door, but I am wondering if we can supplement that submittal with the new attached drawing showing the exterior stair with a guard railing?

Thanks,
Jay

Jay Knetter, AIA
President

JAKnetter Architects

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