MASONIC TEMPLE - THE FORT ATKINSON CLUB
CONDITION REPORT

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October 1, 2012

Preface

This report is a compilation of the *Building Envelope Condition Report* and the *Building Interior Condition Report* prepared for Rock River Heritage, Inc. earlier in 2012. Both reports were funded by the National Trust for Historic Preservation's Jeffris Family Preservation Services Fund for Wisconsin and via the fundraising efforts of Rock River Heritage, Inc.

As a nation we are much more aware of the importance of our heritage than any time before. We embrace the concepts of historic preservation and reuse of significant cultural resources as a necessity in the course of our continued development of the built environment.

The Fort Atkinson Club - Masonic Lodge had been an integral part of community life in Fort Atkinson for many decades. Following a period of underutilization, the building was purchased by Rock River Heritage Inc. in 2011 with the goal of returning the old Club building to active community use.

The Fort Atkinson Club - Masonic Lodge is a significant cultural resource containing historical and architectural elements worthy of preservation and the property is recognized by local citizens as one of the most distinctive places within the City along the Rock River.

Working toward their goal, Rock River Heritage, Inc. commissioned two separate studies of the building, first the exterior and then the interior. This document is a compilation of these two studies.

As a result of this work it is clear that The Fort Atkinson Club-Masonic Lodge is a durable building possessing a strong degree of integrity. The retention, rehabilitation, preservation and expansion are highly desirable in respect to community sustainable goals and good preservation practice as well as for providing a functional building for the next 50 years.

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Image 1.0 *View of the east side of The Fort Atkinson Club*

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Image 1.1 *View of The Fort Atkinson Club from South Water Street. Circa. 1913. Image courtesy of the Wisconsin Historical Society, Image # 31154.*

Acknowledgements

This Building Envelope Condition Report was funded by the National Trust for Historic Preservation's Jeffris Family Preservation Services Fund for Wisconsin and via the fundraising efforts of Rock River Heritage, Inc.

The development of this Building Envelope Condition Report required close collaboration between Rock River Heritage, Inc. and the consultant team. Rock River Heritage, Inc. provided background information on the proposed rehabilitation, historical information and photographs, copies of historic drawings as well as coordination with the City officials.

Many people have made significant contributions to this project. Thanks to all the **Committee** members who contributed so much time and effort, especially at the work sessions. Their guidance and vision has been instrumental in completing this study in the effort to preserve and reuse a valued historic building for community wide use.

A special thanks to Dan Maki of Facility Engineering, Inc. for his efforts in evaluating the upper areas of the building, contributing to the preservation strategy and assisting with the estimate of probable costs.

We extend our sincere appreciation to everyone who participated in or supported this effort.

Charles J. Quagliana, AIA, NCARB, Preservation Architect

Prepared for the

Rock River Heritage, Inc.

May 17, 2012

Introduction

Civic pride and citizen involvement are nurtured in any community that protects and appreciates its historic resources. Although The Fort Atkinson Club is not a local landmark or listed on the National Register of Historic Places, it is potentially eligible for these historic designations because of its association with two important social organizations in Fort Atkinson**:** The Fort Atkinson Club and the Masonic Lodge.

Historic properties provide substantial links to our past. They contribute to our understanding of the aesthetic, cultural and social values of a particular time period. We find importance in buildings and places that convey historic information about architecture, history, historical figures and historical events.

The key aspects of the Rock River Heritage, Inc's. stewardship of The Fort Atkinson Club should include preservation, rehabilitation and restoration activities for the building and site. The application of these treatments in appropriate manners for the building and landscape will facilitate a balance of contemporary needs and historic significance. The preservation of the building through rehabilitation of the interior and exterior can serve both contemporary needs and community vision while maintaining a legacy of the past for future generations.

The preservation of the building is an inherently sustainable, or Green activity, with the reuse of the building, building components and materials and the embodied energy they represent. The preservation of the building represents a green approach through use of recycled materials, day lighting and improved energy efficiency that can be achieved through rehabilitation.

The first step in the preservation process for The Fort Atkinson Club is the preparation of this Building Envelope Condition Report. The primary focus of this effort is to assess the condition of the exterior envelope and then develop recommendations/treatments with associated probable costs. The recommendations presented in this report are based upon the limited condition assessments conducted in March of 2012. The purpose of the limited condition survey was to assess and document the physical condition of readily accessible portions of the exterior of the building and those that could be reached with an aerial lift.

Architectural and building envelope elements were examined to identify their type and determine their condition. The Recommendations and Preservation Strategy presented reflect the vision of Rock River Heritage, Inc. and the reality of project funding in combination with good preservation practices.

Historic Overview

In April of 1912, The Fort Atkinson Club purchased the property on South Water Street. After reviewing several proposals, the club retained the services of Milwaukee architect C. Fitzgerald who design a Craftsman-style clubhouse reminiscent of the Wisconsin building at the St. Louis World's Fair of 1904.

The building front faced north to the Rock River and featured an extensive amount of windows and a large "enclosed" porch. Club rooms, main lounge and billiards room were located on first floor. The lower level (basement) had a ballroom, bowling alley and kitchen space. Construction, at a cost of $10,376, was completed in early 1913 and was "...fitted with all modern club conveniences and illuminated by the new direct lighting system." (1)

This social club occupied the building until April 1930 when they sold the property to the Billings Lodge No. 139 of the Free Masons. The Masons remodeled and redecorated the interior to suit their needs, including the creation of a large second floor Masonic lodge room and new electrical wiring and lights. The Masonic Lodge occupied the premises until 1997 when it was sold to a local businessman on speculation. Plans for redevelopment of the property never materialized and the building was used for storage until 2010.

Rock River Heritage, Inc. purchased the property from W & E Buying and Leasing in May of 2011. Rock River Heritage, Inc. was formed to take ownership of the building and then plan and implement preservation efforts.

Image 1.2 *View of The Fort Atkinson Club from the Rock River soon after completion. Circa. 1913. Image courtesy of the Wisconsin Historical Society, Image # 31155.*

(1) *Jefferson County Union, Fort Atkinson, WI, June 6, 1913.*

Condition Evaluation & Findings

The consultant team conducted an on-site condition survey of the building on March 14, 2012. The purpose of the survey was to assess and document the physical condition of the exterior of the building. Architectural and other exterior elements were examined to identify their type and determine their condition. Aluminum siding was removed or peeled back in some areas, but no other parts of the building were dismantled during the survey. Methods were not overly invasive or destructive. Further investigation should be conducted in later stages of the project to verify these findings through probes, material testing and selective removals.

Image 1.3 *Condition assessment survey of exterior. Southwest corner of building.*

Site

The building is located at 211 South Water Street in Fort Atkinson, within the central businees district and on the shore of the Rock River. The site is bounded by Water Street on the south, the VFW to the west, Rock River to the north and Riverview Apartments to the east.

The trapezoid shaped site on which the building sits slopes from the street to the river approximately 20 feet. The overall site is actually two city lots. The total dimensions are approximately 132 feet wide with an average depth of 211 feet.
Pedestrian access is provided by a sidewalk along the north side of South Water Street with perpendicular parking lining the street on this side.

Site drainage is generally very adequate on the east, west and north sides of the building. Rain water and snow melt ponds on the south side of the building along the foundation wall. This is due to the grade sloping towards the building instead of away from the exterior walls.

Utility Services

Water, sewer, natural gas, electrical and telephone/data utilities all connect to the building from lines along South Water Street.

Image 1.4 *View of the south side lawn area facing west.*
Note the slope of the ground toward the building walls.

Foundation Walls

Foundation walls are 12 inch poured concrete. These walls extend from the footings up to the underside of the first floor framing along the entire perimeter of the building. At the north side of the building, the wall is exposed its full height. On the south side the foundation wall is partially buried in the earth. The east and west sides are partially buried at their southern limits and fully exposed at their northern limits.

The exterior of the concrete wall is covered with a one inch layer of gray stucco. Based upon test results from Environmental Management Consulting, Inc. in April 2011, the stucco contains 10% Chrysotile (asbestos) fiber. Although the stucco at present is not friable, disturbance during any proposed remedial or repair work must conform to State and Federal regulations relative to such materials.

The portions of the foundation wall open to view are in generally good condition without significant cracks or other deterioration, except for the northeast and northwest corners.

At the north east corner of the building a wind gust tore off the aluminum siding and fiberboard sheathing, exposing the east wall of the basement bowling alley. This has significant delamination of the stucco finish above the windows and some deterioration of the concrete at the lower northeast corner. The wall is in poor condition. The stucco on the entire east side and the lower north side of this corner will require replacement. Significant cracks and deterioration of the concrete foundation wall in these areas will require repair with a high-performance cementitious repair mortar.

The small porch at the north east corner of the building, at the first floor level, is in generally good condition. The concrete deck surface is worn and has no noticeable slope, drain or protective coating. Rain water and snow melt run down the adjacent wood stairs. Moisture is penetrating the perimeter walls and they are in poor condition with cracking and delamination of the stucco finish. The precast copings at the top of the wall are in good condition but do not appear to have flashing beneath them. The copings need to be repointed. Remedial work for this porch should include: providing flashing below the copings, adding code compliant railings, creating a scupper through the perimeter wall,

providing a protective coating for the concrete deck, removing deteriorated stucco and installing new stucco.

Image 1.5 *Partial view of the northeast corner wall, east side. Note the delamination of the stucco above the windows and the various cracks.*

Image 1.6 *View of the northeast corner porch. Note the delamination of the stucco at the perimeter walls.*

At the northwest corner of the building the stucco is delaminated in large areas on both the west and north faces of the wall. Moisture from the deck (roof) above the basement level bowling alley is penetrating the wall, freezing and expanding, and then spalling the stucco off of the surface. The concrete foundation wall in the northwest corner of this area has become eroded and cracks are appearing due to delamination of the stucco. Repairs are necessary to maintain structural stability. Significant cracks and deterioration of the concrete foundation wall in these areas will require repair with a high-performance cementitious repair mortar. The stucco in these areas will need to be completely replaced.

Image 1.7 *View of the corner at the northwest corner of the building. Note the delamination of the stucco and the eroded concrete with aggregate exposed.*

The small porch at the northwest corner of the building serves as a support for the steel fire escape from the second floor. The deck of this porch is covered with a layer of soil and is growing vegetation. The deck does have three scuppers that allow water to drain out the north wall. The stucco finish of the porch walls is deteriorated.

Remedial work for this porch should include: removing the soil and plants, providing new coping on top of wall with flashing below, properly flashing scuppers through the perimeter

wall, providing a protective coating for the concrete deck, removing deteriorated stucco and installing new stucco.

Image 1.8 *View of the "porch" at the northwest corner of the building. Note the deterioration of the stucco at the lower area of the corner.*

Entry porch

The concrete structure of the entry porch at the south has significant damage due to water penetration and migration. Water and possible snow melting salts have corroded the reinforcing bars causing them to expand, crack and spall off portions of the concrete. The concrete beam below the porch is crumbling and has lost structural integrity. The concrete sections of the porch are deteriorated beyond reasonable repair and should not be used. The concrete structure and roof shingle portions of the porch should be removed and replaced.

The wood structure of the porch roof appears to be in good condition and could be reused. The roof is in poor condition and should be replaced. Gutters should be repaired or replaced and downspouts added. The current concrete side walls at the first floor landing and entry stairs are insufficient height to meet current codes and the stair exceed 88 inches in width, requiring a central handrail.

Image 1.9 *View of the south entry porch. The concrete portions are in deteriorated condition and will need to be replaced.*

Image 1.10 *View of the underside of the south entry porch. Water penetration has rusted the reinforcing bars causing corrosion and deterioration of the concrete.*

Exterior Walls

The concrete foundation walls and the wood framed first floor walls are covered with gray stucco. Presently aluminum siding covers these original surfaces. The siding was installed with integral fiberboard and with wood battens placed irregularly behind to support the siding. When the aluminum was installed, all of the original windows were left in place. Some of these windows were covered with aluminum siding. Blue Styrofoam insulation was placed within the window opening outside of the sash, and then siding installed over them. Trim boards at the windows and doors, and at the horizontal trim at the floor lines, were typically removed to accommodate the siding.

Generally the stucco observed under the aluminum siding is in good condition. The aluminum siding, sheathing, wood battens and added framing at all windows and doors should be completely removed and the stucco and wood trim restored. Various attachment holes resulting from the installation of the aluminum siding will need to be repaired. Any areas of loose or delaminated stucco will require replacement. All of the stucco will need to be treated with a finish paint designed for masonry surfaces to ensure maximum durability. All wood trim will require preparation, priming and painting. Exterior paint probes should be undertaken that reveal the original paint colors. All new colors should be sympathetic to the original color scheme.

The gable ends and dormers of the second floor and attic space exterior walls originally featured shingle siding. Major portions of these areas are presently covered with aluminum siding. Areas exposed to view appear to be in good condition. Approximately 5% will require replacement due to damage and deterioration. All shingle siding and trim should be repainted in historically sympathetic colors.

Original porches found on the north side of the building have been converted to interior space. Enough evidence of original conditions remains to restore these porches if desired.

Exterior Doors and Windows

All of the original wood windows appear to have survived and are in place, although many are covered on the exterior by aluminum siding and on the interior by drywall.

Wood windows that were accessible and viewable are noted to be in generally good condition. Many windows have aluminum combination storms or wood frame storms that have protected them from the elements. The sash, frames, casing and trim of these wood windows are intact behind aluminum cladding and may be rehabilitated. Some of the sills on the south elevation are deteriorated and will require epoxy treatment or Dutchman repairs.

All of the windows covered by the aluminum siding could not be surveyed, but one on the south and one on the east were investigated. It is assumed that they are in representative condition. These windows are also in generally good condition but the exterior trim has been removed to allow for the installation of the aluminum siding. This trim will require replacement.

All windows should be removed, stripped, repaired, prepared, primed, painted and reinstalled with new head flashing and surrounding trim.

The entrance door facing the street is a non-original flush steel door 32" in width. The surrounding sidelights and transom are original, presently wrapped in aluminum and assumed to be in generally good condition.

Other entry doors at the east and north sides of the building are non-original 32" flush steel doors. The egress door to the fire escape on the west elevation is a 36" flush steel door. All are in good condition.

It is suggested that all doors be replaced with weatherstripped wood replica doors with a width of 36". This will require some modification of rough openings and trim.

Image 1.11 *Typical basement and first floor windows not covered with aluminum siding. South elevation.*

Soffit/Eave

The eave system consists of pre-finished aluminum cladding over original painted (finished) wood members, including eave and rake boards (fascia), outriggers, and (roof) decking. The soffit cladding is non-perforated. The fascia is also clad. The condition of cladding is good and sound.

The aluminum cladding has protected the original wood members and their finish. The wood members, outriggers and roof deck, currently under the aluminum siding, were originally exposed to view, typical of this style of architecture. The roof rafters are boxed in with ¾" finished boards to provide the finished outrigger. The finish in the soffit/eave areas is deteriorating but is otherwise providing a function of protection. The condition of the wood is generally good with the exception of the gable intersections where the roof deck and outriggers have suffered water penetration and significant deterioration.

Image 1.12 *View of the original soffit/eave area with exposed outriggers and underside of roof deck. Note deterioration at roof edge.*

Eventually, the soffit and fascia cladding may be removed to reveal the original wood members. The removal of cladding may coincide with the removal of the siding but performing this action will prove to be difficult if the siding remains in place due to the interlocking at the junctures of the wall and soffit aluminum cladding.

Image 1.13 *Soffit/eave aluminum cladding as revealed at the east dormer gable roof.*

Image 1.14 *Typical condition of original members behind the aluminum soffit cladding.*

Roof

The roof is a typical cross gable design found on many Craftsman style buildings of the period with the main gable parallel to the street. The roof also features two large gable dormers on the north side of the main roof and two non-original smaller ones on the front facing gable roof.

The roof structure consists of 2 x 6 wood rafters with 1 x 6 (pine) board decking. It is tongue-in-groove profiled. Gaps in decking occur at intervals of approximately six feet, facilitating venting of the original wood shingle roofing material. Attic venting utilizes a fan and gable louver; its current operability is questionable. Modern heating equipment occupies compartmentalized space within the attic; the attic's use has changed to the extent that a study is warranted. Thermal protection, which is located in the attic, is minimal. A more detailed study would reveal optimum embellishment of this protection.

The roofing system consists of two generations of multiple layers of material, including both asphaltic composition and wood shingles. The wood shingles are original to the construction, are rendered secondary protection, and reside beneath the exposed asphaltic shingles atop the wood roof decking. No underlayment (e.g. tar paper, building paper, etc.) existed. Asphaltic shingles are the primary protection now, and they are multi-layered where wood shingles were removed due to rot and decay. The age of the exposed roofing system is unknown.

Accessories (flashing) consist of galvanized steel, including counter flashing, valley, and vent flashing. All of the flashing is in poor condition.

The roof style and its choice of roofing materials do contribute to the historic appearance of the building.

The roofing system and its accessories are in poor condition and beyond their serviceable life. The roof system does require replacement or temporary protection now. Multiple layers of roofing material have disintegrated in localized areas providing zero protection against weather and moisture penetration. It appears the roof structure is sound, and compromised roof system material is minimal and localized. The greatest extent to which roof system reconstruction is subject entails decking and outrigger restoration and is located at gutter edges.

Image 1.15 *View of deteriorated roof structure at outrigger at eave location. East elevation.*

Image 1.16 *Typical condition of roofing system and accessories (valley flashing).*

Gutters & Downspouts

Gutters and downspouts consist of copper sheet. The copper sheet is sound. The deformation that exists in much of the material is repairable. Those portions of the gutters and downspouts that exist appear to be original to the construction.

The gutter and downspout system is incomplete, with damaged gutter sections and many missing downspouts. The system is not functional. Rain and snow melt water is being deposited at the base of the building foundation wall, ponding in some areas, and moisture is penetrating the building basement wall in multiple areas.

Eventually, the gutters and downspouts may be removed to reveal the original wood members which require restoration and/or repair. Their removal may coincide with the removal of the soffit cladding, but performing this action will prove to be difficult if the cladding remains in place. Sound components of gutters and downspouts should be salvaged for re-use, missing components added and otherwise embellished to render a complete and functioning system.

Chimneys

Stucco-covered brick unit masonry comprises the two existing chimneys. Both chimneys are unsound above the roof-line, with the east chimney more significantly deteriorated. The stucco is worn and weathered; approximately 50 percent remains firmly attached. The brick units are also weather-worn, and they are rapidly deteriorating due to moisture entrapment.

Both chimneys require repair and restoration. The brick units must be removed until sound material is discovered, a process called 'down-stacked'. At this time the flue tile should be inspected for its condition. Subsequently, the substrate, including the flue, will be prepared to receive brick and/or tile replacement, utilizing salvage units whenever possible.

The west chimney is nearly original in its existing form. It may be a model for restoration of the east chimney. The original chimney top at the west is cast in place concrete. It is sound and maintainable.

The east chimney has been shortened. This chimney requires restoration to its original height and will include brick, mortar, liner and a new concrete cap.

Image 1.17 *East chimney showing deterioration of stucco-coated brick unit masonry.*

Image 1.18 *Typical brick unit masonry condition revealed by deteriorated stucco.*

Hazardous Materials

Testing for hazardous materials was not performed as part of this work. Fiberboard found under the aluminum siding is suspect. Due to the age of the structure, lead based paint is assumed to be present. The stucco contains asbestos fiber. Although the stucco at present is not friable, disturbance during any proposed remedial or repair work must conform to State and Federal regulations relative to such materials. Any required mitigation of hazardous materials should be completed before undertaking the rehabilitation work.

Accessibility

The accessibility for both the building and site do not meet the Americans with Disabilities Act Design Guidelines (ADADG) for access or travel routes. A level paved route to the building does not exist. None of the current doors provide an accessible entrance due to door width and interior stairs. An accessible parking area (one stall minimum) and an accessible route between it and the building do not exist. An elevator/stair addition to the east side of the building is a likely solution to accessibility.

Recommendations/Preservation Treatments

Rehabilitation of the exterior of the building is recommended. REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. Rehabilitation is often selected when the building in question exhibits a degree of architectural significance and integrity and the goal is to retain the historic character to the greatest extent possible.

The proposed rehabilitation of the exterior of The Fort Atkinson Club building will accomplish several goals. First, the rehabilitation will bring the exterior into a state of good repair and take care of deferred maintenance. Second, the rehabilitation could allow the community to begin limited utilization of the building for various purposes, such as supervised small gatherings, meetings and special events.

The use of appropriate rehabilitation methods and materials will extend the useful life of the building significantly. All work should comply with the Secretary of the Interior's Standards for Rehabilitation. In performing the proposed work, it will be important to preserve original fabric to the greatest extent possible. Careful disassembly of fabric and components should be accomplished in advance of comprehensive rehabilitation work so that original and transitional elements may be identified and documented

Immediate Needs

- Provide temporary weather protection cover for roof until it can be replaced.
- Add temporary downspouts and extenders to direct water away from building foundation.
- Air out building by opening windows and doors on a regular basis.
- Curtail usage of south entry steps/porch.

Rehabilitation Objectives

- Provide a stable and structurally sound building.
- Provide a weather tight exterior envelope.
- Preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

- Repair rather than replace deteriorated historic features Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Stabilized Structure

Typically the first priority with an historic building is to stabilize the structure and protect it from further deterioration. In the case of The Fort Atkinson Club, the structure appears generally stable. Recommendations:

- The cracks and delamination in the foundations should be repaired with a high-performance cementitious repair mortar.
- Stucco should be replaced and repaired as noted to protect the concrete and frame walls.
- Grade at the south side of the building should be recontoured to run surface water away from the building and towards the east and west.
- Gutters should be repaired and downspouts repaired and/or added to keep water from ponding against the building walls and from saturating the soil along the foundation.
- Concrete portions of south porch should be removed and reconstructed.

Weather Tight Building Envelope

Rehabilitation to secure the building envelope against the elements should be the primary focus. The recommended scope of work includes:

- Replacing roofing and associated flashing.
- Rehabilitation of gutter/downspouts.
- Rehabilitation of chimneys.
- Rehabilitation of all windows and replacing missing trim.
- Replicating and replacing all trim banding at first and second floor levels.
- Rehabilitation of NE and NW porches.

Historic Integrity

It would be ideal to replace missing character defining elements of the exterior where possible. It would also be prudent to remove elements that detract from the character of the property. Recommendations include:

- Recreate north porches.
- Remove fire escape and create sensitive stair addition at west.
- Return the exterior to the original paint color scheme.

Environmentally Responsible Design

Preservation is inherently sustainable through the reuse of buildings, components and materials and wise utilization of resources. The final design should provide practical design criteria and develop realistic strategies for implementing sustainable design. Recycled and reused materials should be incorporated into the rehabilitation work.

Code Compliance

Undertake a building code review and then implement code updates for the intended new use. This may include: new egress stair, fire sprinklers, detection/alarm systems, and exit signs/lighting.

Accessible Design

Making The Fort Atkinson Club accessible in a manner that respects historic integrity and design aesthetics will be important. The primary issue is one of adding an elevator to the building and providing appropriate parking with an access route to the entrance. Wider exterior doors are also recommended.

Hazardous Materials

It is recommended that a complete hazardous material survey and analysis be performed prior to stabilization and rehabilitation. Any required mitigation of hazardous materials should also be complete before undertaking the rehabilitation work. Based on the age of the building, it is likely that the paint contains lead. An analysis of the paint should be performed before rehabilitation of the building, to determine if mitigation or encapsulation is required.

Preservation Strategy

The rehabilitation of The Fort Atkinson Club will allow the building to fulfill the Committee's vision to "Preserve a locally significant architectural asset for use as a center of community activity and events". This sustainable effort of reuse will put a new use in an old container. The reuse will be accomplished through rehabilitation of the building. Rehabilitation will

allow the building to perform more efficiently, while preserving those portions and features that convey the building's architectural character. The proposed rehabilitation will require a substantial investment of capital, resources and time on the part of Rock River Heritage, Inc., supporters and stakeholders. The investment is motivated by their desire to preserve and rehabilitate the property.

One of the basic axioms of preservation work is that good planning leads to successful projects. The most influential factors that affect the ultimate outcome of a project often exist at the early stages of planning. Taking adequate time to plan, cultivate support, and build consensus with stakeholders paves the way for successful fund-raising and building rehabilitation.

Accomplishment of this preservation project is envisioned as a comprehensive effort of distinct but continuous activities implemented through multiple phases. These are:

Phase I – General stabilization, weather tight roof enclosure, gutter repair, add downspouts.

Phase II – Removal of aluminum siding followed by exterior wall/window/door rehabilitation.

Phase III - Site work and landscape improvement.

Phase IV – Code and accessibility improvements.

Phase V – Interior aesthetic and functional improvements.

The ideal implementation strategy is dependent upon several key issues:

- Availability and timing of the funding and the nature of the cash flow stream.
- The pace at which Rock River heritage, Inc. and the community are able to reach consensus on scope of work and related costs.
- Agreed-upon sequence of construction and phasing.
- Time frames needed for governmental compliance requirements and permits.

Next Steps

- Cultivate community awareness and support.
- Fundraise.
- Implement immediate needs.
- Study the interior code/use.

Main Level Lounge

Upper Level Theater

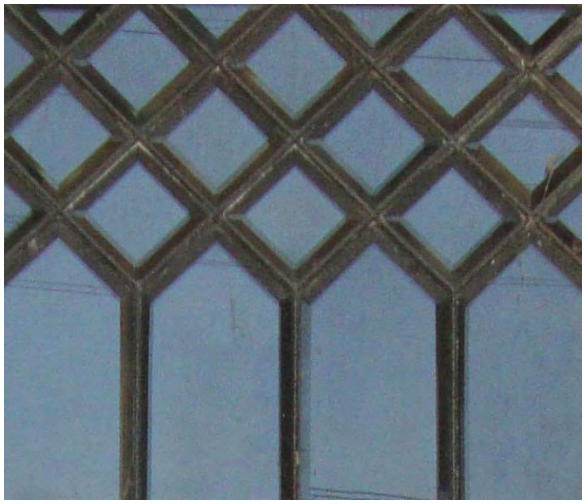

Image 2.1. *Detail of entry door sidelight*

Introduction

This Building Interior Condition Report is a continuation of the work begun in the spring of 2012 with the preparation of the Building Envelope Condition Report. This report supplements and expands upon this previously completed work. This report is planning step two in Rock River Heritage, Inc.'s carefully planned sequential steps towards the rehabilitation and preservation of The Fort Atkinson Club building.

The primary focus of this effort is to assess the condition of the interior, develop design criteria and preliminary design concepts and then propose recommendations/treatments with associated probable costs. The recommendations presented in this report are based upon the limited condition assessments conducted in July of 2012.

Condition Evaluation & Findings

An on-site condition evaluation of the building was conducted on July 16th, 2012 by Preservation Architect Charles Quagliana of Madison. Structural Engineer Conor Nelan of Cold Spring Design, LLC. provided his insight into the structural systems conditions. Architectural and structural elements were examined to identify their type and determine their condition. Methods were not overly invasive or destructive. Photographs were taken and condition information was recorded in field notes and sketches. Overall the building was found to be in good condition with typical deferred maintenance issues and deterioration characteristic of materials and details from the last century.

Interior

Based on a visual survey of the interior it is evident that much of the original 1913 interior fabric and finishes are relatively intact and in good condition. Many of the historic materials from the 1935 remodeling era also remain intact. This is a durable and stable building in generally good condition. There are isolated areas of deterioration at locations of previous roof leaks. These spots at roof and on second and first floors can be repaired and the structure supplemented. Some of the floor areas may be deficient to carry the projected floor load of 100 lb/sq/ft but the structural system in these areas can be supplemented to provide code compliant load capacity. The amount of moisture and dampness found in the basement level is the most significant building concern noted.

Basement

The basement houses two large spaces, the banquet hall and the bowling alley as well as a kitchen, toilet rooms and a mechanical equipment space. The tall ceilings of this floor level are a key attribute and contribute to the quality of the interior space while providing for great adaptability. Finishes here include maple wood floors, plaster walls and ceilings. Most of the windows at this level have been covered with drywall. All doors and wood trim are painted on the basement level.

Basement moisture is a significant concern. Moisture migration through the foundation walls from surface rain and snow melt water has deteriorated the lower portions of the exterior wall plaster finishes. Extensive repair will be required in isolated areas and moderate repair in about 30% of the exterior walls. Ground water from the adjacent river could also be a factor in the excessive dampness. This dampness is worsened with the building being sealed up and not used.

The wood floors are buckled and deteriorated in many areas. About 50% of the wood floors are deteriorated beyond repair and significant work will be required here to replace sleepers and replace wood flooring. Some existing flooring can be reused. Reclaimed or salvaged materials may be used for infill. The finishes and surfaces within the kitchen and toilet rooms are deteriorated and will require complete replacement. Fixtures and cabinets are outdated and water damaged and also must be replaced.

Image 2.2. *View of the basement banquet area with the bowling alley to the right. Note the height of the ceilings.*

The lower portion of the basement level bearing wall adjacent to the men's and women's toilets has deteriorated and compressed resulting in some noticeable deflection of the first floor in the main hall. This wall will need substantial reconstruction which will provide for a level first floor.

Image 2.3. *Deteriorated wood floor and lower plaster wall adjacent to the exterior door, basement level.*

The bowling alley lanes are in very good condition with only minor work required to wood surfaces at the very eastern end of the lanes. The wood floor area between the east end of the lanes and the east wall of the basement is in poor condition and will require replacement.

The mechanical room is crowded with the old boiler remaining in place and other outdated equipment intermixed with new equipment. Much of the older equipment is non-functional and should be removed to make room for new modern equipment.

Image 2.4. *View of the bowling alleys looking west. Note the exposed ductwork and piping.*

First Floor

The first floor features several primary spaces. These are the spaces that help define the grandeur and overall character of the building. These include the club room, solarium, billiard room, entry hall and dining room. All are relatively intact and have the best wood trim and decorative work in the building. Ceilings throughout the floor are plaster with applied 12" acoustic tile. The wood burning fireplace likely does not meet current code requirements. It should be converted to a gas log type unit.

Image 2.5. *View of the Club Room, first floor. Looking west.*

Much of the interior trim is intact throughout the first floor. The interior trim includes; base, shoe, door and window casings, chair rail, panelized walls and ceiling beams and panels all featuring a dark stain and varnish finish. Most of the existing wood floors are in good condition throughout this floor. The billiard room has a partial border of finished floor. The room likely had a linoleum floor originally. Wood floors in the card rooms have been inappropriately refinished causing damage to the wood. These floors may not be able to be successfully resanded and finished, and may need to be replaced.

Image 2.6. *View of the billiard room with beamed ceiling. Looking west.*

The dining room features a dumb waiter (shaft only) and a large expanse of windows on the east wall. The trim and baseboards remain but the wood floor has been rough sanded and should be refinished again. The original plaster ceiling is covered with acoustic tile and below that is a suspended 2 x 4' tile ceiling. The south west corner of this ceiling has been significantly water damaged from a leak above and will need to be replaced.

The two card rooms have been modified over the years including the addition of vertical wood paneling circa 1970, drop acoustic tile ceilings, the addition of a toilet at the east and the addition of a stair way to second floor. When the newer stair was put in between first and second floors many floor joists we cut and not properly supported. These can be supplemented and repaired. The stair will be removed.

Image 2.7. *Card room looking west. The "new" stair is behind the white drywall wall on the right.*

The kitchen and pantry area of first floor has been remodeled over the years with new cabinets, equipment and drop ceilings. The kitchen has a door to the outside terrace with steps to grade.

The main hall remains relatively intact with the oak woodwork and ceiling beams. There is sheet vinyl flooring over the original wood floor. The built-in cabinets remain functional and in good condition. The cabinets on the south wall were removed for the "new" stair added in the 1980's. With the removal of the stair, the cabinets could be replaced.

All of the first floor interior doors are dark stained oak, typically five panel. Existing door hardware is mostly original, functional and in good condition. Wood windows that were accessible and viewable are noted to be in generally good condition. Many windows have aluminum combination storms or wood frame storms that have protected them from the elements. The sash, frames, casing and trim of these wood windows are intact and may be rehabilitated.

The entrance door facing the street is a non-original flush steel door 32" in width. The surrounding sidelights and transom are original, dark stained wood in in good condition. The foyer floor is maple that has been improperly sanded and may not be able to be reused. This is in poor condition. Other entry doors at the east and north sides of the building are non-original 32" flush steel doors.

Image 2.8. *View of kitchen looking west.*

Image 2.9. *View of main hall looking west.*

The original stair walls are surfaced with two types of wood panels circa 1970. The ceiling is covered with acoustic tile and the windows are filled in and covered by the paneling. The condition of the plaster wall behind the paneling is not known. The stair is approximately 45" wide and can meet current code if enclosed to make smoke tight.

Image 2.10. *Stair at first floor looking up to the landing.*

Second Floor

The second floor features the lodge room, a barrel vaulted space with rough texture plaster ceiling and walls and a maple wood floor. Lighting for this large room is provided by two coves on either side of the barrel vault. All woodwork is painted. This space was used for masonic rituals. This room is in good overall condition with some isolated water damage to ceiling. There is a noticeable hump in floor related to first floor and basement bearing wall issue. The egress door to the fire escape on the west elevation is a 36" flush steel door in good condition.

Other spaces on second floor include lounging room, toilets and storage. Here the woodwork is painted. Plaster walls and ceilings are covered with 2 x 4' drop acoustic panel ceilings. The floors are maple and in good condition generally. There is some isolated damage to floors, walls and ceilings as a result of roof leaks. These areas have been remodeled with walls added to create additional rooms for storage. Many of the windows are covered with drywall.

Image 2.11. *Lodge room looking east.*

The second floor has two dormer windows adjacent to the lodge room facing the river. Presently these provide light into a storage space but could be remodeled to bring light into the lodge room. Two other small dormers provide daylight for the lounging room but are presently covered.

Image 2.12. *Tyler room looking east.*

Attic

A utilitarian attic space is accessible from second floor and provides space for mechanical equipment serving second floor. Insulation here could be improved to provide better thermal performance for the building.

Mechanical Systems

Heating

The mechanical system was reviewed by Kurt Armstrong of Armstrong Heating & Cooling of Fort Atkinson. He related that the building is heated by multiple furnaces. The existing mechanical system for second floor is functional and adequate but does not have cooling. The system in the basement that serves basement and first floor is beyond its serviceable life and will need to be replaced. Duct runs are adequate but are exposed to view. These may want to be rerouted and/or enclosed in soffits. The kitchens do not have adequate ventilation.

Image 2.13. *View into the boiler room, looking south.*

Plumbing

The plumbing system is vintage 1913. The system was reviewed by Bo Hachtel of Hachtel Plumbing, Inc. of Fort Atkinson. The water supply is galvanized steel pipe. Waste piping is cast iron. Modifications have been made over the years to accommodate kitchen changes and new toilets. Overall the waste piping appears to be functional but the walls of the pipe are thin and not reusable in a major rehabilitation effort. New water supply and waste piping throughout the building is warranted. The waste line from the building to the street should be checked for condition.

Image 2.14. *View of the basement level toilet room. Note the exposed supply and waste piping.*

Electrical

The electrical system was reviewed by Todd Lueder, of Lueder Electric. The system presently comes in overhead from a utility pole located at the southeast corner of the site. The entry equipment will need to be relocated due to the proposed elevator addition. The new service should be underground and upgraded to 400A, 3 phase, 208V to accommodate the elevator. Existing wiring within the building is adequate. New devices are recommended. New circuits will be provided as necessary.

Lighting

Few original fixtures remain. Most existing lighting is circa 1970 fluorescent suspended fixtures. New energy efficient lighting, sympathetic with the interior design of the building, should be provided. These should represent a range of fixtures including wall sconces, ceiling mounted fixtures, chandeliers and ceiling mounted pendant fixtures.

Hazardous Materials

Testing for hazardous materials was not performed as part of this work.

Image 2.15. *Existing electrical meter and base located on the east wall of the building.*

Universal Accessibility

Accessibility within the building (doors, hallways, stairs) do not meet the Americans with Disabilities Act Design Guidelines (ADADG) for access or travel routes. It is desirable to have a universally accessible building, meaning that access is, to the greatest extent possible, usable by everyone regardless of their age, ability, or circumstance. None of the current doors provides an accessible entrance due to door width.

Conceptual Design

Conceptual design establishes parameters for rehabilitation and begins to define the scale and relationship of project components. This process was initiated at a work session in July and culminated with the presentation of concept ideas at a work session in August. These concepts are intended to relate the general characteristics, form and functionality of each idea so that their appropriateness may be evaluated. These are not representative of a final design.

Space Program

One of the objectives of this report is to develop a preliminary program of space requirements for the rehabilitation of The Fort Atkinson Club. This preliminary program is

prepared to aid and guide the architects and engineers through the subsequent design stages of this project. In developing the Space Program, important considerations included:

- Owner goals: Saving the building and providing for appropriate contemporary community use.
- Function: Activities, relationship of spaces and people, their number and characteristics.
- Form: Physical environment and the quality of space and construction.
- Time: Past, present and future. The influences of history, the inevitability of change and projections for an economically and sustainably feasible future use.

The spatial organization of the program is linked to the existing layout of space within the building. Spaces such as the Banquet Room, Club Room, Billiards Room and Lodge Room will be maintained and repurposed. Kitchens, entry, storage and toilets will be adapted and renovated to meet projected needs. The Bowling Alleys will remain unaltered. Other interior spaces will be renovated to meet projected needs.

Potential Community Partners

Rotary Club, Fort Healthcare, The School District of Fort Atkinson, Boys and Girls Club, Boys and Girl Scouts of America, Madison College / Fort Atkinson Campus, Fort Parks and Recreation

Space Summary

Existing (*from 1935 drawings)*

The building presently contains approximately 11,000 gsf on three levels.

Basement	4,000gsf
First Floor	3,6000gsf
Second Floor	3,000gsf
Attic	400gsf
TOTAL	**11,000gsf**

Proposed (A general summary of the spaces proposed for The Fort Atkinson Club)

Basement 4,000gsf

Bowling alleys	1,000nsf		
Kitchen	180nsf		
Banquet Hall	1,400nsf		
Building Storage		150sf	
Tenant Storage		150sf	
Mechanical		200sf	
Data/network closet		40sf	
Janitor Closet/toilets		200sf	
Total	***2,580nsf***		***65% efficiency***

First Floor 3,600gsf

Club Room	840nsf		
Solarium	240nsf		
Billiard Room	650nsf		
Kitchen	150nsf		
Dining Room	200nsf		
Card Rooms	330nsf		
Hall/entry		425sf	
Storage		200sf	
Toilets		100sf	
Total	***2,410nsf***		***67% efficiency***

Second Floor 3,000gsf

Lodge Room	1,620nsf		
Lounging Room	330nsf		
Equipment/control	100nsf		
Tyler Room	100nsf		
Toilets		100sf	
Storage		200sf	
Total	***2,150nsf***		***70% efficiency***

Grand Total = 7,140 net square feet
11,000 gross square feet

The net floor space (*nsf,* net square feet) in a building measured from the inside surfaces of exterior walls and excluding interior walls and partitions, mechanical equipment rooms, lavatories, janitorial closets, elevators, stairways, major circulation corridors, aisles, and elevators.

The gross floor space (*gsf,* gross square feet) is the sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetration areas, for circulation and shaft areas that connect one floor to another.

Efficiency is the relationship between the net area as compared to the gross area. An efficiency of 65% is considered normal in an older building.

Basis of Design

Zoning

The zoning of the property is C-2, Business/Commercial. This site is within the Central Business District. Permitted uses include Clubs and Commercial Recreation facilities. The site is on the shore of the Rock River and is within the Zone "A" flood hazard area as defined by FEMA. Changes to the river side lawn area (within the flood way) must conform to flood zone requirements.

Historic Preservation

All work shall comply with the Secretary of the Interior's Standards for Rehabilitation. The key preservation goals for the building include;

- Stable structure
- Weather tight enclosure
- Least intervention practical
- Integration of new mechanical systems (ductwork, piping, conduits, etc.)
- Primary historic features (interior and exterior) retained
- Primary historic spaces retained
- New additions sympathetic to original design
- Revitalize site landscape
- Take advantage of site attributes-river and downtown location

Phasing/Scope

The building rehabilitation work is proposed to take place in a single phase but sequenced logically. This may include;

I – General stabilization, weather tight roof enclosure.

II – Removal of aluminum siding followed by exterior wall/window/door rehabilitation.

III – Code and accessibility improvements.

IV – Rehabilitation, MEP/FP systems and interior aesthetic and functional improvements.

V - Site work and landscape improvements.

The Board of Directors of Rock River Heritage, Inc. has a preliminary project schedule for review.

Materials/Maintenance

The goal of rehabilitating The Fort Atkinson Club is to accommodate the requirements of the new use. Doing so will provide efficient contemporary use of the existing building for another 50 years. As much as possible, original materials, components and finishes will remain in place. In other areas, original materials and components may be reused. Many of the existing materials will remain in place and be repaired as needed. New materials will match the original, where feasible. The project will balance the needs of a significant historic structure with those of a modern functioning public facility. Mechanical, electrical and

plumbing (MEP) systems will be a combination of existing and new equipment to provide flexibility and energy efficiency.

Structural

A review of the structural system indicates that in general the components and members are in good condition and functioning as intended. Structural capacity for the new use will be achieved with the existing system. This system will be supplemented in localized areas to provide the required capacity.

There are some isolated areas of deterioration in the first and second floor wood joists and beams and roof rafters caused by previous water and moisture penetration. There are also areas of deterioration in wood frame bearing walls within the basement area that is causing some deformation of the first and second floors. All of these areas will be repaired and modified to provide a properly functioning structural system.

Environmentally Responsible Design

Environmentally responsible design will be integrated into the project. This includes the recycling of building materials removed from the building, reuse of existing materials to the greatest extent feasible, minimizing construction waste, recycling of construction waste, use of environmentally friendly new materials, use of high efficiency mechanical systems and controls where practical, use of natural ventilation and daylight, and conformance with general sustainability guidelines.

Thermal Performance

The existing windows will be rehabilitated and new storms with thermal glazing are recommended. Existing doors will be replaced with wider replica units. Both windows and doors will have new weather stripping and will meet the current energy code. This will significantly minimize air infiltration rates thereby reducing energy usage.

The roof is a typical cross gable design found on many Craftsman style buildings of the period. The roof also features two large gable dormers on the north side of the main roof and two non-original smaller ones on the front facing gable roof. The attic space, therefore, is disjointed with respect to air circulation efficiency. Attic venting utilizes a fan and gable louver; its current operability is questionable. Modern heating equipment occupies

compartmentalized space within the attic. Thermal protection, which is currently located in the attic, is minimal.

Thermal insulation placement must regard the attic's configuration and function. Generally speaking, insulation can either reside atop the ceiling or atop the roof. Considering the complications involved with placement on the roof system, insulation in the attic space is preferred. Additional thermal insulation installation in the form of rigid foam, spray-in-foam and batt insulation will be used. Thermal value in the range of R=40 is anticipated. This will significantly improve the overall thermal performance of the building.

Insulation for the exterior walls below the second floor level is not recommended due to the risks of trapping moisture within the exterior wall assembly. This is because of the lack of a vapor barrier. Warm moist air will be created in the kitchens and from people in the building. The warm, moist vapor is attracted to the exterior walls. Without a vapor barrier the warm vapor enters the wall through hairline wall cracks, outlets, switches and window trim. If there was insulation within the wall cavity the moisture would hit a dew point temperature and condense. This may cause deterioration of the wall and may promote mold growth.

Insulation for the concrete basement walls below grade (exterior) will be installed with an R value of approximately 10.

Accessible Design

Accessible design will be accommodated in the building to the greatest extent practical. This will include the addition of an elevator, design of new toilet rooms and the design of a new accessible route into the building. All floor levels will be accessible. New site amenities, such as a terrace or patio and the proposed extension of the City Riverwalk, will be accessible.

Electronic Equipment

Pathways for connecting electronic equipment for offices, meeting areas and multi-purpose spaces will be provided.

HVAC

A combination of new equipment and existing ductwork/piping for heating, ventilating, and air conditioning systems will be utilized for the building. Two separate mechanical rooms will be provided, one in the basement and one in the attic space. These will provide multiple

zones for heating and cooling that provide flexibility for serving portions of the building as use frequency and times vary. The basement equipment will be new. The attic furnace may be reused and air conditioning added.

Existing exposed ductwork in the basement level will remain but be painted to match the ceiling. If additional ductwork is needed it will be integrated within the existing building including wall and ceiling cavities or with soffits. Diffuser and grille styles will be selected to minimize the impact of current design standards with the overall historical architecture of the building. Standard Wisconsin design criteria for temperature levels will be used. A dehumidification system is recommended for the basement level to insure moisture levels are kept low.

Plumbing and Fixtures

The major scope of the plumbing work proposed for the building will be to replace all plumbing to meet current building code requirements, including fixture counts for the proposed use, compliance with accessibility requirements and adequately support the proposed space utilization of the building.

The plumbing system will be completely new within the building, utilizing existing City service. All fixtures will be new with accessibility compliant mounting heights, spacing and faucets where required. A new janitor closet sink and faucet will be provided for janitorial maintenance. The new plumbing system will accommodate toilet rooms, drinking fountain, janitor closet and two kitchens. Showers for employees should be considered. Exterior wall hydrants will be provided for terrace maintenance and watering adjacent plantings.

Domestic Hot and Cold Water System

A new high efficiency, on-demand, tankless, gas fired water heaters will be used to supply hot water for the toilet rooms, kitchens and the janitor's sink.

Sanitary Waste and Vent System

The sanitary waste and vent system will be completely replaced within the building. New vent stack will be required and these will penetrate the roof on the river side.

Storm water

Storm water (from roofs) will be directed to rain gardens along the edge of the Rock River through gutters, downspouts and drain tile.

Electrical

The electrical service will be relocated and moved underground to accommodate the elevator addition. The service will be upgraded to three phase/208 volt to accommodate the elevator power requirements. Service will include a main distribution panel board, sub-panels, conduit from main panel to sub-panels, wiring and devices.

Lighting

All lighting will be new. Replica period luminaries will be installed in public areas with energy efficient light sources and recommended light levels. Utility spaces will be equipped with utilitarian style luminaries. Lighting controls will include bi-level switching and occupancy sensors. Exterior lighting will consist of historic replica luminaries at entries, signage and adjacent walkways.

Telephone System/Communication

New underground phone service and high speed data access will be routed into the basement to a communications closet. Coordination with the tenants will be required for any communication link between the closet and their equipment. Data cable and infrastructure will be provided as determined by tenant needs.

Detection and Alarm

New automatic fire alarm system consisting of smoke detection and signaling devices of both visual and sound will be installed throughout the building per code requirements. While a potential distraction to interior aesthetics, the presence of illuminated exit signs, egress lighting and a fire department annunciator panel are required for life safety and code compliance.

Automatic Fire Sprinkler System

New automatic fire sprinkler system consisting of controls, distribution piping and concealed heads is strongly recommended throughout the building. This will provide greater safety, mitigate some code requirements that may be detrimental to the historic building and provide lower insurance costs.

Security

All exterior entrances will be provided with conduit for door contacts and card key access. Interior motion detectors will be furnished. Video surveillance conduit will be provided. The video surveillance, door monitors and card key access system components and connectivity may be provided in the future.

Kitchens

The main level kitchen will be the primary kitchen in the building, and will be certified by the State of Wisconsin for preparing and serving a variety of foods. The kitchen is intended to provide snacks for program users, to act as a demonstration kitchen for wellness classes through Fort Healthcare or a number of senior centers in the community. It may also serve as a community or incubator kitchen for vendors at the nearby weekly Fort Atkinson Farmer's market. The intent is to have full cooktop and oven cooking capabilities, but not frying equipment. The kitchen will be used in conjunction with outside catering services for events such as dinners and weddings. The lower level kitchen is intended as a warming / catering kitchen only. It will also be certified, but only in that capacity. Renovation of the dumbwaiter in its original location will connect the two kitchens floor to floor. The elevator will also be used as required.

Site Utilities

Municipal water and sewer and local gas service occur in South Water Street right-of-way and will serve the building. Electrical, telephone and cable TV service are available from overhead lines on South Water Street, but will be brought into the building from underground lines.

General Site

A new "loading" dock area will be provided at grade adjacent to the elevator. This will be a space for a utility van and or car. New sidewalks will be provided from the street to the building. The front yard will be landscaped to reflect the early 1900's type planting and landscape design characteristics. The river side lawn area will be contoured to provide a level area for tents and a hard surface terrace area. A walk way to the river will be provided linking to the proposed extension of the Riverwalk. All work on the river side of the building will have to conform to flood plain requirements.

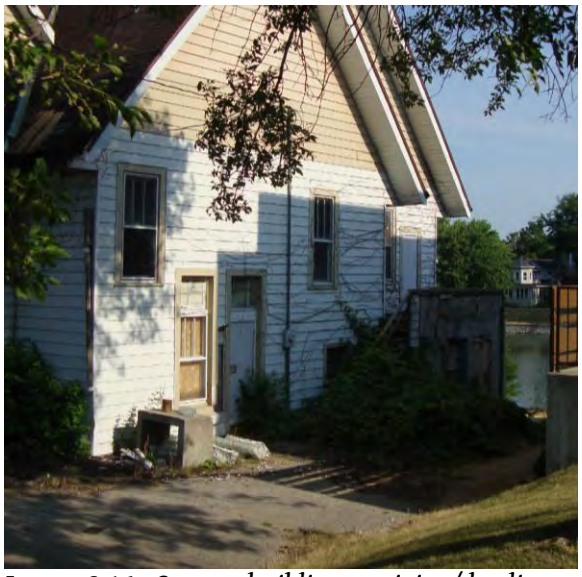

Image 2.16. *Current building receiving/ loading area.*

Hazardous Materials

It is recommended that a complete hazardous material survey and analysis be performed prior to rehabilitation. Any required mitigation of hazardous materials should also be complete before undertaking the rehabilitation work.

Excessive Moisture

Excessive moisture is evident in the basement level. Given the lack of rain in recent months and the continued presence of high levels of moisture within the basement level, further analysis of the source of the moisture is warranted. It is likely a combination of condensation within the building, rising damp and existing moisture retaining materials of the basement level, including the wood floors and wood sleepers below the floors. Rising damp is the movement of moisture upward through permeable building materials (concrete, wood, stucco) by capillary action.

BUILDING CODE

International Existing Building Code Requirements (2009)

Existing Building Area:	Basement = 4,012 gsf
	First Floor = 3,590 gsf
	Second Floor = 2,982gsf
	Total Area = 10,588gsf +/-
Use:	Use and Occupancy Classification: A-3, Community Hall
	Not a change of use
Construction Type:	Type IIB

	0 hr fire rating for all elements
Allowable area:	9,500/floor/2 floors
Number of Stories:	2 story, plus basement
Building Height:	+/- 46 feet (40 feet max. by zoning)
Capacity of building:	400 persons maximum (posted capacity)
Occupant Load:	Basement = 150, First Floor = 100, Second Floor = 150
Required exits:	Two exits/floor
Occupancy Separation:	None required
Accessible Route:	At least one accessible entrance
Sanitary Facilities:	200 men (2 t, 1 lav.)/200 women (3 t, 1 lav.)
Level of Alteration:	Level 2, less than 49% of the area.

Fire Detection:	Complete fire alarm and detection system
Fire Protection:	Complete Automatic Fire Sprinkler System
Historic building:	Chapter 11 applies to this building
Live Load capacity:	100lb/sq/ft

Image 2.17. *View of fire escape from the second floor*

Options Explored

The conceptual design effort identified several critical building needs that must be addressed to provide a functional and safe building. These related primarily to egress and accessibility. The basic floor plan of the building will remain essentially unchanged with key historic

spaces retained. Modification will focus on areas related to support and service such as mechanical spaces, toilets and kitchens.

West Stair

A new west stair is needed to provide adequate exiting from first and second floor levels at the west end of the building. Retaining the existing steel fire escape was initially considered as an option but the building inspector suggested a new enclosed stair. This stair is envisioned as having concrete block walls with exterior stucco, steel stairs with concrete treads and pipe railings.

Key points include:

- The stair is located adjacent to the end of the bowling alley.
- The current roof terrace above the pin setting machine is retained.
- A door may be added from the Solarium out to the terrace.
- The present exit door location from the Lodge room is reused.
- Exit doors would be added to the Club Room and Banquet Hall.
- Distance from new stair to property line is approx. 17 feet.

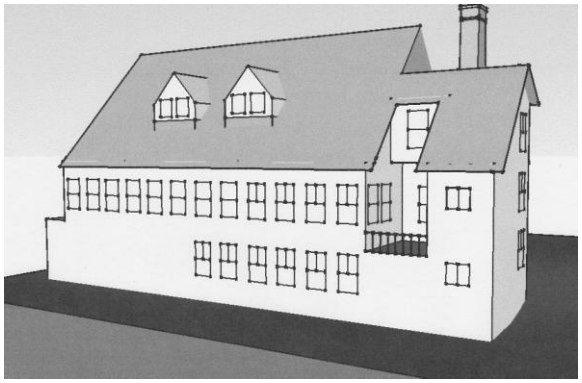

Image 2.18. *View of the proposed west stair addition from the river.*

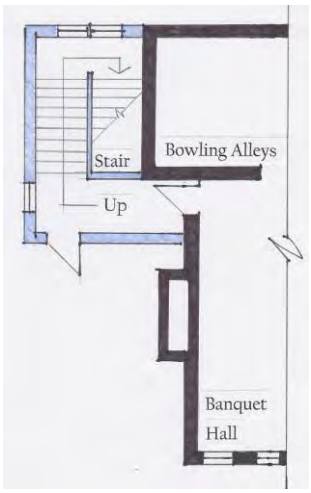

Image 2.19. *Sketch basement floor plan of west stair addition.*

North is to the top.

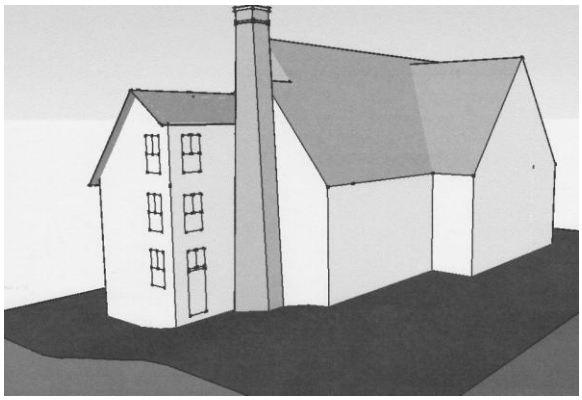

Image 2.20. *View of the proposed west stair addition looking northeast.*

East Elevator.

A new east elevator is needed to provide universal access to all floors of the building. This elevator will also serve as a service elevator providing access to all floors for equipment, materials and supplies. A key component of this addition is a vestibule or entry air lock. The existing internal east stair remains as is with the addition of an elevator and will remain the primary east side egress element..

The vestibule/elevator addition is envisioned as having concrete block walls with exterior stucco, interior finishes compatible with the existing building and a 5x7 elevator cab. Two options were explored. One that enters the building at the grade level landing of the east stair and a second option that provided entry at the first floor level of the building.

Option A. Entry at current grade.

Key points include:

- Provides entry at the stair landing level.
- Utilizes a two sided, four stop elevator.
- Slope of entry walk/drive from street remains as is.
- Accessible route is 1/20 slope, no railings required.
- Set back approx. 8 feet from east property line providing access to river.
- Minimally intrusive to existing site and grading

Option B. Entry at first floor level.

Key points include:

- Provides entry at the first floor of the building.
- Provides covered entry point.
- Utilizes a one sided, three stop elevator.
- Long and high ramp needed from street. Ramp is approx. 1/15 slope requiring handrails.
- Ramp is significantly intrusive to existing site and grading.
- Set back approx. 4 feet from east property line providing limited access to river.

After careful consideration of both location and ease of use, it was determined that option "A" with some modifications would provide the best solution to the problem.

Image 2.21. *View of the proposed east elevator addition looking floor plan of the northwest.*
addition. North is to the top.

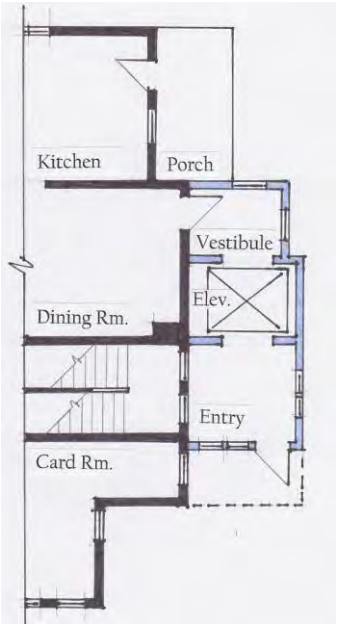

Image 2.22. *Sketch first east elevator*

Image 2.23. *View of the proposed east elevator addition looking southwest.*

Recommendations/Preservation Treatments

General Recommendations

In recognition of the historic and architectural significance of The Fort Atkinson Club and the proposed use as a Community Resource, the best course of action will be preservation and rehabilitation of the building. Preservation focuses on applying measures necessary to sustain the existing form, integrity, and materials of the building through stabilization and repair of historic materials and features.

Rehabilitation is the act or process of making an efficient contemporary use of a building or space through alterations, repair and/or additions while preserving those portions or features that convey historical, cultural or architectural values. The building should retain its 1913 interior and exterior character to the greatest extent possible as it is upgraded for code compliance and contemporary use.

Stabilized Structure

Typically the first priority with an historic building is to stabilize the structure and protect it from further deterioration. In the case of The Fort Atkinson Club, the structure appears very stable and only remedial work at isolated areas of deterioration and some supplemental reinforcing of floors is necessary. These are not an immediate need and can be accomplished within a comprehensive rehabilitation project.

Flexible Infrastructure

The rehabilitation project will require installation of an improved infrastructure including heating/air conditioning, plumbing, electrical and security systems. Because it is likely the building will see an evolving use for community purposes, the new infrastructure must be installed with flexibility and adaptability in mind. New systems should be inserted and integrated in a manner respectful of the existing architecture. Locations for shafts, chases and soffits must be carefully considered.

Historic Integrity

In performing the proposed work, it will be important to preserve character defining features to the greatest extent possible and bring existing historic elements into good working condition or provide an appropriate replacement. Careful disassembly of fabric and components (selective removal) should be accomplished in advance of comprehensive rehabilitation work so that original and transitional elements may be identified and documented. The use of appropriate rehabilitation methods and materials will extend the useful life of the building significantly. All work should comply with the Secretary of the Interior's Standards for Rehabilitation.

Environmentally Responsible Design

Preservation is inherently sustainable through the reuse of buildings, components and materials and wise utilization of resources. The final design should provide practical design criteria and develop realistic strategies for implementing sustainable design that can be used to direct environmental and economic decisions within the everyday operations of the Community Resource. Recycled and reused materials should be incorporated into the rehabilitation work. The overall goal should be to meet the Community's short term need-based objectives while maintaining a long term, environmentally responsible perspective.

Accessible Design

Making the building universally accessible in a manner that respects historic integrity and design aesthetics will be a significant challenge. The primary issue is one of existing entrances that have multiple stairs and the first floor being approximately four feet above grade.

The addition of an elevator will be necessary. The most logical location appears to be the east side of the building due to the configuration of existing stairs and ease of access from the street. The inclusion of accessible toilet rooms and accessible kitchens in the building is considered to be important to the proposed new use. It is recommended that an accessible toilet be provided on each floor with the majority of fixtures located on the basement level.

Role of The Fort Atkinson Club in the Community

Significant structures, like The Fort Atkinson Club, provide a tangible link to our past, a connection to the people, culture and society of a bygone era. These buildings are important to the City of Fort Atkinson and the State of Wisconsin and we save them because the Community and the State of Wisconsin would be less interesting and less attractive without them.

It is of primary importance that the proposed change of use balance the needs of the significant historic structure with those contemporary needs of the community. The guiding principal of the rehabilitation should be to retain as much historic original building fabric as possible while allowing the building to perform within its contemporary mission in an effective manner. The use of appropriate rehabilitation methods and materials will extend the useful life of the building significantly.

Rehabilitation Objectives

- Provide a stable and structurally sound building.
- Provide a weather tight exterior envelope.
- The building will provide for flexibility of use and evolution of use over time within a safe and code compliant facility.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property, will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Preservation Strategy

Implementation

The implementation for interior rehabilitation offered here is based upon experience with similar projects and upon good preservation practice. The activities and their proposed sequence are similar to other restoration and rehabilitation projects completed in Wisconsin.

Step One – Hazardous materials

- Evaluate and mitigate mold and asbestos hazards

Step Two- Selective removals

- Remove non original and non 1935 alterations
- Remove window infill

Step Three – Structural

- Repairs to deteriorated floor structure
- Repairs to interior bearing walls
- Remove “new” stair and repair related structure
- Supplement floor structure at isolated locations

Step Four – Additions

- New west stair addition
- New east elevator addition

Step Five – Integration of improved infrastructure

- New MEP and Fire Protection systems

Step Six - Rehabilitation

- Rehabilitation of interior

Step Seven - Equipment

- New kitchen equipment
- New furniture

The key assumption is that all work will be accomplished in a single cost effective project prior to the new use being initiated. This would include the building and the site. The benefits of a single phase project include; the shortest duration project, less costly project and the easiest to coordinate. Construction could take place during the normal spring, summer or fall construction seasons. The efforts of the interior rehabilitation need to be well coordinated with those of the exterior rehabilitation in a single comprehensive, cost effective, project.

Image 2.24. *The Main Street Bridge.*

The rehabilitation of The Fort Atkinson Club will allow the building to fulfill the Committee's vision of a community focal point. This sustainable effort of reuse will put a new use in an old container.