



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

1555 N. Martin L. King Jr. Dr., Golda Meir School

Removal of fire escape #3 from Golda Meir School per the attached plans. Restoration of the masonry following removal. Infill of the third floor door with fenestration to match existing.

Date issued 1/31/2025

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

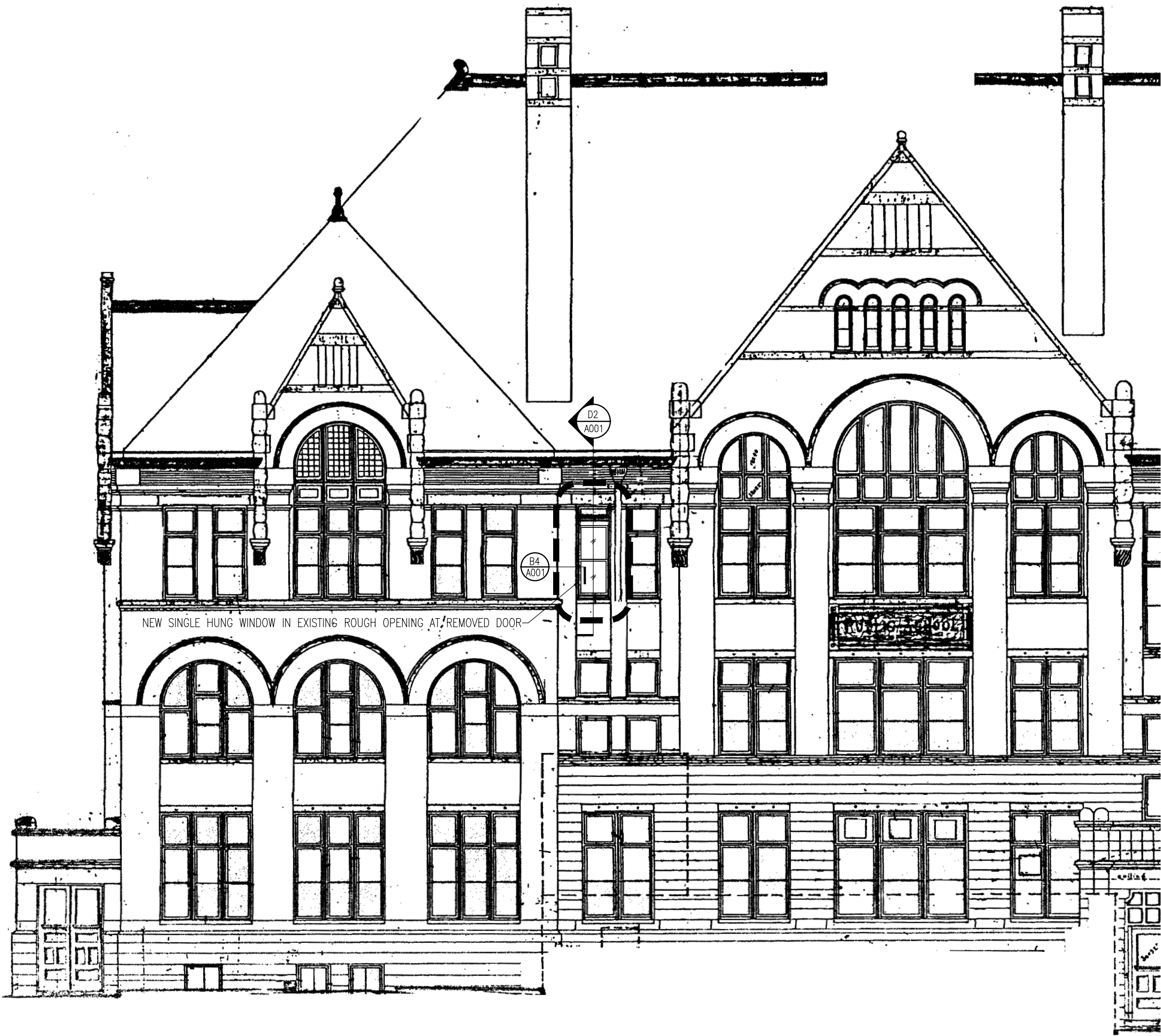
Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



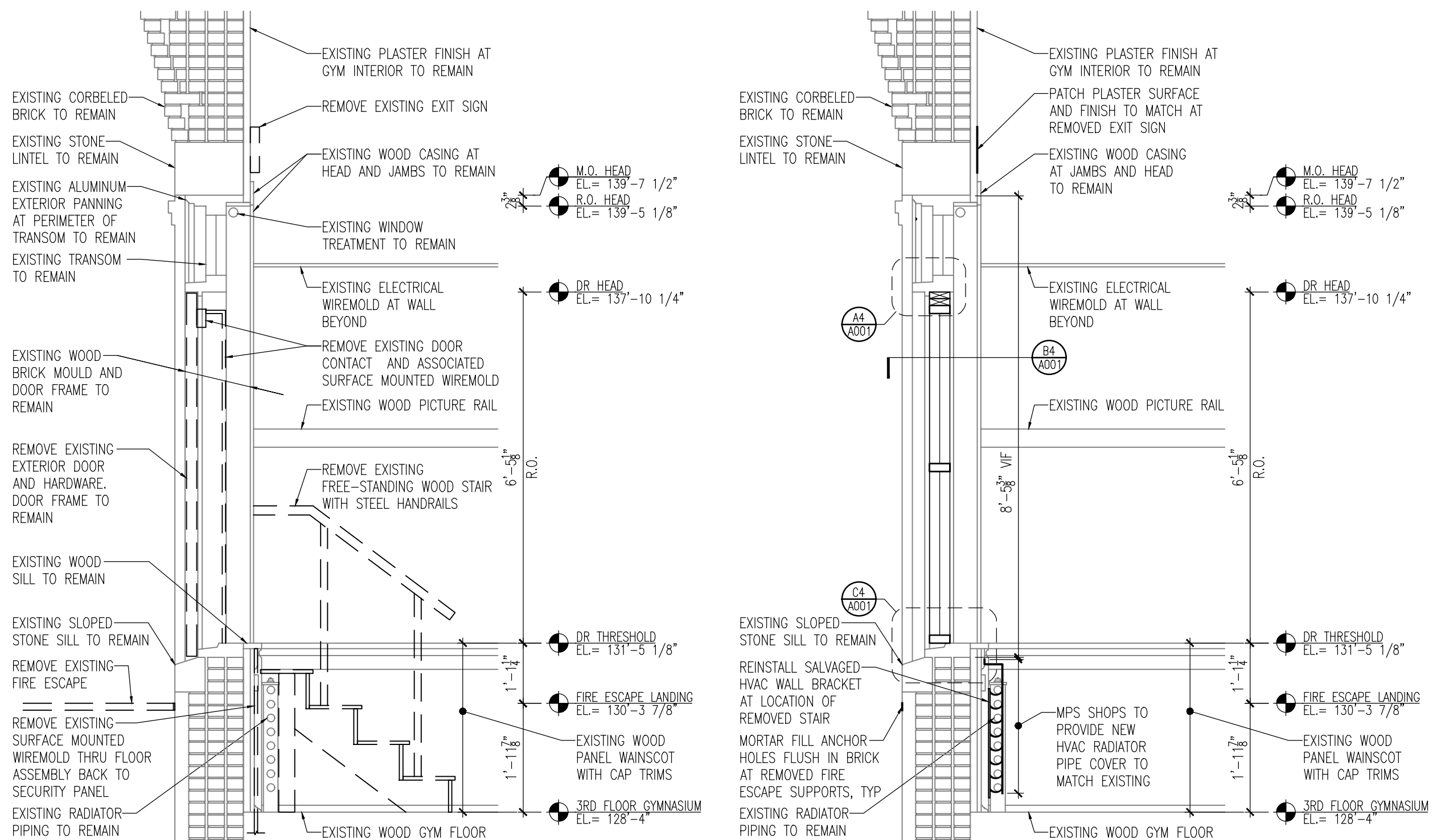
City of Milwaukee Historic Preservation

Copies to: Development Center



B1
A001 EXTERIOR ELEVATION
WEST

1/8"=1'-0"

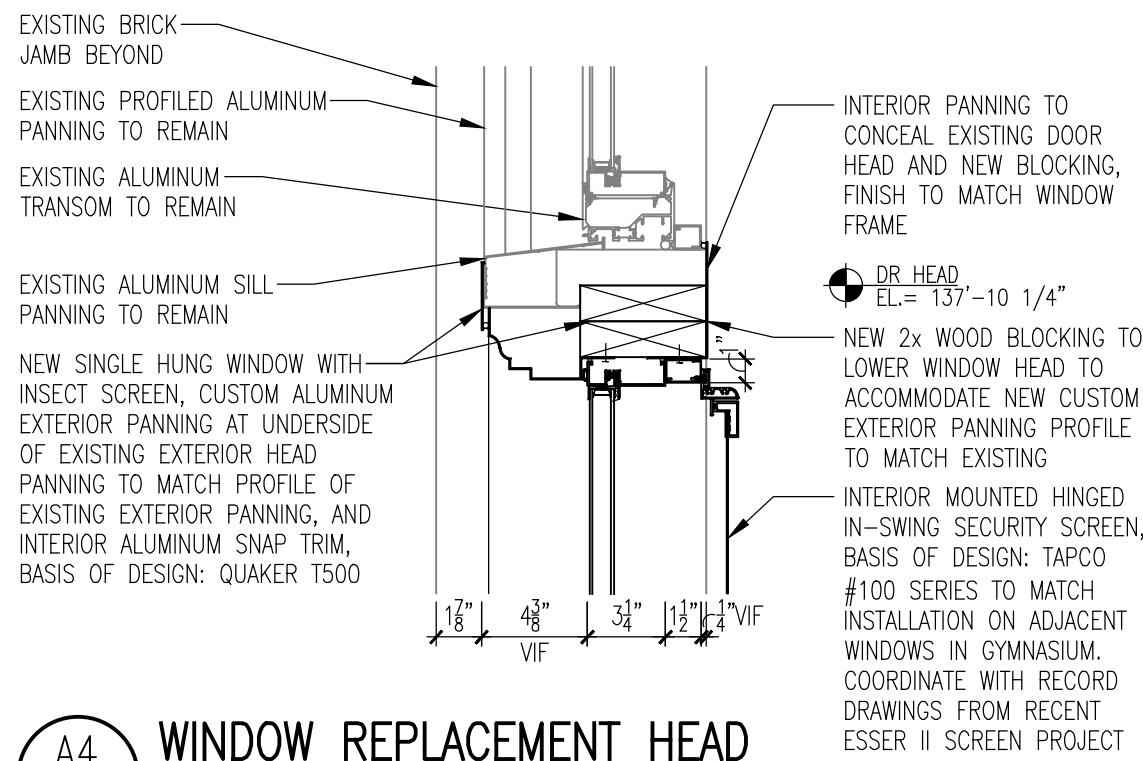


D1
A001 WALL SECTION - DEMOLITION
NORTHWEST FIRE ESCAPE #3

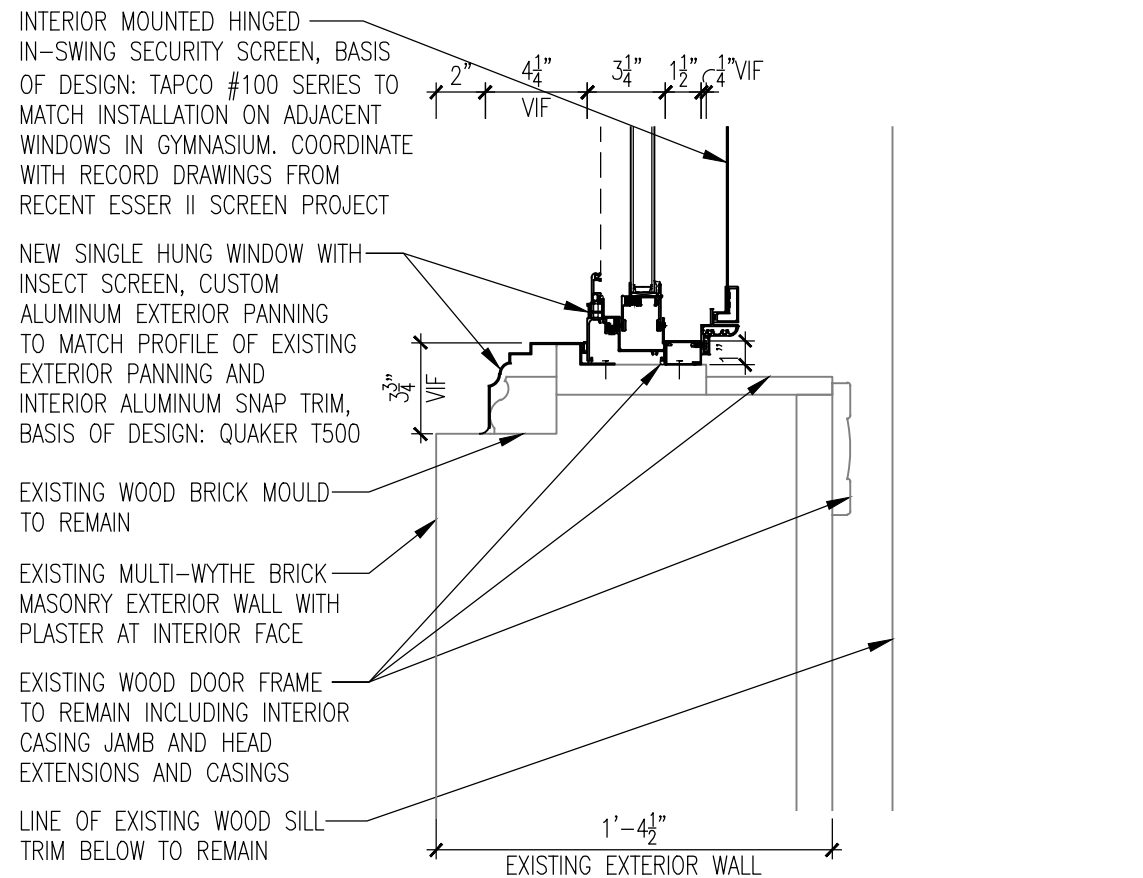
1/2"=1'-0"

D2
A001 WALL SECTION - NEW WORK
NORTHWEST FIRE ESCAPE #3

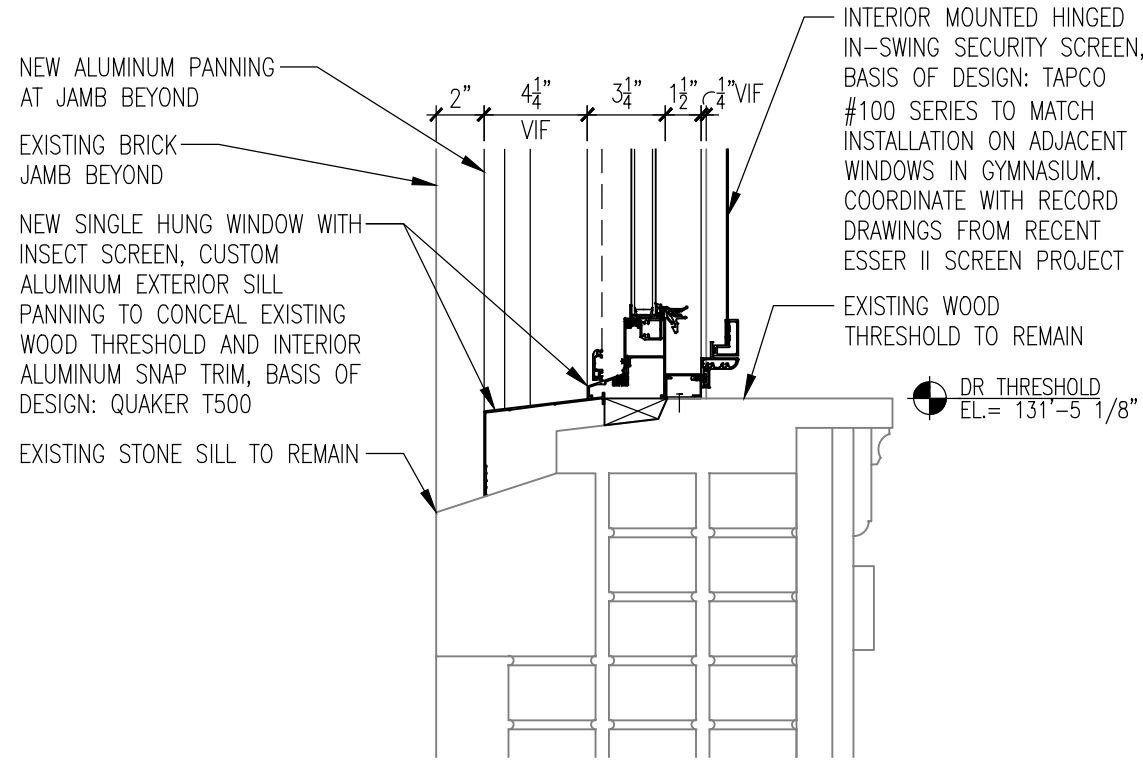
1/2"=1'-0"



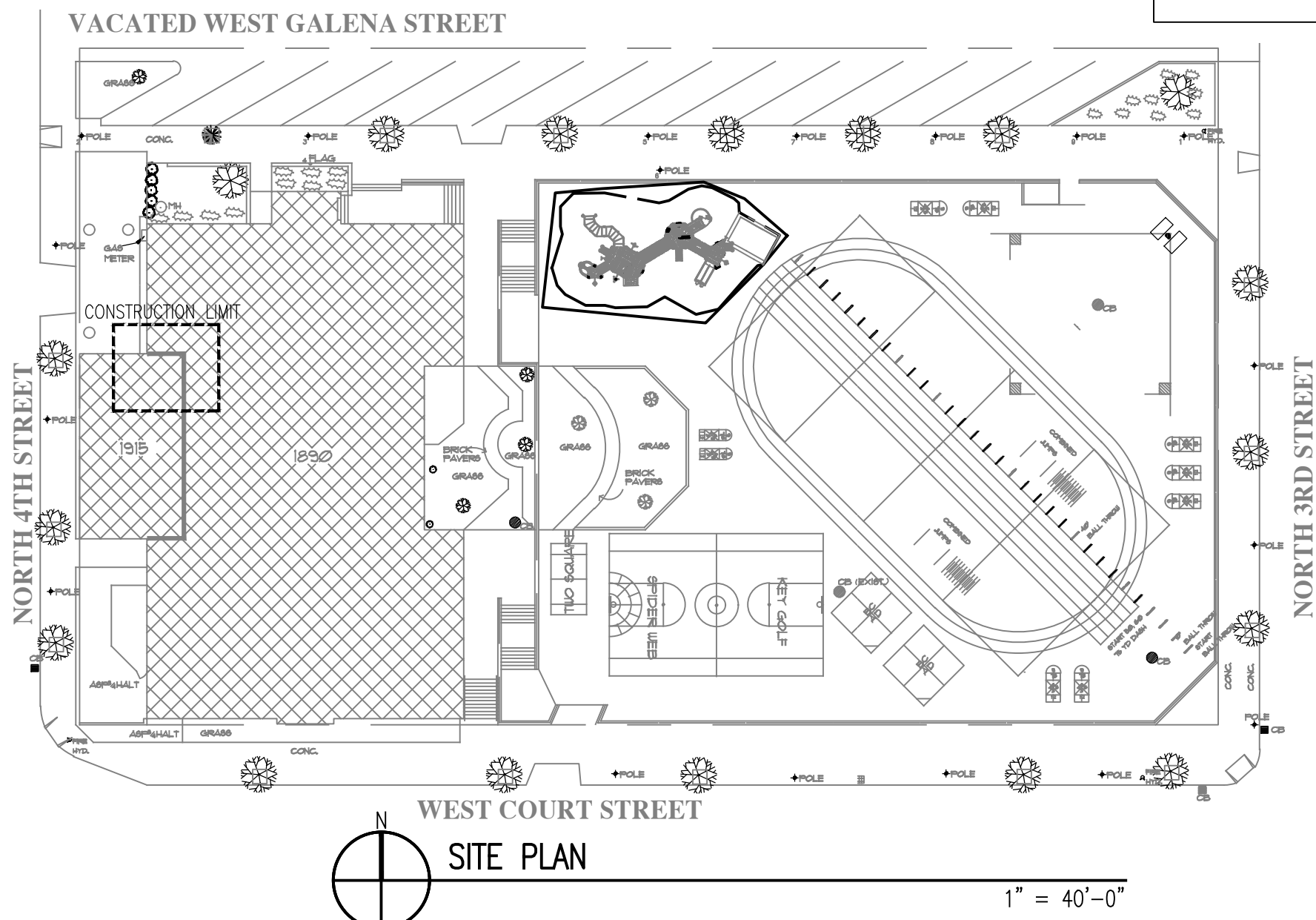
A4
A001 WINDOW REPLACEMENT HEAD
@ REMOVED EXT DOOR - GYMNASIUM 031 1 1/2"=1'-0"



B4
A001 WINDOW REPLACEMENT JAMB
@ REMOVED EXT DOOR - GYMNASIUM 031 1 1/2"=1'-0"



C4
A001 WINDOW REPLACEMENT SILL
@ REMOVED EXT DOOR - GYMNASIUM 031 1 1/2"=1'-0"



Historical Designation and Project Approvals

This building is listed on the National Register for Historic Landmarks, and is also recognized locally as a Historic Landmark by the city of Milwaukee. Therefore, all work shall be completed to replicate the original construction in all aspects of appearance, color, etc.

Following the completion of all masonry work, including applicable curing time, paint all exterior surfaces of new and patched masonry and metals per MPS Master Spec paint schedule.

PROJECT APPROVAL TIMELINE, MILESTONES AND SCOPE

- This project was submitted for Plan Review on 6/18/2024 under record # COM-ALT-24-00429 and was reviewed by Stephen Fulner.
- The project was submitted for a Certificate of Appropriateness (COA) by the Milwaukee Historic Preservation Commission (HPC) and was heard at the HPC monthly meeting on 8/5/2024. The hearing was tabled until the September HPC meeting pending recommendation for approval by the Wisconsin State Historic Preservation Offices (SHPO).
- The project was submitted to SHPO under record WHS #24-1561. SHPO recommended the infill of the doorway per NPS guidelines provided the transom and door frame remain intact.
- HPC approved the COA on 9/10/2024.
- Due to SHPO's requirement that the transom and door frame remain intact, the scope of this set of bid drawings has been revised from the Plan Review Approval Set dated 6-18-2024 to install a replacement single-hung window in place of the removed door in lieu of infilling the door opening with masonry. The replacement single hung window and panning will replicate the replacement windows that were installed in 1993. The 1993 replacement windows are dark green in color with light beige colored exterior panning. The windows are 31 years old and are fading and chalky from exposure to the elements.
- The proposed replacement window is scheduled to be color "Holly" which is a dark green color intended to replicate the original color of the 1993 windows.
- The proposed exterior panning is scheduled to be color "Beige" which is intended to replicate the original color of the 1993 panning.
- Interior-mounted in-swing Tapco #100 series security screens were installed in 2024 on the adjacent windows within the Gymnasium as part of Esser II. The proposed window is scheduled to receive a matching interior-mounted in-swing Tapco #100 series security screen. Field verify and match existing.
- All interior surfaces, materials and finishes affected by this project shall be patched to match existing finishes.

Electrical Scope of Work (Shown on Architectural Drawings)

- Remove (2) exterior wall mounted light fixtures at top landing of fire escape. Remove wiring back to closest termination location. Close boxes with blank cover and patch and paint holes. Turn over lights to MPS.
- Remove existing door contact and exposed surface raceway. Remove wire completely to security panel and modify panel programming and add any end-of-line resistor as needed. Any remaining conduit and boxes shall be properly closed and labeled where spare per MPS direction. Coordinate with MPS security vendor.
- Remove exit sign with wire guard and associated wiring. Close box with blank cover and patch and paint holes. Turn over sign and guard to MPS.
- Remove fire alarm pull station and cover and associated wiring. Remove conduit and wiring to closest fire alarm device or other appropriate junction box necessary to remain. Patch and paint holes and wall as needed. Modify fire alarm Edwards EST-2 system programming due to removal of device. Turn over pull station and cover to MPS.

MATERIAL SCHEDULE			architecture : interior design
			FOUNDATION
CODE	PRODUCT	DESCRIPTION	MANUFACTURER
PAINT - DIVISION 9, MPS Standard Paints available at: Hallman Lindsay Paints, 106 W Florida St, Milwaukee, WI 53204 Phone: (414) 223-2806			
(Room Finish Schedule designations: PAF=FLAT, PAS=SEMI-GLOSS, PAT=SATIN)			
"Custom Color Matches" Multiple Colors & Drawdowns Required for Existing Building Patch to Match Situations For All Trades Work.			
PA-1	Paint	Off White to match existing plaster wall color above wainscot. Verify in Field.	Hallman Lindsay
PA-2	Paint	Gray to match existing plaster wall wainscot color. Verify in Field.	Hallman Lindsay
PA-3	Paint	Brown to match existing wood casing, trim and wood paneling wainscot color. Verify in Field.	Hallman Lindsay

ROOM FINISH SCHEDULE											architecture : interior design
											FOUNDATION
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	NORTH	EAST	SOUTH	WEST	CEILING	TYPE	NOTES
THIRD FLOOR											
031	GYMNASIUM	EXST	EXST	EXST	EXST	EXST	EXST	EXST/PAT-1/ PAS-2,3	EXST	EXST	1,2,3

GENERAL NOTES

- PAF = Paint with Flat Finish, PAT = Paint with Satin Finish, PAS = Paint with Semi-Gloss Finish, PAG = Paint with Gloss Finish
- Fin Tube Radiation Enclosure by MPS Shops to be pre-finished to match existing.

ROOM FINISH NOTES

- Fill holes flush, sand, prep, prime and paint existing wood casing to remain PAS-3 to match existing at interior perimeter of removed exterior door.
- Fill holes flush in existing wood trim/wainscot and paint PAS-3 to match at removed surface mounted wire mold serving removed exterior door.
- Patch existing plaster wall surface to match existing at location of removed wall mounted exit sign and paint plaster wall PAT-1 full height from NW inside corner of gymnasium to casing at north jamb of tall windows, see interior elevation.

Project Team Architect

Foundation Architects, LLC
Craig Eide, AIA

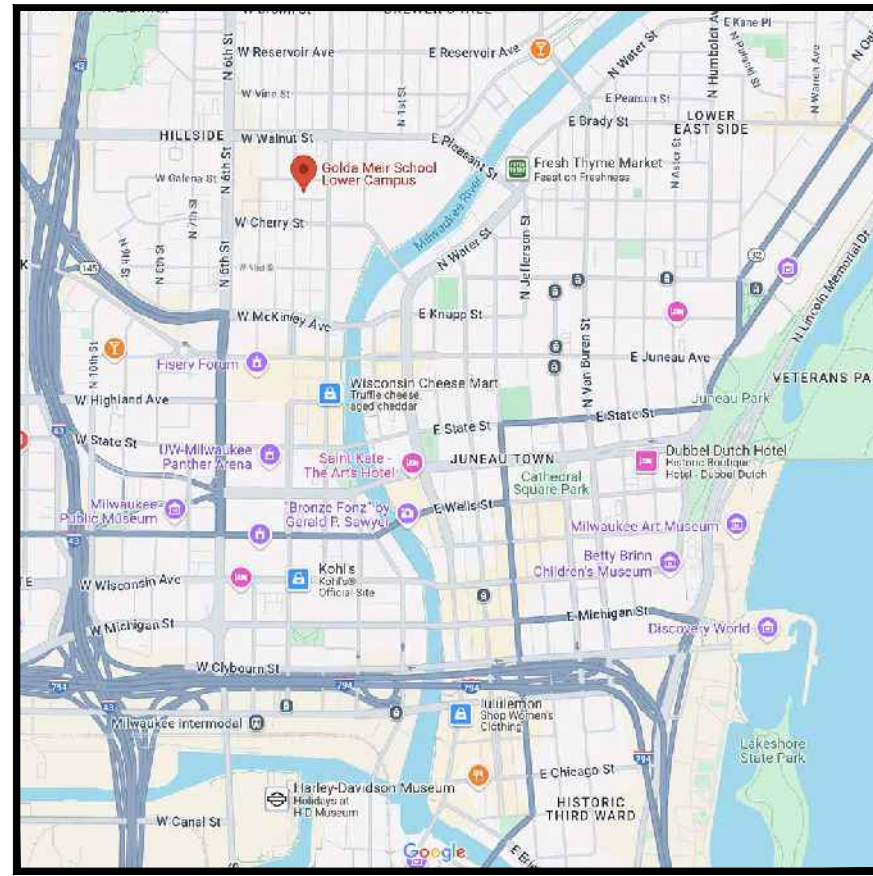
(414) 403-3433
craig@foundationarchitects.com

Owner Representative

MPS - Division of Facilities and Maintenance Services
Ryan Fula

(414) 283-4170
fulara@milwaukee.k12.wi.us

Project Location Map



Code and Zoning Information

2018 Wisconsin Commercial Building Code, 2015 IBC Level 1 Alteration as Defined by SPS 375
Educational Occupancy, Group E, Un-Separated Occupancies (Ind 51.08).

Zoning: City of Milwaukee Ordinances
Original Building Constructed in 1890 (Prior to State Code) Most similar to Ind 51.001 Type of Construction: Ordinary Construction - Un-Sprinklered, 3 Stories above Ground Plane with Basement (Basement Ceiling 9 Feet or Less Above Grade), Exterior Masonry Bearing Walls, Interior Masonry Bearing Walls, Protected (Semi-Fireproof) Wood Trusses with Plaster Ceiling Below, Protected (Semi-Fireproof Ceiling) Wood Floor Framing, Wood Framed Attic Plenum, Structurally Sloped Wood Framed Roof with Asphalt Roofing, 1915 One Story Basement Level Addition Separated by Fire Wall, Type of Construction: Fire Resistive, Un-Sprinklered Building.

Alteration Work for this Project is Limited to Removal of Fire Escape and Replacement Window Infill of Door Opening on Third Level of Original Building.

Alteration Data: Level 1 Alteration to Wall Finishes, Removal of Movable Interior Wood Stair Furniture, Removal of Fire Escape, Removal of Exterior Lighting, Tuckpointing and Roof Penetration Patching in Existing School Building

Ground Floor Alteration	0 sq ft
First Floor	0 sq ft
Second Floor	0 sq ft
Third Floor Alteration	68 sq ft

Occupant Load: No Changes to Existing Use or Occupant Loads in Classroom Alteration.
Exiting: No Changes to Exiting. (Note: Existing Fire Escape exited to enclosed Roof Area and Removal has been through Plan Review.)
Toilet Rooms: No Changes to Existing Toilet, Lavatory or Drinking Fountain Count.
Parking: No Changes to Existing Count.
ADA Access Route: No Changes, Not Applicable

Drawing Sheet Index Architectural

A001 Coversheet and Site Plan, Exterior Elevation, Wall Sections and Schedules
A200 Overall Floor Plans, Partial Third Floor Plans, Interior Elevations, Photo Exhibit

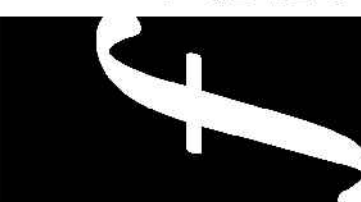
SITE 176 - GOLDA MEIR SCHOOL (LOWER CAMPUS) - FIRE ESCAPE #3 REMOVAL

Office of Operations
Department of Facilities and
Maintenance Services



Sean Kane - Director
MILWAUKEE PUBLIC SCHOOLS
1124 N. 11th Street, Milwaukee, WI 53233
(414) 283-4600 mps.milwaukee.k12.wi.us

foundation architects LLC
2625 S Gravelly Street, Ste 303
Milwaukee, WI 53207
Phone (414) 403-3433
www.foundationarchitects.com



Title : COVERSHEET AND SITE PLAN, EXTERIOR ELEVATION, WALL SECTIONS AND SCHEDULES

PROJECT TITLE : FIRE ESCAPE #3 REMOVAL

PROJECT LOCATION : SITE 176 - 1555 N. M.L.K. DR., MILWAUKEE, WI 53212

APPROVED BY :

REVISIONS

BY

Drawn by : GWS

Checked by : CRE

Date : 11-26-2024

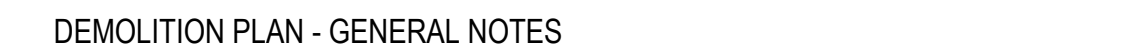
Scale : AS NOTED

Site Number : 176

Project No.: 24003

Sheet Number :

A001



-
- REMOVE EXISTING EXTERIOR LIGHT
- REMOVE EXISTING EXIT SIGN ABOVE DOOR
- GYMNASIUM 031
- PARTIAL THIRD FLOOR CEILING DEMOLITION PLAN**
- GYMNASIUM 031
- 1/4"=1'-0"
- DN
- UP
- REMOVE EXISTING DOOR CONTACT AND ASSOCIATED ELECTRICAL WIREMOLD.
- REMOVE "FIRE EXIT" SIGN MOUNTED TO EXISTING WOOD CASING
- REMOVE EXISTING STEEL FIRE ESCAPE IN ITS ENTIRETY, CUT OFF EMBEDDED STEEL BRACKETS FLUSH TO WALL SURFACE AND COMPLETELY REMOVE ALL ANCHORS
- REMOVE EXISTING WOOD DOOR, EXISTING WOOD FRAME, JAMB EXTENSIONS, CASING, EXTERIOR BRICK MOULD AND TRANSOM TO REMAIN
- REMOVE EXISTING FREE-STANDING WOOD STAIR. STAIR IS A STAND-ALONE UNIT "ATTACHED" TO SOUTH DOOR JAMB CASING WITH 1 NAIL AT END OF RAILING. DURING FIELD VERIFICATION THE STAIR WAS ABLE TO BE MOVED AWAY FROM THE WALL.
- GYMNASIUM 031
- PHOTO EXHIBIT
- PARTIAL THIRD FLOOR DEMOLITION PLAN**
- GYMNASIUM 031 - NORTHWEST FIRE ESCAPE #3
- 1/4"=1'-0"



SITE 176 - GOLDA MEIR SCHOOL (LOWER CAMPUS) - FIRE ESCAPE #3 REMOVAL

Title : OVERALL FLOOR PLANS, PARTIAL THIRD FLOOR PLANS, INTERIOR ELEVATIONS, PHOTO EXHIBIT

PROJECT TITLE : FIRE ESCAPE #3 REMOVAL

PROJECT LOCATION :
SITE 176 - 1555 N. M.L.K. DR., MILWAUKEE, WI 53212

APPROVED BY :

REVISIONS	BY

Drawn by :
GWS

Checked by :
CRC

Date : 11-26-2024

Scale : 1/4" = 1'-0"

Site Number :
176

Project No.:
24003

Sheet Number :

A200