



City of Madison Planning Division  
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

# Madison Landmarks Commission APPLICATION

## 1. LOCATION

Project Address: 917 EAST MIFFLIN STREET Aldermanic District: 2

## 2. PROJECT

Date Submitted: 9/8/14

Project Title / Description: HISTORIC BREESE STEVENS FIELD TERRA COTA ROOF TILE REPAIR

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- New Construction in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): REPAIRS TO A DESIGNATED LANDMARK

## 3. APPLICANT

Applicant's Name: CHARLES QUAGLIANA Company: CHARLES QUAGLIANA ARCHITECTS  
 Address: 1734 SANDTOOTH LANE City/State: MADISON Zip: WI 53719  
 Telephone: 608.444.9589 E-mail: QUAGLIANA@CHARTER.NET  
 Property Owner (if not applicant): CITY OF MADISON - PARKS  
 Address: 210 MARTIN LUTHER KING JR BLVD City/State: MADISON, WI Zip: 53703  
 Property Owner's Signature: [Signature] Date: 9/8/14

### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
 Historic Preservation Planner:  
 Amy Scanlon  
 Phone: 608.266.6552  
 Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

# Historic Breese Stevens Field Terra Cotta Roof Tile Repair

917 East Mifflin Street  
Madison, Wisconsin

## Project Narrative

### Background

Breese Stevens Field is the oldest playing field in Madison. The original grandstand structure, designed by the Madison architectural firm of Claude and Starck in the Mediterranean Revival style, was constructed from 1925 to 1926. The property is a designated Madison Landmark.

As part of a 2009 renovation project, repairs were made to some the terra cotta roof tile. These repairs have all discolored and many of the repairs have failed. Since 2009 addition tile have deteriorated and are in need of treatment.

### Condition Assessment

A condition assessment of the roof tile was conducted in August of 2014. The condition of each roof tile was observed and annotated on photographic survey sheets. The conditions noted include;

- Hairline cracks in unit
- Significant cracks in unit
- Chip or spall in unit
- Broken unit, stable
- Broken unit, repair
- Discolored and failed previous patch in unit
- Discolored but stable previous patch in unit
- Deteriorated sealant joint
- Deteriorated tile surface

### Analysis

Existing conditions were evaluated. Findings indicate that the most significant issue is the failure (spalling or detachment) of repair patches from 2009. These will need to be carefully removed and new appropriate repairs made. It was noted that approximately 10 more tile have deteriorated and will also need to be repaired.

A second issue noted was that more than half of the units in the lower row of tiles have hairline cracks, the first stage in tile deterioration and failure. These tiles should be treated before there is further deterioration.

Research was conducted relative to the type of treatments that would be appropriate for the tile. After discussion with several experts, a field visit with a certified contractor and review of National Park Service and General Services Administration technical bulletins, the recommendations for treatments include:

- Clean all tile with a non-ionic detergent and water rinse
- Repair tile with specialized repair mortar (compatible with substrate and vapor permeable) using mfg. recommended techniques and certified craftsmen.
- Coat cracked tile and repaired tile with a silicate based, opaque mineral coating.

**Breese Stevens Athletic Field  
Terracotta Cornice (Roof Tile) Repairs**

917 East Mifflin Street

Madison, Wisconsin

**DRAFT COPY**

8/29/14

Prepared by

Charles Quagliana Architecture

1734 Sawtooth Lane

Madison, WI 53719

608-44-9589

# Breese Stevens Field Terracotta Cornice (Roof Tile) Repairs

## Elevation 2

### Facing Paterson Street

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For coordination purposes, the elevation references used here refer to the elevation designations used in the 2009 exterior repair project. Only elevations 2, 3 & 4 are part of this project.

#### Condition Notes

1. Hairline crack in unit
2. Crack in unit
3. Chip or spall in unit
4. Discolored and failed patch in unit
5. Discolored but stable previous patch in unit
6. Broken unit, stable
7. Broken unit, repair.
8. Deteriorated sealant joint
9. Deteriorated tile surface

#### Repair Notes

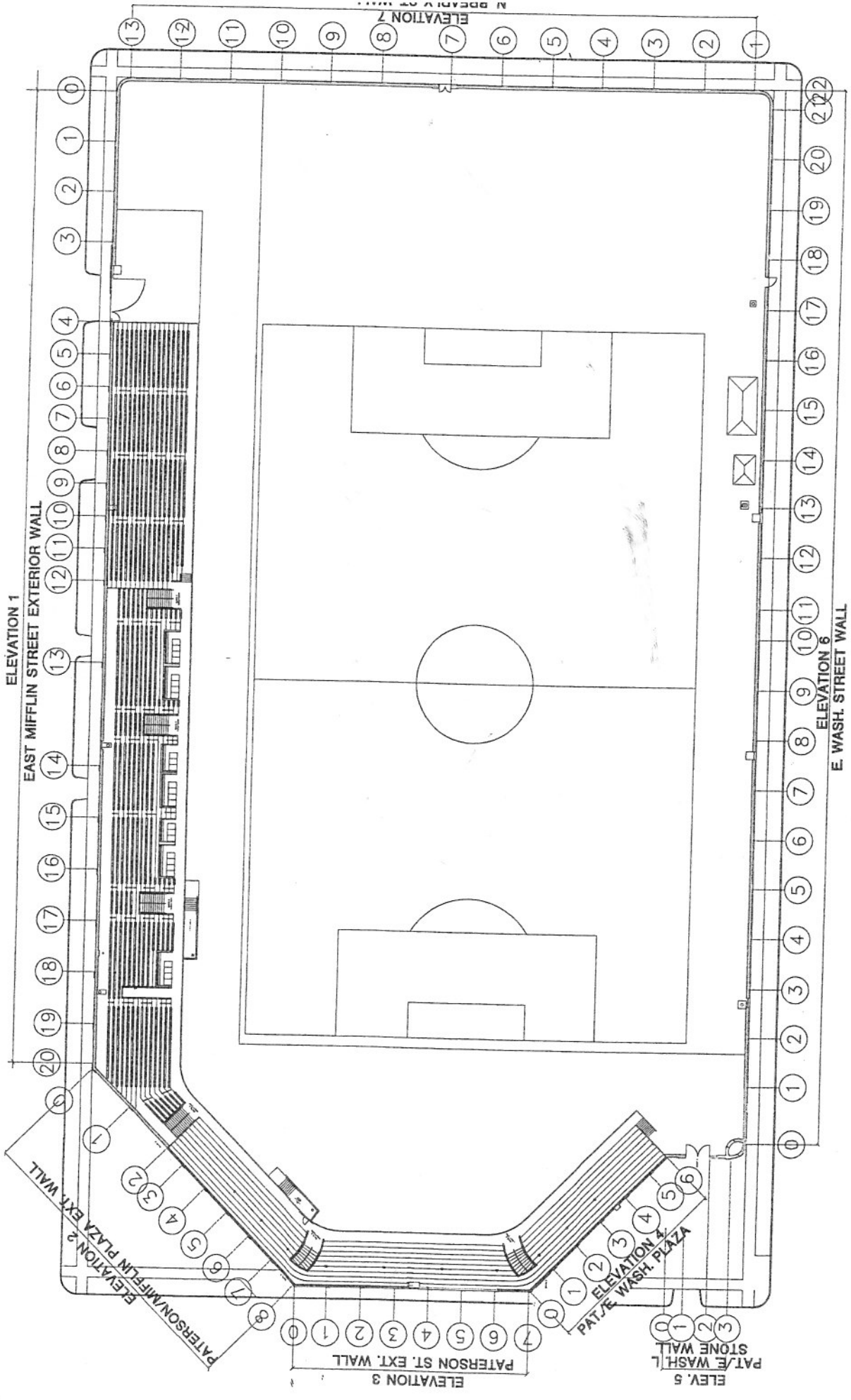
- A. Clean, remove deteriorated material, tool, patch, apply coating
- B. Clean, tool, patch, apply coating
- C. Clean, tool, apply coating
- D. Clean, apply coating
- E. Clean (Note: all terra cotta tile surfaces are to be cleaned)
- F. Sealant Repair

### Condition/Repair Designations (on elevations)

Condition notation → 1 A ← Repair notation

#### General Notes

1. These drawings have been developed from limited available drawings and cursory measurements. Materials, dimensions, openings, patterns and the like are interpretations of these records and measurements and must be field verified by the contractor. Where conditions are found to be different those noted, notify the architect before proceeding with the work.
2. Refer to all contract document drawings and all specifications for full extent of the work.
3. Contractor is responsible for obtaining all necessary permits, inspections and testing.
4. Protect existing elements, components and surfaces to remain. Protect all existing work to remain from damage during any removal and new construction activities. Protection shall be in place before any work commences.
5. Contractors shall be responsible to construct and maintain adequate temporary protection barriers such that the buildings remain weather tight and secure.
6. Contractors shall comply with generally accepted standards and all codes and regulations.



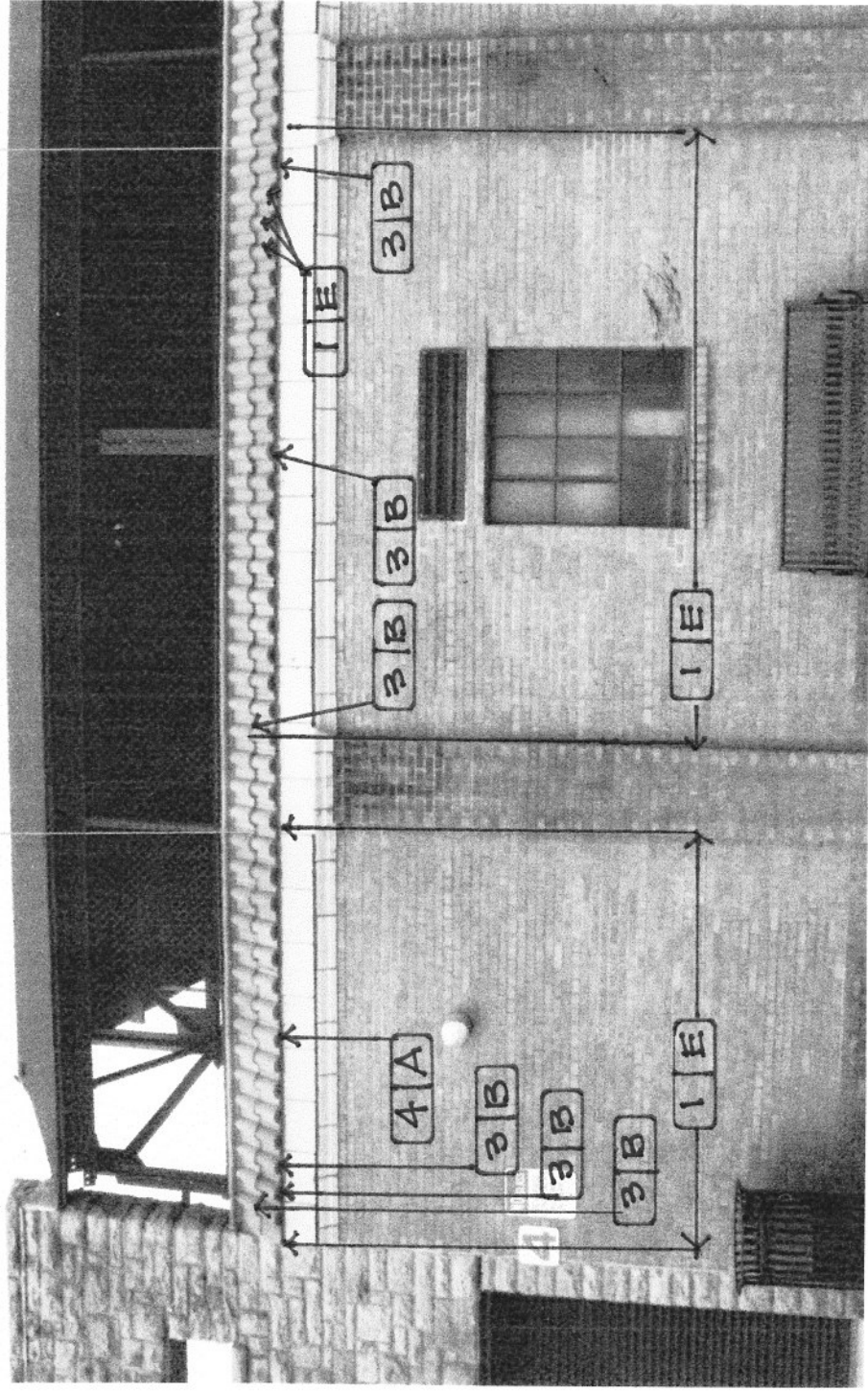
MASONRY SURVEY ELEVATION KEY PLAN 1/2

# Breese Stevens Field Terracotta Repairs

ELEVATION 2

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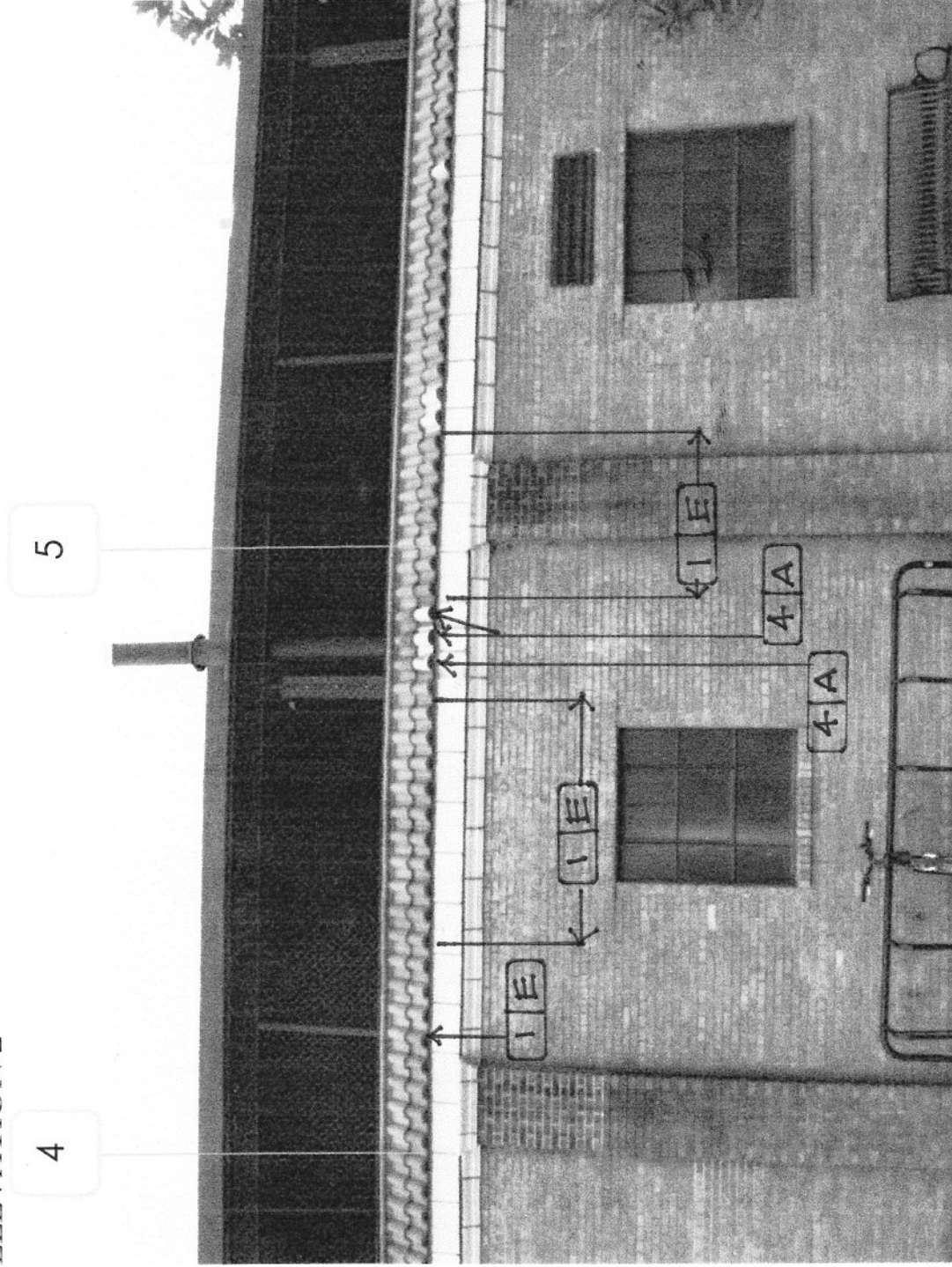
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# Breese Stevens Field Terracotta Repairs

## ELEVATION 2

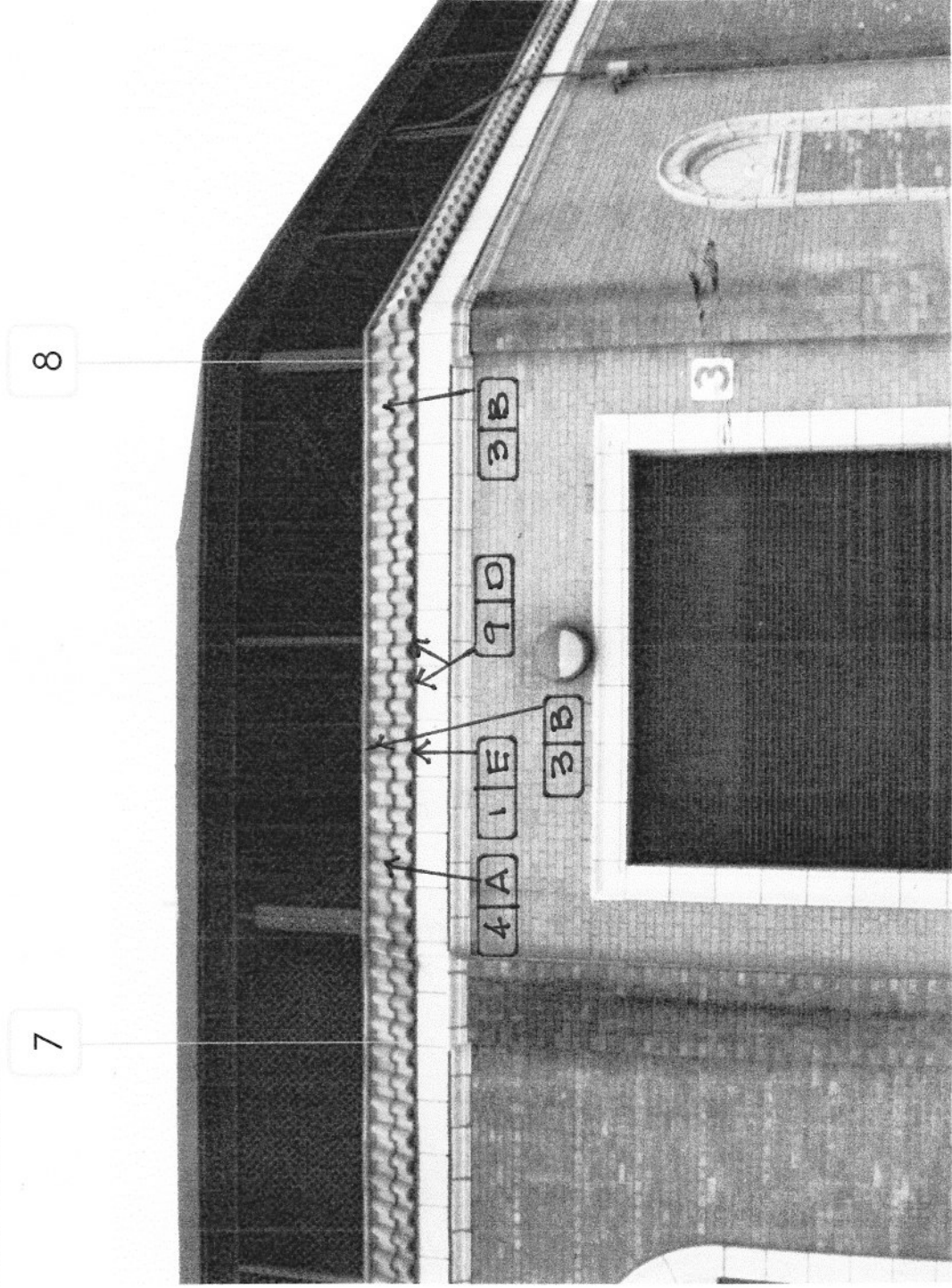






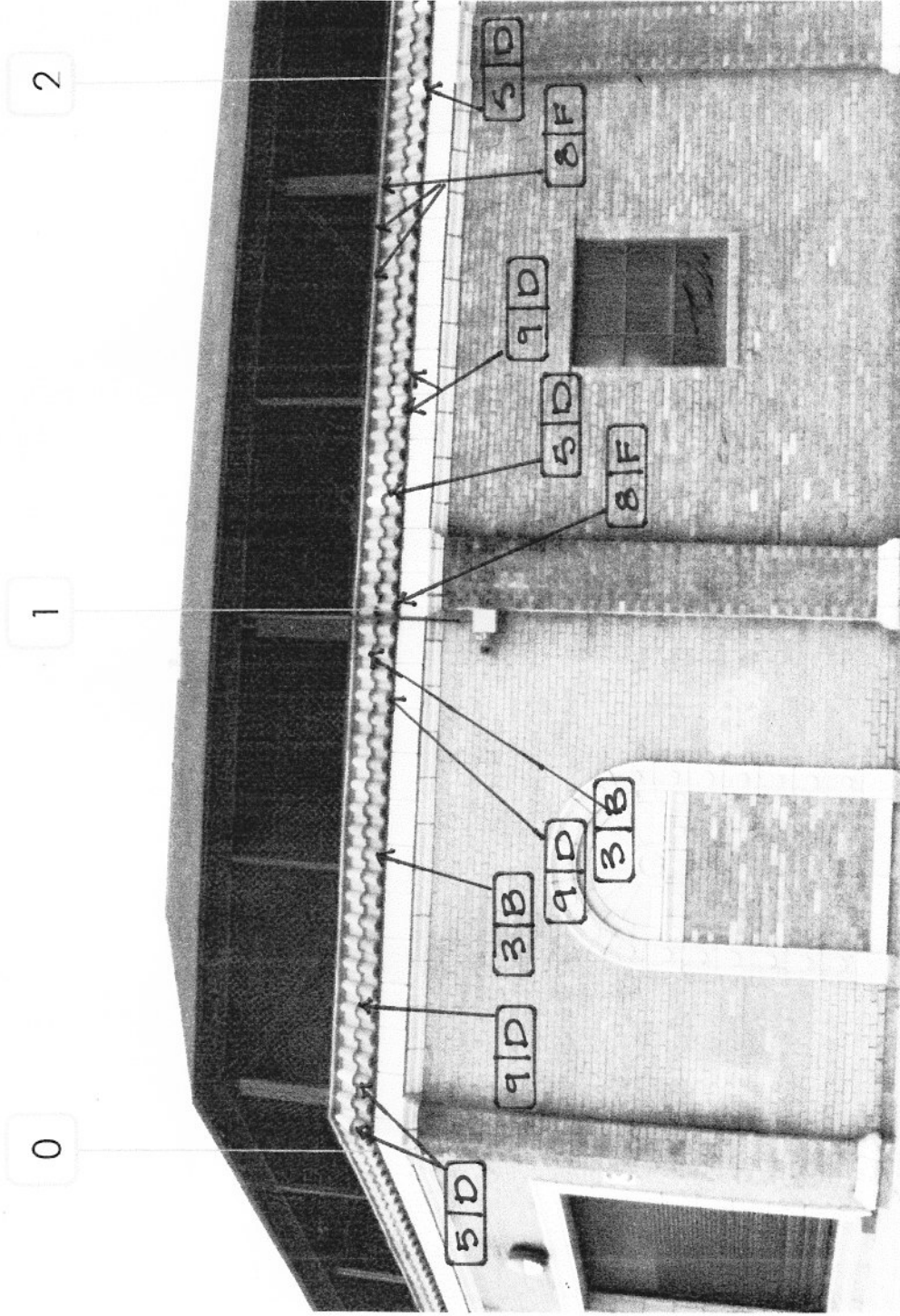
Breese Stevens Field Terracotta Repairs

ELEVATION 2



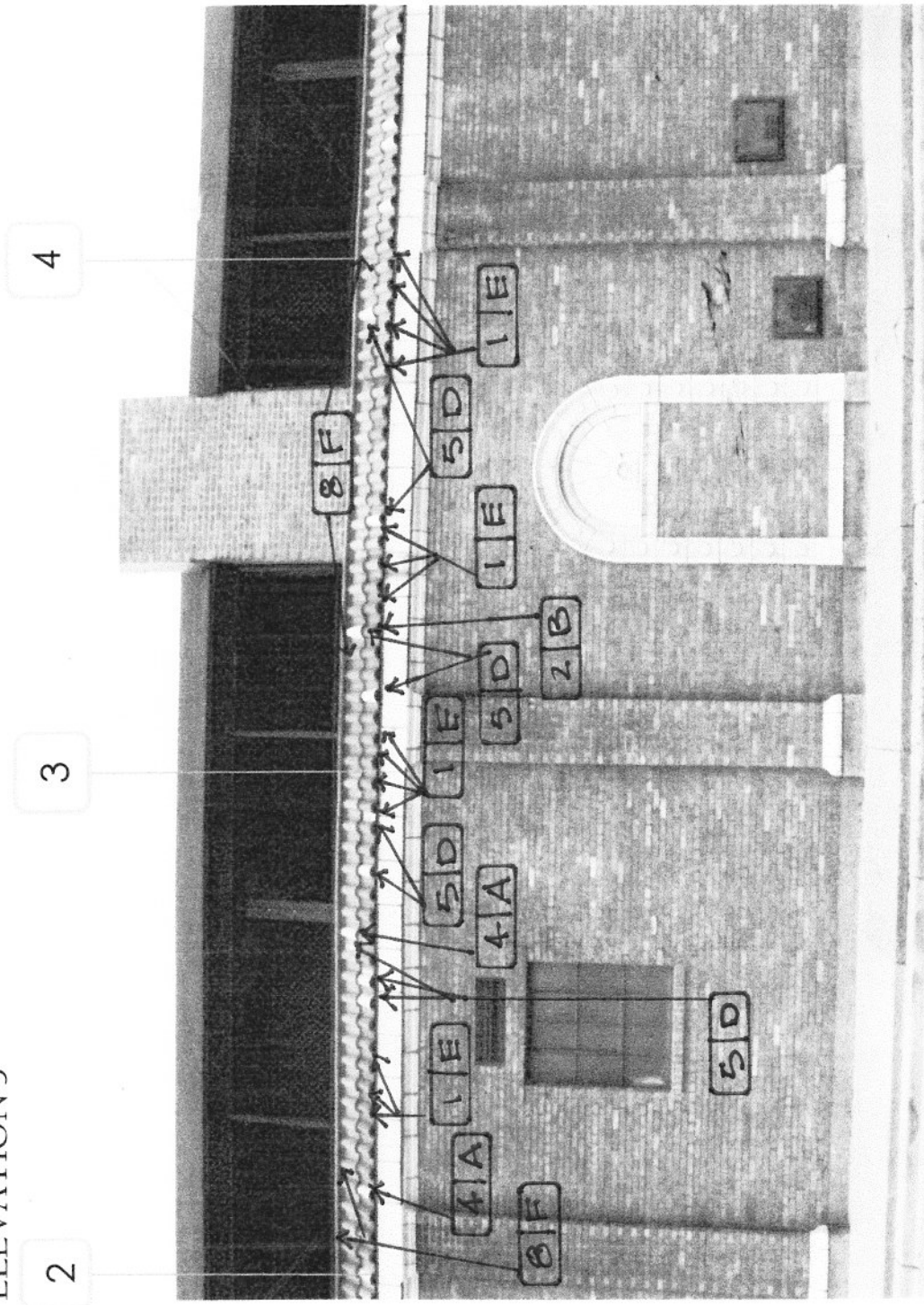
Breese Stevens Field Terracotta Repairs

ELEVATION 3



# Breese Stevens Field Terracotta Repairs

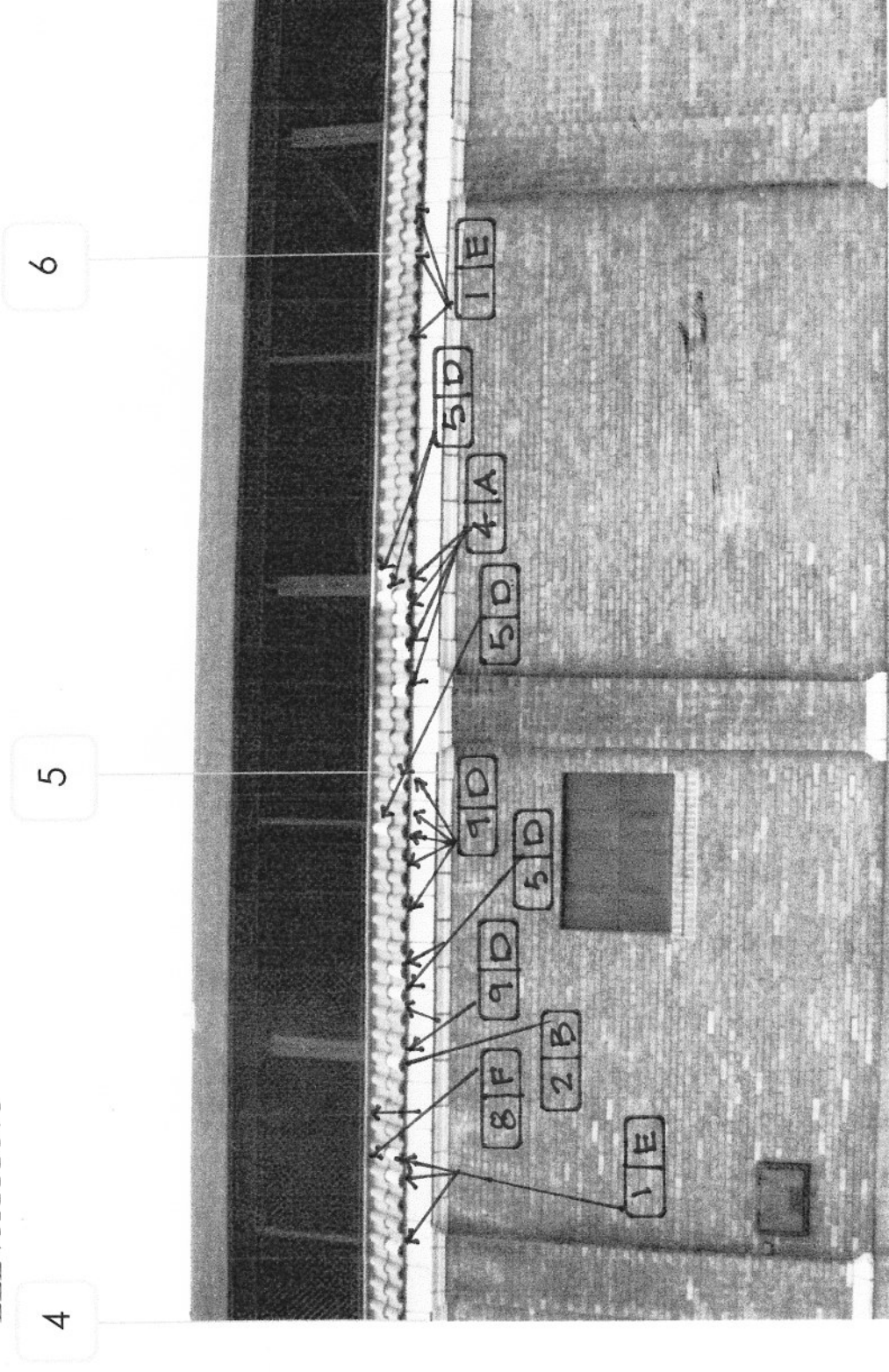
## ELEVATION 3





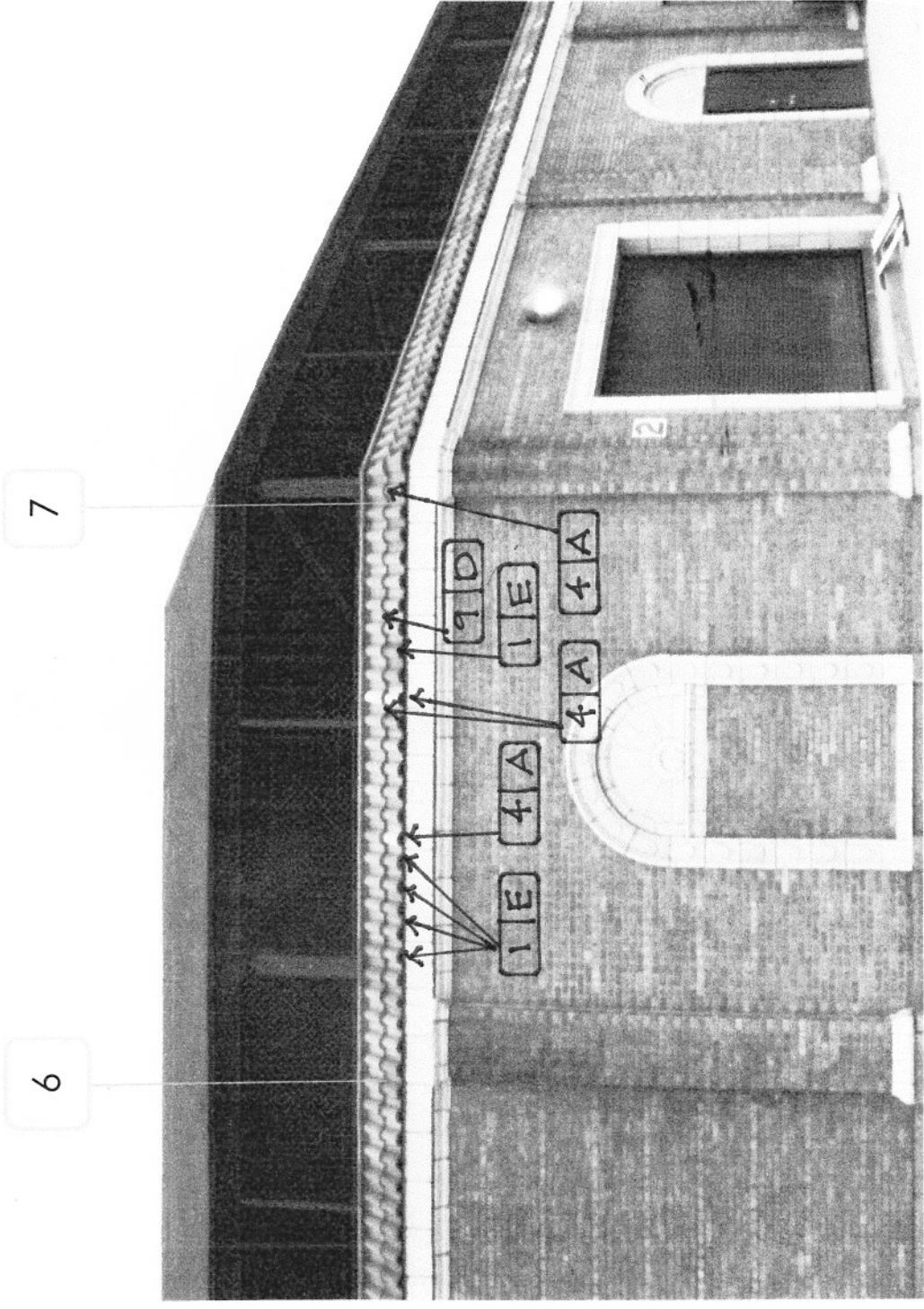
# Breese Stevens Field Terracotta Repairs

## ELEVATION 3



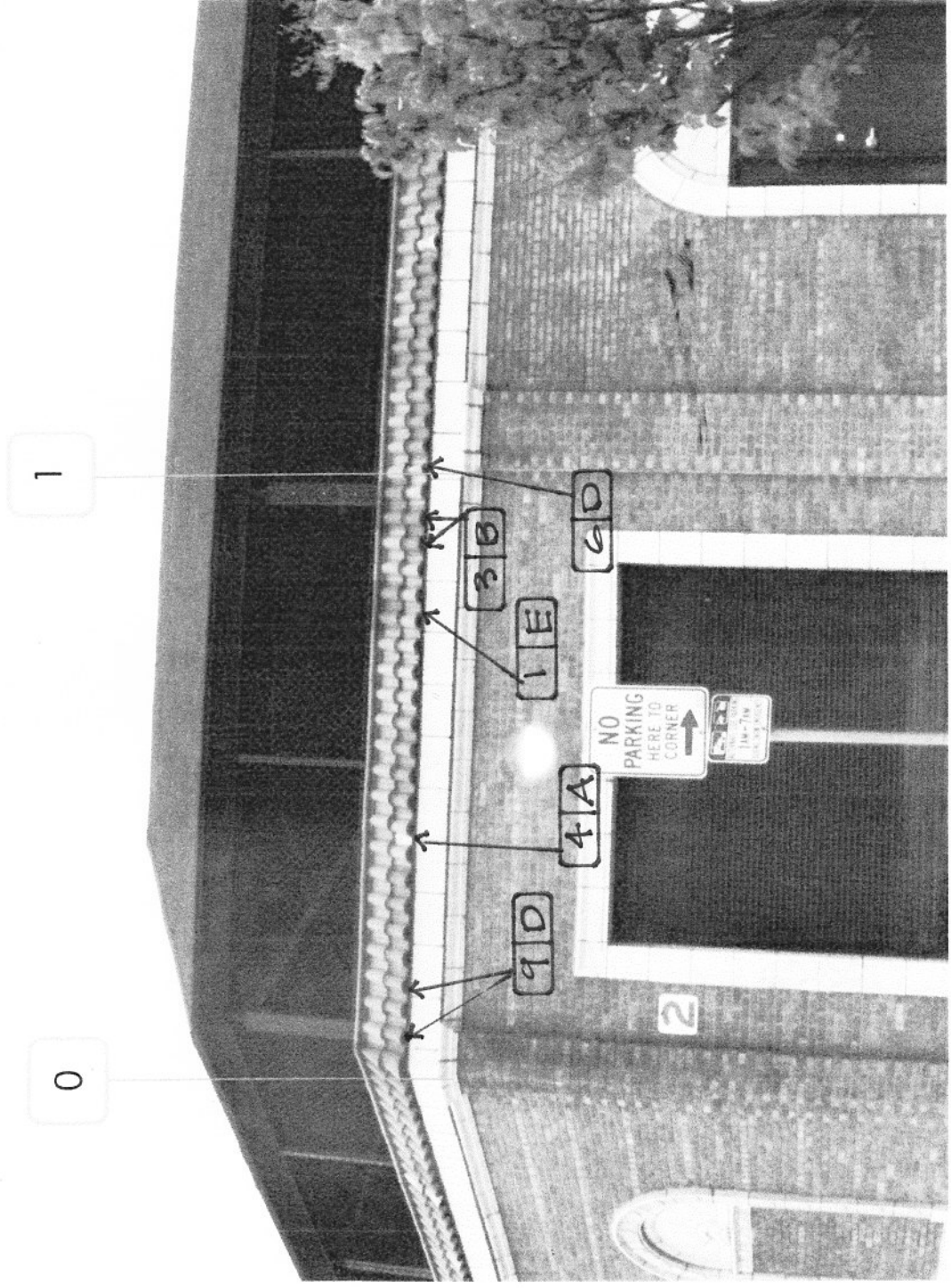
Breese Stevens Field Terracotta Repairs

ELEVATION 3



# Breese Stevens Field Terracotta Repairs

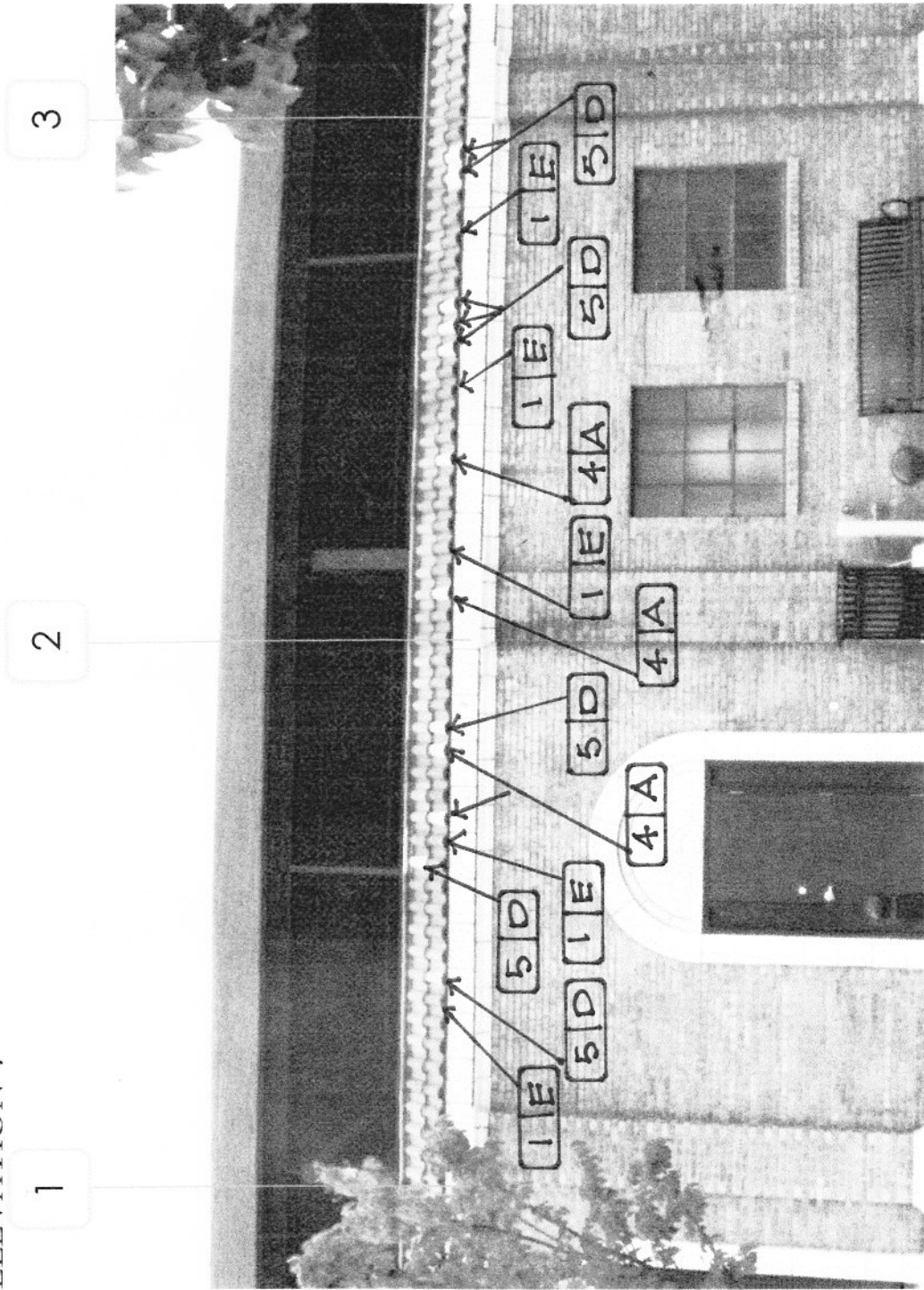
## ELEVATION 4





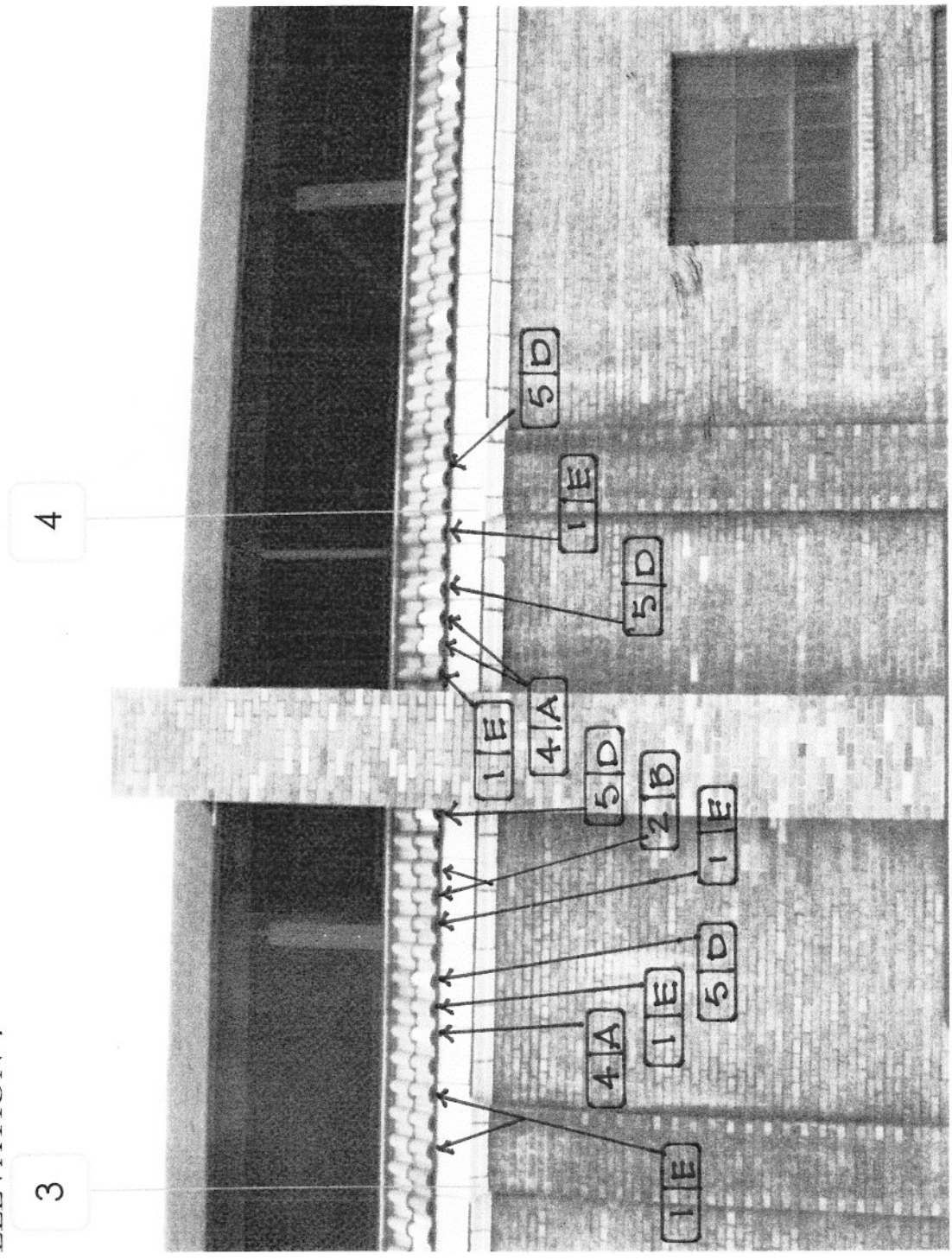
Breese Stevens Field Terracotta Repairs

ELEVATION 4



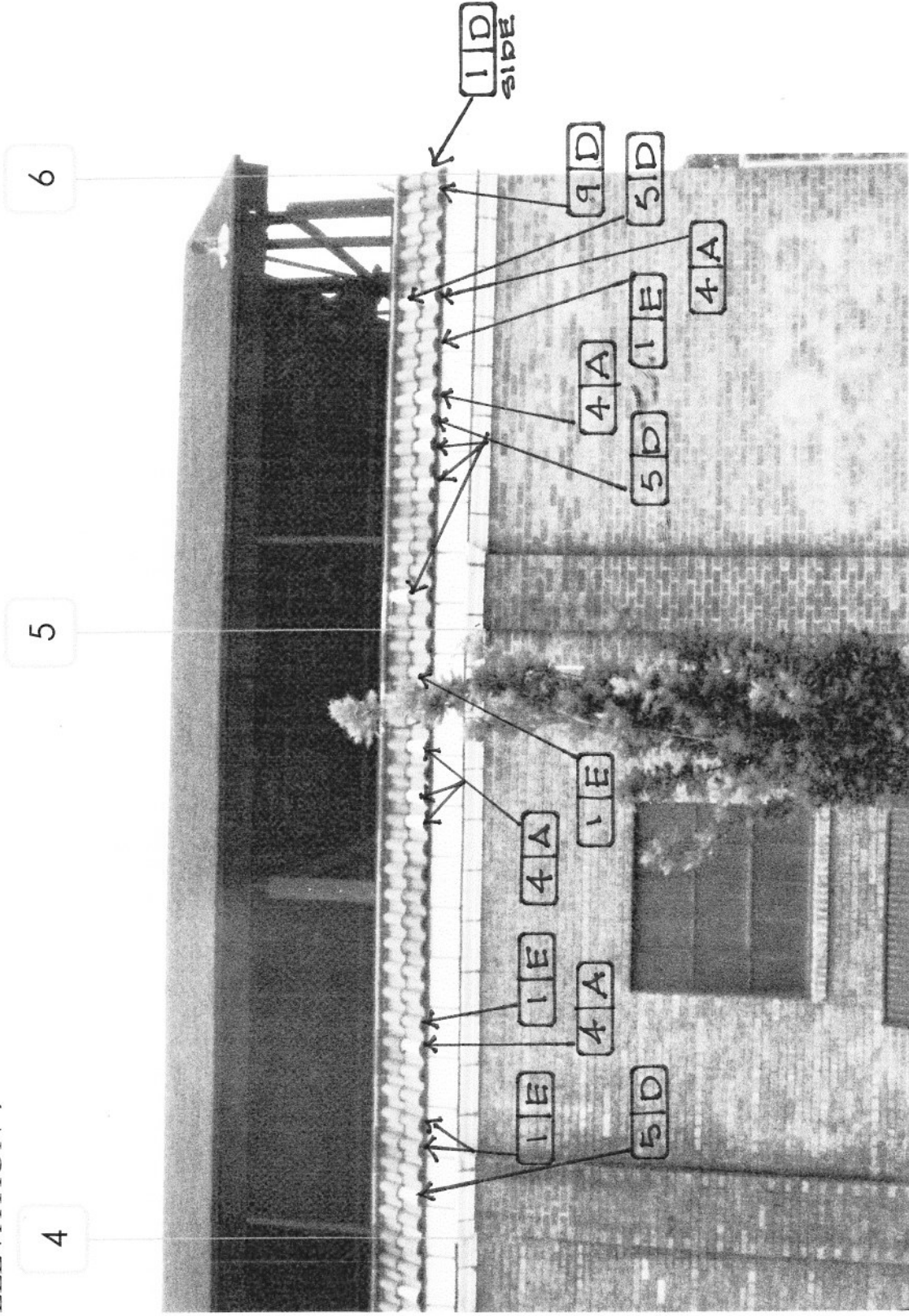
Breese Stevens Field Terracotta Repairs

ELEVATION 4



Breese Stevens Field Terracotta Repairs

ELEVATION 4





1  
2 Mock-up. A pre-selected area where a representative sample of the Work is completed prior to commencement of  
3 Work.  
4

5 **QUALITY ASSURANCE**

6 Restoration Specialist Qualifications: Engage an experienced masonry restoration and cleaning firm to perform  
7 work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this  
8 Project with a record of successful in-service performance. Implementation of The Secretary of the Interior's  
9 Standards for Historic Preservation: Preservation Briefs #1, #2 and #30 is required.  
10

11 Field Supervision: Restoration specialist firms shall provide experienced supervisor for Project to oversee  
12 clay masonry restoration and cleaning. Supervisor shall not be changed during Project except for causes  
13 beyond the control of restoration specialist firm.  
14

15 Restoration Worker Qualifications: Persons who are experienced and specialize in restoration work of types  
16 they will be performing. When masonry units are being patched, assign at least one worker among those  
17 performing patching work who is trained and certified by manufacturer of patching compound and coatings  
18 to apply its products.  
19

20 Manufacturer Qualifications: A firm regularly engaged in producing masonry repair, coating and cleaning materials  
21 that have been used for similar applications with successful results, and with factory-trained representatives who are  
22 available for consultation and Project-site inspection and assistance at no additional cost.  
23

24 Mockups: Prepare mockups of cleaning, tooling, repair and coating of terra cotta masonry restoration as follows to  
25 demonstrate aesthetic effects and qualities of materials and execution. Prepare mockups on terra cotta samples as  
26 noted below under same weather conditions to be expected during remainder of the Work. Mock-ups require  
27 approvals of the owner and architect of quality of workmanship, techniques and materials prior to commencement of  
28 the entire work.  
29

30 Clean two rows of existing terra cotta tile 48" in length. (on existing building)

31 Remove one previous masonry patch and tool surface in preparation for new patch. (on existing building)

32 Prepare (tool) one existing deteriorated/spalled terra cotta tile for patch. (on existing building)

33 Patch one previously repaired tile and one deteriorated tile. (on existing building)

34 Coat four terra cotta tiles with masonry mineral coating. (on terra cotta sample tiles provided by contractor)

35  
36  
37  
38  
39  
40 Maintain mockup during construction for workmanship comparison; remove and legally dispose of mockup when no  
41 longer required. Mockup may be incorporated into final construction upon Owner's and Architect's approval.  
42

43 **DELIVERY, STORAGE AND HANDLING**

44  
45 Deliver materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's  
46 name and type of products.  
47

48 Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious  
49 materials that have become damp.  
50

51 Store all materials in a location that will not impede the progress of the work.  
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**SUBMITTALS**

Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.

- Repair mortar
- Mineral Coating

Samples for color match: For each type of product indicated. Provide samples on similar terra cotta surface.

- Repair mortar
- Mineral coating

Qualification Data: For restoration specialists including field supervisors.

Restoration Program: For each phase of restoration process, provide detailed description ( one or two page written document) of materials, methods, equipment, and sequence of operations to be used for each phase of restoration work including protection of surrounding materials on building and Project site.

Cleaning Program: Describe cleaning process in detail, (one page written document) including materials, methods, and equipment to be used and protection of surrounding materials on building and Project site, and control of runoff during operations.

**PROJECT CONDITIONS**

Repair terra cotta masonry only when air temperature is between and 40 and 90 deg F and is predicted to remain so for at least 7 days after completion of work.

Cold-Weather Requirements: Comply with the manufacturers requirements.

Hot-Weather Requirements: Comply with the manufacturers requirements.

**SEQUENCING AND SCHEDULING**

Suggested masonry restoration sequence:

- Clean all terra cotta surfaces
- Remove previous failed patches and tool surface in preparation of new patch
- Tool deteriorated terra cotta tile in preparation for patch
- Repair/patch terra cotta tile
- Coat terra cotta tile after mortar has cured
- Repair sealant joints

**PART 2 - PRODUCTS**

**MANUFACTURERS**

- Jahn Restoration Mortars, Cathedral Stone Products, Inc.
- Cathedral Stone Products, Inc coatings

**MASONRY MATERIALS**

None required

1  
2 **MORTAR MATERIALS**

3 Jahn M100 Terra Cotta Repair Mortar

4  
5 Color: Custom color to match existing terra cotta color

6  
7 **COATING MATERIAL**

8 Cathedral Stone MasonRE Mineral Coating

9  
10 Color: Custom color to match existing terra cotta color

11  
12 **CLEANING MATERIALS**

13 Water for Cleaning: Potable

14  
15 Water: Provide water to ambient temperature.

16  
17 Job-Mixed Detergent Solution: Solution of water and non-ionic detergent, dilution as recommended by  
18 manufacturer. Test on mock up for suitability for use on this project.

19  
20 Brushes: Stiff synthetic bristle brushes.

21  
22 **SEALANT**

23 Tremco Silicone for brick masonry, rustic brick color

24  
25 **PART 3 – EXECUTION**

26  
27 **PROTECTION**

28 Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and  
29 surrounding buildings from harm resulting from masonry restoration work.

30 Erect temporary protective barriers at walkways and at points of pedestrian and vehicular entrance and exit.

31  
32 Prevent mortar or coatings from staining face of surrounding masonry and other surfaces.

33  
34 Cover sills, ledges, walls below and projections to protect from mortar or coatings

35  
36 Immediately remove mortar or coatings in contact with exposed masonry and other surfaces.

37  
38  
39 **CLEANING MASONRY**

40 Proceed with cleaning in an orderly manner with material selected from mock up testing; work from top to bottom  
41 and from one end of each elevation to the other.

42  
43 Use only those cleaning methods indicated.

44  
45 Wet surface, apply detergent solution then scrub with synthetic bristle brush to facilitate cleaning. Follow with a  
46 thorough final water rinse.

47  
48 **PREPARATION FOR TERRA COTTA REPAIRS**

49 Follow guidelines and instructions provided by repair mortar manufacturer.

50  
51 At locations indicated on drawings, remove deteriorated, damaged or spalled material. Carefully remove material to  
52 sound substrate, without further damaging tile unit or damaging surrounding masonry, in a manner that permits  
53 repair/patch.

54  
55 Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and  
56 adjoining construction in an undamaged condition.



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Notify Architect of unforeseen detrimental conditions including voids, cracks and loose masonry units in existing masonry and other deteriorated items.

**REPAIRING TERRA COTTA MASONRY**

Follow guidelines and instructions provided by repair mortar manufacturer.  
Finish smooth to match adjacent surfaces. Cure per manufacturers instructions.

**COATING TERRA COTTA MASONRY**

Follow guidelines and instructions provided by coatings manufacturer.  
Proceed with coating only after repair mortar has fully cured.  
Brush apply one coat.  
Where coating application abuts other materials, terminate coating, making clean sharp termination line without coating overlap.

**FINAL CLEANING**

After all work is completed, thoroughly clean exposed masonry surfaces of an excess material or coating.  
Clean masonry debris from cornice/roof and adjacent areas.

Sweep and rake adjacent pavement and grounds to remove work related debris. Where necessary, pressure wash surfaces to remove mortar, dust, dirt, and stains.

**FIELD QUALITY CONTROL**

Inspectors: Owner will provide limited qualified inspector to perform inspections and prepare field reports. Allow inspectors use of lift devices and scaffolding, as needed, to perform inspections.

Architect's Project Representatives: Architect will assign Project representatives to help carry out Architect's responsibilities at the site, including observing progress and quality of portion of the Work completed. Allow Architect's Project representatives use of scaffolding, as needed, to observe progress and quality of portion of the Work completed.

END SECTION 04 01 20