

Milwaukee City Hall

Restoration Study

Milwaukee, Wisconsin



CLIENT

City of Milwaukee

STRUCTURE

The Milwaukee City Hall is a steel-framed, stone, brick, and terra cotta masonry building constructed in 1894-1895 with a 350-foot tall bell tower. Previous major rehabilitation work was undertaken in 1973-1974. The building was listed on the National Register of Historic Places in 1973.

CHALLENGE

The exterior envelope of the structure was showing signs of distress and deterioration. The City of Milwaukee retained WJE to perform a study of the structure that addressed all exterior elements and materials, including copper and slate roofing, brick, terra cotta, sandstone, and the structural steel frame of the bell tower. The study also included interior plaster elements, clay tile, and windows.

SCOPE OF SERVICE

- Comprehensive investigation of structure
 - Condition survey of entire facade
 - Inspection openings
 - Sample removal
 - Laboratory materials studies
 - Cleaning studies
 - Water infiltration testing
 - Instrumentation monitoring
- Document long-term effects of repair work performed in 1970s

SOLUTION

- Developed a historically sensitive approach to the exterior restoration consistent with the Secretary of Interior's Standards
- Comprehensive report documented the existing conditions and the observed long-term effects of masonry cleaning and repairs performed during 1970s
- Developed cost estimates for repair or replacement of damaged, missing, or altered facade elements and for repair and supplemental reinforcement of the bell tower structure