

EXISTING BUILDING REVIEW

117-119 State Street

Name: Haswell Furniture Co.

Built/alterations: 1916/1959/1994

Overview:

Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:

The Haswell Furniture Company building has been most recently been occupied by a restaurant at grade and the second floor and offices on the fourth floor, the third floor has been vacant for an extended period of time and was formally the location of a night club. The fourth floor is also currently vacant.



View of Front Facade



Exterior



Basement



Basement: View of garbage cans



Basement



First Floor



First Floor: View of access to basement



First Floor



First Floor



Second Floor



Second Floor



Third Floor



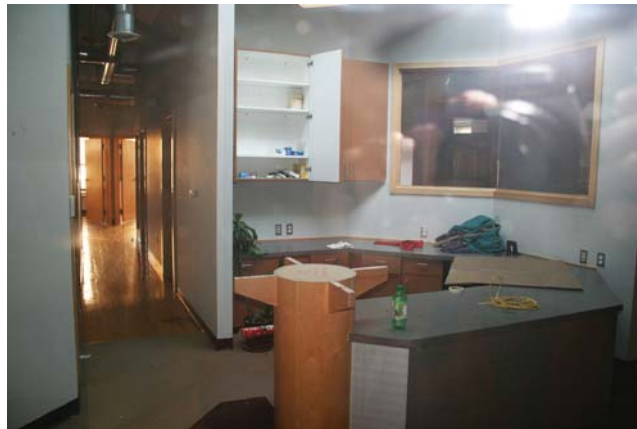
Third Floor



Third Floor



Fourth Floor



Fourth Floor

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117–119 State Street – Architectural Review

Walk-Through Observations: December 16, 2011

Reported by: Kenneth M. Itle

WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 117–119 State Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 117–119 State Street is a four-story masonry structure originally constructed in 1916, per city tax records, and substantially renovated in the 1990s. The building has a chevron shape, with a primary north facade facing State Street, a southwest facade facing Fairchild Street, and two party walls, each with a 135 degree angle near the middle of the wall. The party walls extend higher than the walls of the adjacent buildings and face west-northwest and east-southeast respectively.

Exterior

The State Street facade consists of manufactured polished stone panels and brick and cast stone masonry (Figure 1). Except for a limestone belt course and balustrade at the third floor (Figure 2), this facade was completely reconstructed in the 1990s. The only visible distress observed on this facade is localized water rundown staining below the stringcourse at the parapet wall (Figure 3).

The Fairchild Street facade primarily consists of the original brick masonry facade, although the areas around the entrance doors were apparently altered as part of the 1990s renovation (Figure 4). Limestone is used for window sills at this facade. Cracking and displacement of brick masonry above window heads was observed, likely related to corrosion of embedded window lintels (Figure 5).

The brick masonry party walls at the sides of the building were reviewed from lower roofs of adjacent buildings, where these walls extend and are exposed above the adjacent roof levels. Vertical cracking was observed at multiple locations in both party walls, especially at obtuse angle changes in the plane of the wall (Figure 6 and Figure 7). Also, some areas of poorly matched repairs and areas overclad with an EPDM rubber roof membrane were observed (Figure 8). Erosion of mortar joints and water rundown staining was also observed at the party walls.

The building roof was not accessible for survey.

All of the windows in the building are aluminum-clad wood double-hung windows with insulating glazing apparently installed as part of the 1990s renovation (Figure 9). The first and second floor windows at the State Street facade are an aluminum-framed center-glazed storefront system with insulating glazing, also apparently installed as part of the 1990s renovation. The exterior aluminum-framed doors apparently date to the 1990s renovation. No distress was observed at the windows or doors.

Potential Exterior Repairs

Based on this limited survey, the State Street facade does not require any significant repairs at this time. The building roof should be surveyed and any maintenance needs addressed.

Masonry repairs are required at the party walls and the Fairchild Street facade. Areas of cracked masonry should be rebuilt, and areas of open or eroded mortar joints should be repointed. At the obtuse corners of the party walls, installation of backer rod and sealant in the continuous vertical crack may be appropriate to accommodate movement and provide a weather tight joint. Repairs are required at bearing locations of window lintels on the Fairchild Street facade; additional investigation is needed to evaluate the condition of the steel lintels and determine the scope and extent of the required repair.

Interior

The interior of the building at the first and second floor contains a two-level restaurant. Distinctive original interior elements include a staircase and balustrade between the first floor and the second floor, and the balustrade and column cladding around the second floor areas overlooking the first floor (Figure 10 and Figure 11). Other interior finishes consist of wood flooring, carpeting, plaster walls, and plaster ceiling, all of which appear to date to the 1990s renovation of the building.

The third floor was previously used as a night club, with interior finishes dating to the 1990s renovation, including carpeting, gypsum board walls, and suspended acoustic tile ceilings. Many of these finishes are soiled or damaged from food and beverage service or tobacco smoke. A portion of the fourth floor interior is built out for office space and is generally in good condition. Some areas of hardwood flooring at this level may be original. Other interior finishes, including gypsum board, suspended acoustic tile ceiling, and interior doors and trim date to the 1990s renovation of the building. At the third and fourth floor of the building, unique original wood and iron trusses are exposed to view (Figure 12).

Potential Interior Repairs

The interior finishes and materials primarily date to the 1990s and would require alteration if needed to adapt the spaces to new uses.

Figures



Figure 1. The State Street facade.



Figure 2. Only a limestone belt course and balustrade at the third floor remain from the original State Street facade.



Figure 3. Water runoff staining below the stringcourse at the parapet wall.



Figure 4. The Fairchild Street facade.



Figure 5. Cracking and displacement of brick masonry above window heads.



Figure 6. Vertical cracking at an obtuse corner in the brick party wall.



Figure 7. Left. Vertical cracking and localized damage in the brick masonry party wall, which is visible where it extends above the roofs of the adjacent buildings.



Figure 8. Right. Some areas of poorly matched repairs and areas overlaid with an EPDM rubber roof membrane were observed at the party walls. Also note rundown staining and open mortar joints.



Figure 9. Typical aluminum-clad wood windows.



Figure 10. Original staircase from the first floor to the second floor.



Figure 11. Second floor mezzanine with original balustrade.



Figure 12. At the third and fourth floors of the building, unique original wood and iron trusses are exposed to view.



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Walk thru Evaluation of 117-119 State Street
Madison, WI
Date of Walk thru 11/18 and 12/7/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
 - a. Foundation Walls. Poured concrete.
 - b. Floor/Roof Construction. Wood joists spanning north/south supported on east/west fabricated trusses.
 - c. Two interior wood columns at each east/west grid.
 - d. Party Walls. East side- from first to second the wall is party wall and used for bearing. The upper portion of this wall becomes an exterior wall. West Side-party wall up to second level becomes an exterior wall moving toward Fairchild.
2. Building Support
 - a. The building is supported off exterior masonry bearing walls on all four sides.
 - b. Interior Columns. Two rows of interior wood columns are used along the length of the building.
3. Areas of Compromised Structure
 - a. Numerous structural revisions have been made which are outlined in the body of the report.
 - b. Floor joists in the basement for the first floor framing have been cut and notched over the years for the passage of piping. Shores have been placed to prop some of these areas up. These areas are outlined in the body of the report.
4. Floor. Roof Loading
 - a. Existing Structure Capacity. First floor live load capacity is 50 psf. There is essentially no second floor. Third/fourth floor live load capacity is 65 psf.
 - b. Proposed use. First Floor-retail at 100 psf required. Third/Fourth –offices at 65 psf required.
 - c. Existing Use. First Floor-retail at 100 psf. Third floor-retail/assembly-100 psf. Fourth floor-offices at 65 psf.
 - d. Roof (snow) load required is 21 psf. There is no snow drift requirement. The load capacity at the roof for snow is 45 psf.

GENERAL COMMENTS

The building is four stories with a basement. The plan area is roughly 4500 square feet. The first floor is retail, the second just a mezzanine, the third is commercial space and the fourth is believed to be apartments. The building is wood frame with masonry exterior walls. For the purpose of this report east/west is taken paralleling State Street.

BASEMENT

The basement walls appear to be poured concrete at least as exposed along Fairchild Street.

FIRST FLOOR FRAMING

The floor is wood framed. The floor joists span perpendicular to State Street. They are supported on a wood beam of built up 2x members in turn being supported on 2' square brick piers. The floor live load capacity based on the joists is 85 psf. Floor load capacity based on the built up beams is less than 50 psf. The present day live load requirement is 100 psf for retail occupancy.

The floor has been modified over the years for various occupancies. Two areas are noted where supplementary supports have been added to the building. Also along the second framing line from the State Street wall a supplementary multi ply beam has been added adjacent to the brick piers to reinforce the floor in that area..

SECOND FLOOR FRAMING

The second floor is largely nonexistent except for a mezzanine space toward the back of the building. The second floor is supported on what are most likely wood columns in line with the brick piers below. The size of the columns in the second/third floor lift was not measured as the business is ongoing. The ceiling is dropped to reflect a grid of beams at this level.

THIRD FLOOR FRAMING

The third floor is framed with wood joists spanning north/south between east/west girder lines. The joists are 1 ½" x 13 ¼" @16" oc. They are overlain with 2x4 sleepers running east/west. The floor live load capacity is calculated at 65 psf.

FOURTH FLOOR FRAMING

The fourth floor is framed with the purlins as used in the third floor construction. They span perpendicular to State Street. They have a live load capacity of 65 psf. They are supported on queen post trusses between the center pair of wood columns and (4) ply 2x14 beams for the side span. The queen post trusses are constructed of multi-ply wood top plate and bent pipe bottom chords. This would be a non standard construction and thus not readily analyzable for load capacity. They did seem to be in alignment and thus apparently adequate for the loads imposed. The north most span has had the internal columns below the fourth floor removed. The girders at this level are hung by steel tubes from a modified roof structure.

ROOF FRAMING

The roof is framed with 1 ½" x 11 ¼" wood joists @16" oc. They span north/south with the typical framing direction. They are supported as at the floor on the queen post trusses. The roof girder line at the south end has been modified with a steel column and beam line for the support of roof top HV equipment. The roof live load capacity for snow is 45 psf.

EXTERIOR WALLS

Exterior walls on the east and west sides of 117 are exposed for one story above the adjacent lower buildings. These walls continue down to be party walls at the lower elevation. The party walls support girder reactions from the queen post trusses at the floor and roof levels. The State and Fairchild Street exterior walls are bearing for the floor and roof framing.

Written by: Robert B. Corey, PE



Photo 1 – 3rd floor beams and column viewed from 1st floor restaurant



Photo 2 – 1st floor restaurant and mezzanine



Photo 3 – Basement level

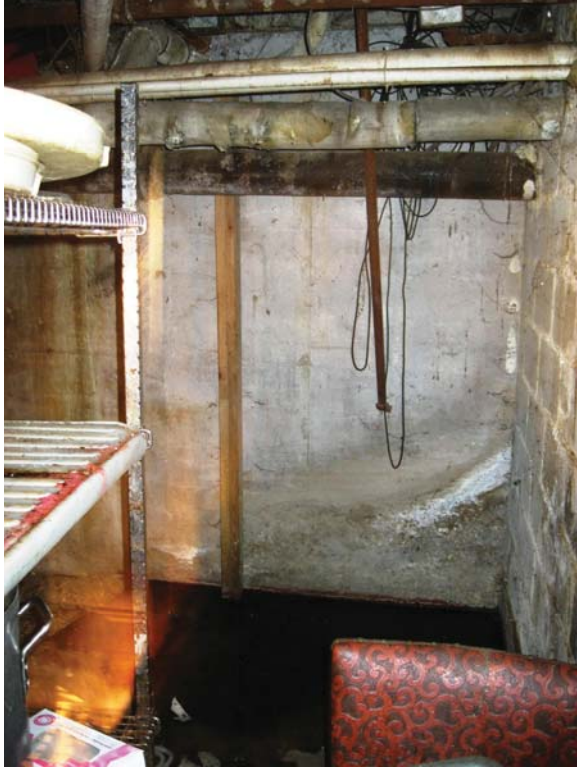


Photo 4 – Basement level



Photo 5 – Basement level brick pier



Photo 6 – Notched 1st floor joists

Walk Thru Evaluation of 117-119 State Street

Date of Survey: December 1, 2011

Date of Report: December 16, 2011

Henneman Job. No. 11-7259

Existing mechanical conditions narrative

Haswell Furniture Building 1912

Mechanical System

The building HVAC systems consist of a number of rooftop units (RTUs) that serve each floor and a pair of atmospheric hot water boilers that serve only the restaurant. One of them appears to be inoperable. Neither boiler operated during the time of the survey. There was no light in the space and there was an indication of a leak. A functional domestic water heater and a grease trap exist in the boiler room and another water heater exists on an upper floor. An up-blast kitchen hood exhaust fan is present on the roof. The building has a newer fire sprinkler system throughout, with the riser on the State Street side of the basement. The roof is pitched to drain into a single roof drain. The current building code would require an overflow drain.



Poor condition of sanitary piping



Existing rooftop equipment



Basement Boilers

Mechanical Infrastructure

There is a single natural gas service to the building feeding multiple meters to tenants and a single combined domestic water / fire protection service. The building has a sanitary sewer lateral and a storm sewer lateral exiting the basement. The storm lateral is believed to terminate in a cistern in the alley behind the building. That cistern then drains into a storm lateral that runs through the basement of the 120 W. Mifflin building. All services except the storm sewer lateral are from mains in N. Fairchild St. and appear to serve only this building.

Condition Assessment

The boilers are estimated to be 25-30 years old and are in poor condition. Some of the hot water piping is new but it is expected that most is original. Some may contain asbestos insulation. It appears that piping that was replaced was due to repairs and/or equipment replacements.

The basement water heater appears less than 10 years old and is in good condition. Domestic hot and cold water piping is a mix of new and old in the basement due to renovations/remodeling over the years but it is expected that much of the piping on the upper floors is original or very old. Similarly, the sanitary piping from the kitchen in the basement is PVC due to recent modifications, but ties into original cast iron mains and under floor laterals. The domestic water heater on the upper floor appears to be fairly new, probably less than 5 years old.

The rooftop air handling units are estimated to be about 20-25 years old. That is past the typical average useful life for this type of equipment. The kitchen hood exhaust fan is newer, probably around 5 years old or less.

Remarks

A suite renovation on the fourth floor was never completed, so the rooftop unit serving this area has no ductwork connected to it. Virtually all mechanical equipment and systems, with the exception of two water heaters are at (or past) their normal life expectancy and would be difficult and in some cases impossible to bring up to current code.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson

Success by Design

15 Ellis Potter Court
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608.274.2741

Walk Thru Evaluation of 117-119 State Street, 111 N. Fairchild Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

Haswell Furniture Co. Store 1916/1959/1994

Electrical System

The building electrical service is 800amps at 120/208V, 3-phase, from MG&E and enters the basement from State Street. The electrical distribution equipment is located in the basement, and there are three electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service is in the basement. There is a fire alarm system for elevator cab recall.

Electrical Infrastructure

This building appears to have an independent electrical power system that does not connect to adjacent buildings. Refer to the attached drawings for approximate location of the electrical power utility entrance.

Condition Assessment

Electrical equipment age varies from the 1970's to 1990's. The electrical service equipment in the basement was installed in 1997. Branch panels on all floors appeared to be from the 1970's. The fire alarm panel for the elevator cab recall was not found, however based on the appearance of the smoke detectors it is estimated that the fire alarm system is from about the 1980's. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures were primarily fluorescent in the basement and 3rd floor (about 1980's), with pendant fixtures and track lights on 1st and 2nd floor restaurant (about 1990's). Wiring device condition and age varies also, ranging from 1970's to 1990's. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1970's to the 1990's.

The branch panel on the 2nd floor was missing the interior trim cover, resulting in exposed wiring terminations when the panel front was opened. Since the current condition is a potential safety hazard the building manager brought this deficiency to the attention of the restaurant manager to replace the trim cover that was removed.

The electrical equipment appeared to be accessible for maintenance and repair.



Distribution panel in the basement.



Electrical panel on 1st floor restaurant.



Electrical panel on 2nd floor restaurant missing interior trim cover.



Conduits above ceiling on 3rd floor.

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

111 N. Fairchild/117-119 State St, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 10, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable**. If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**


The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable**. If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling: 111 N. Fairchild/117-119 State St., Madison, WI
Building Type: Residential/Commercial
Inspector: Mr. Robert (Bob) J. Stigsell
Inspector Certification: AII-03628
Certification Expires: May 25, 2012
Inspection Date: November 10, 2011

Inspector Signature:



List A

**Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)**

Basement

TSI Pipe Insulation and Fittings (Samples 58-60) (approx. 200 lf on 10" pipe)

List B

**Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)**

None

List C

**Asbestos Containing Category I Non-Friable Materials
(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)
(These Materials Must Be Abated Prior To Burning)**

9" Red and White Floor Tile and Mastic in Basement (Assumed Positive)(2,200 sf)

Gray with White Fibers Mastic-Penthouse Exterior (Samples 49-51)

Brown Confetti Linoleum (Samples 64-66) (approx 500 sf)

Brown Floor Tiles in Waiters Room (Samples 107-109)- 2nd floor waiters room (25 sf)

List D

**Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)**

3rd Floor

12" Black Floor Tile and Mastic (Samples 1-3)

12" White Floor Tile and Mastic (Samples 4-6)

12" Brown Tile Squares (self-adhesive) (Samples 7-9)

Sheetrock (Samples 10-12)

Sheetrock Mud (Samples 13-15)

2' x 2' Ceiling Tile with Squiggly Lines (Samples 16-18)

2' x 2' Ceiling Tile with Holes (Samples 19-21)

2' x 4' Ceiling Tiles (Samples 22-24)

Black Base and Yellow Mastic (Samples 25-27)

2' x 2' Sheetrock Ceiling Tiles in Bathrooms (Samples 28-30)

Ceramic Tile Grout (Samples 31-33)

4th Floor

12" Brown Floor Tile and Black Mastic (Samples 34-36)
Floorfiller under 12" Brown Floor Tile (Samples 37-39)
Brown Base and Mastic (Samples 40-42)
Old Roofing Materials (Samples 43-45)
2' x 2' Celotex Ceiling Tile (Samples 46-48)
Black Roofing Mastic (Samples 52-54)
Rolled Roofing on Top of Penthouse (Samples 55-57)

Basement

2' x 4' Ceiling Tile (Samples 61-63)
Sheetrock (Samples 67-69)
White Mud at Wall Penetrations in Boiler Room (Samples 70-72)
Plaster Ceiling in Boiler Room (Samples 73-79)

1st Floor

2' x 2' Ceiling Tile (Samples 80-82)
Linoleum under Hardwood Floor Behind Bar (Samples 83-85)
Ceramic Tile Grout Behind Bar (Samples 86-88)
Ceramic Tile Adhesive Behind Bar (Samples 89-91)
Black Floor Tiles in Kitchen Staging Area (Samples 92-94)
Maroon Stair Treads in Back Stairwell (Samples 95-97)

2nd Floor

Trowel-on Texture on Walls and Ceiling (Samples 98-100)
Green Linoleum in Waiters Room (Samples 101-103)
Brown Linoleum in Waiters Room (Samples 104-106)
Tar Paper under Roofing Shingles (Samples 110-112)

***Notes

Freidas Mexican Restaurant was operating and the time of inspection. 1st and 2nd floors were done with non-destructive sampling.