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July 5, 2018

Mr. Eric Nordeen
Principal
Ascendant Holdings, LLC
324 E. Wisconsin Ave., Suite 1010
Milwaukee, WI 53202

Re: 126 State Street Building Condition Analysis
Madison, WI.

Dear Mr. Nordeen,

The following is my report on the 126 State Street property.

Purpose

The purpose of the research, observations and analysis by the consultant was to investigate the property at 126 State Street and to provide an opinion on building condition.

Observations

An on-site condition survey of 126 State Street was conducted on July 2, 2018 to access and document the current physical condition of the interior and exterior of the building. Elements were examined for type and condition. Methods were not invasive or destructive, as no parts of the building were dismantled during the survey. The observations were generally recorded in photographs and field notes.

126 State Street was constructed in 1908. The building is "L" shaped in plan fronting on both State Street and 115/117 Dayton Street. Based upon review of early photographs, the State Street facade appears to be unchanged from the original design.

The State Street facade is a three-story, classically inspired, symmetrical design with a projecting central bay on floors two and three. The brick is a hard and durable red/brown color with very narrow joints of colored mortar. The central sheet metal covered bay is flanked by engaged pilasters of brick masonry capped with terra cotta capitals. Windows in the bay are newer vinyl double hung units. Above the bay is an attic level with a horizontal band of windows. Above this is a sheet metal cornice capped with a semicircular pediment. The parapet here is well above the roof line.

The brick masonry, terra cotta and sheet metal are all in generally good condition. There are gaps at the juncture of the sheet metal and masonry allowing water to penetrate into the wall. There are significant bulges and deterioration in the masonry to the left and right of the cornice level. Water is penetrating the masonry probably at gaps in the sheet metal to masonry joint or at the parapet. Freeze thaw action is breaking the masonry joints and pushing the masonry outward. As more water infiltrates the walls the situation become more severe. There are also gaps in the juncture of the windows and the surrounding metal that are allowing water penetration into the building.

At the first floor, an anodized aluminum store front system with full width transom has replaced an earlier façade. This has exposed the common brick wall that is very susceptible to deterioration. The store front has two entrances. One to the first-floor retail space and the second to a stair leading to the second-floor apartments.

Overall, the condition of the State Street façade is fair with signs of deterioration and many repairs needed to make the facade weather tight. About 20% of the façade needs to be repointed and the side walls will need some repointing as well.

The Dayton Street façade of the second and third floors is of a similar character to the State Street side but is asymmetrical. There is a projecting bay on the left side of the composition, and pairs of double hung windows and a fire escape on the right. The cornice has been removed and the masonry infilled with an incompatible color brick. The parapet cap is clay tile. One area above a window had very poorly executed repointing. About 20% of the masonry joints on this façade require repointing.

The first floor has an aluminum store front with twin entrances. There is one door into the retail space and the second to access apartments above. The surface of the aluminum is degraded but the metal is serviceable. Some of the black high-density infill panels have become loose and have been reattached with sheet metal screws.

The roof of 126 State Street is an adhered EPDM (Rubber) membrane. The roof area is divided into front and rear sections, essentially north and south of the penthouse.

On the south the membrane is wrapped up full height on the State Street side parapet and terminated about one foot above roof level on the east and west sides. The State Street parapet is capped with EPDM material and the side parapets have clay tile caps. The roof here slopes toward State Street and two roof drains are located in the corners adjacent to the State Street parapet. People do access this roof from the penthouse and a wood deck is provided for a seating area. Overall, the membrane here is in good condition with flashings and clay tile caps in fair condition.

The roof drains are suspect in that leaks from them may be causing the bulging brick walls noted above. Evidence of water penetration into the corners of the attic on State Street side were observed. Efflorescence was noted. This is deposits of salt often seen on the surface of brick masonry when water is present on or in the masonry surface.

The penthouse apartment has vinyl siding and a flat EPDM roof. Siding and roof appear to be in good condition.

The north portion of the roof has lower parapet walls. The EPDM is wrapped up these walls to a height of approximately one foot. The membrane is also wrapped up the party wall with 122 State Street. The parapet walls are capped with clay tile units. There is a single roof drain in this area and the roof slopes to it adequately. Overall, the membrane here is in good condition with flashings and clay tile caps in fair condition.

The building has a wood framed structural system composed of 2x10 joists with masonry bearing walls, similar to many commercial structures of the time. The sub floor is a diagonal 1x decking. Roof framing is also composed of 2 x joists running transverse with wood decking.

A row of new pipe columns and footings has been added to support the original first floor bearing beam in the basement. The supports continue up to the second-floor level. It is assumed these were added to supplement the structural capacity of the floor systems as there is some noticeable floor undulation on the first floor that this was intended to correct.

The accessible areas of the foundations appear to be mostly local limestone and mortar construction. The State Street side of the basement foundation has been rebuilt with concrete block and brick. This area likely had significant water and moisture penetration which deteriorated the stone foundation wall. Some noticeable moisture was still present. Deterioration of a portion of the Dayton Street foundation wall was also noted at the basement stair. The basement is very damp.

The first-floor interior is quite narrow. The front portion and rear portion are at different levels, separated by 5 risers. The front was a restaurant/retail space with vinyl floor, exposed brick masonry walls, plaster ceiling and drywall partitions. The rear area served as an entry off of Dayton Street and has wood floor, exposed brick masonry wall and plaster ceiling.

The second and third floors house apartments and the penthouse were not accessible on the day of the visit. Corridors and stairs at the second and third floors are very narrow. Access to the penthouse is at the back stair.

The existing mechanical, electrical and plumbing systems are functional, with some newer components. The mechanical system, although fairly new and operational, likely has issues due to lack of regular maintenance. Electrical and plumbing systems are dated.

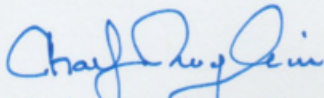
Given the age of the building, lead paint and asbestos containing materials are likely present.

Summary

126 State Street is a typical vernacular "Main Street" commercial block from the late early 20th century. Overall, the exterior of the building is in fair to good condition as compared to similar buildings of the same vintage and use. The exterior needs repairs, repointing and other remedial work to be weathertight. Work needs to be done to mitigate deterioration at the State Street facade upper corners. Measures should be taken to minimize basement moisture. 126 State Street appears to be structurally sound overall with the interior of the building in fair condition. New finishes and code conforming access and restrooms are required at the first floor.

If you have any question or concerns about my commentary offered here please contact me to discuss.

Sincerely,



Charles J. Quagliana, AIA
Preservation Architect