



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

JUDGE JASON DOWNER HOUSE

ADDRESS OF PROPERTY:

1201 N. PROSPECT.

2. NAME AND ADDRESS OF OWNER:

Name(s): JUDGE JASON DOWNER LLC DAN WILHELMIS

Address: 1681 N. PROSPECT AVE

City: MILW State: WI. ZIP: 53211

Email: mjarosz@uwm.edu

Telephone number (area code & number) Daytime: Evening:

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): DAN WILHELMIS

Address: 1681 N. PROSPECT AVE.

City: MILW. State: WI ZIP Code: 53211

Email: mjarosz@uwm.edu. 414 736-1615

Telephone number (area code & number) Daytime: 736-1615 Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences


PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

SEE ATTACHED

6. SIGNATURE OF APPLICANT:


Signature
MATT JAROSZ
Please print or type name
Date 2/24/16

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

Dan Wilhelms
Judge Jason Downer LLC
1681 N. Prospect Ave
Milwaukee, WI 53202

February 22, 2016

Re: Proposed construction of ADA ramp at 1201 N. Prospect Ave., Milwaukee, WI

To Whom it may concern:

Please find attached documents related to a proposed construction of an ADA compliant entry ramp at 1201 N. Prospect Ave., Milwaukee. Located at the corner of Juneau and Prospect on the East side of Milwaukee, the property is known as the Judge Jason Downer House ("JJD" for short). The property is listed on the National Register of Historic Places and located in a Historic District as designated by the City of Milwaukee. City records will show we have made significant investments in approved Historic Preservation projects on the property in the last few years. We are committed to the preservation and restoration of this architecturally significant building located at a prominent location in the City.

We propose to build an ADA compliant access ramp to the 1st floor of the building in an effort to provide accessibility to the building in the context of a historic structure that was not originally designed for it.

As the attached document set provides, we are proposing to build an ADA compliant ramp from the parking area on the north side of the building across the west façade to the existing Port Cochere doorway at the rear of the grand hall. The west facade is opposite Prospect Ave. and largely hidden from street views.

We believe the project can be accomplished according to prevailing International Building Codes as well as be acceptable the City Historic Preservation Commission in the best spirit of preserving the past while creating viability for the future.

Attached documents include:

- Site survey indicating ramp location
- Plan view of site
- West elevation
- South elevation
- Photo of site from Juneau Ave. towards rear entry
- Photo of site from Juneau Ave. looking N/E
- Photo of site looking toward Juneau Ave.
- Notes on construction

- 31" - door opening
- Drawing plan bathroom
- ADA @ ramp. -
 - CoA
 - building permit.
- O.P. walk thro. - coordinate.

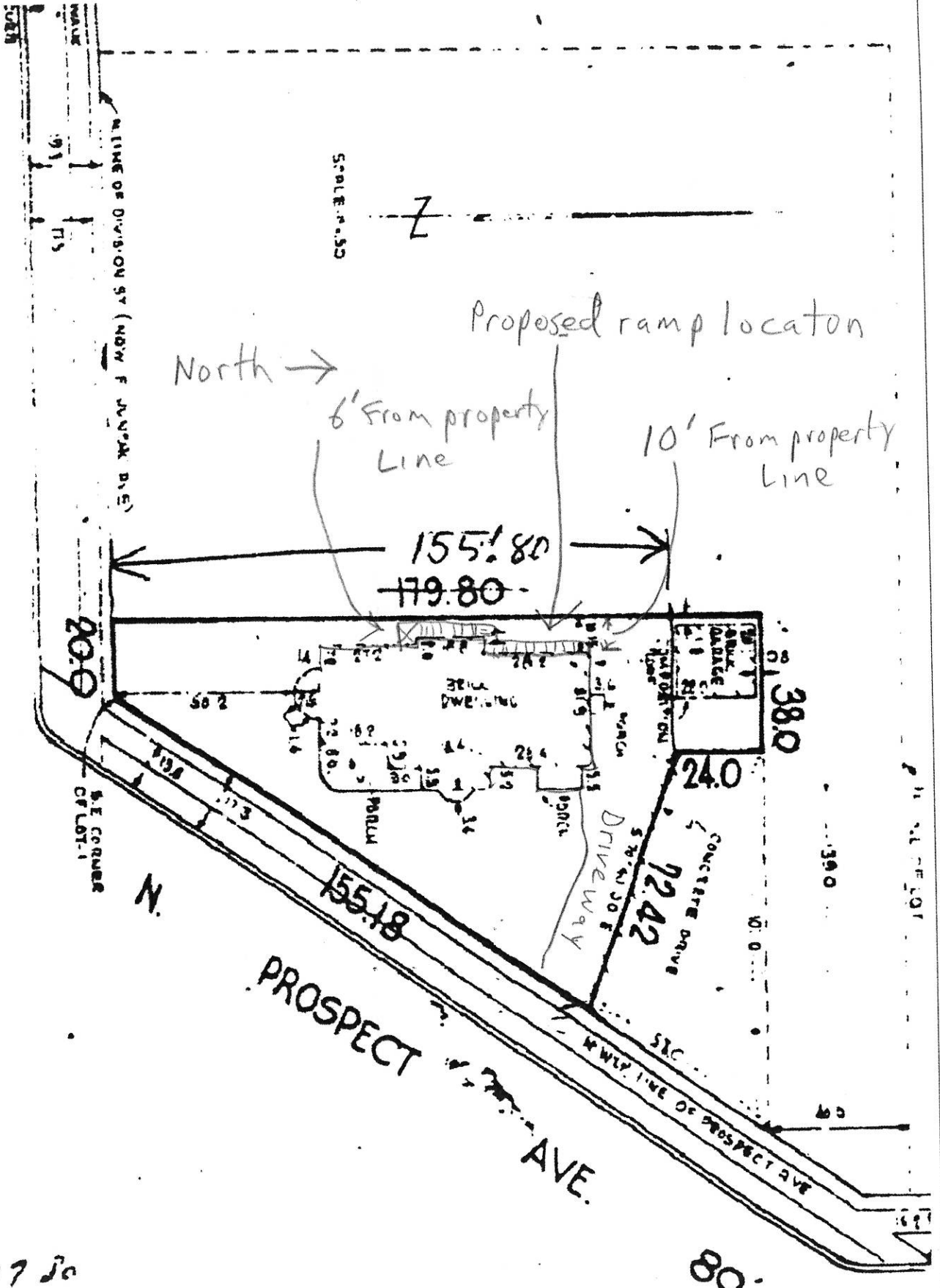
We look forward to working with concerned parties in this project.

Regards

- O.P. guy - Peter Schwab
- coordinate

Dan Wilhelms 414-915-9589

E. JUNEAU AVE 80'



North →

Proposed ramp location

SCALE: 1/8" = 1'-0"

6' From property Line

10' From property Line

155.80

179.80

38.0

24.0

72.42

155.18

PROSPECT AVE

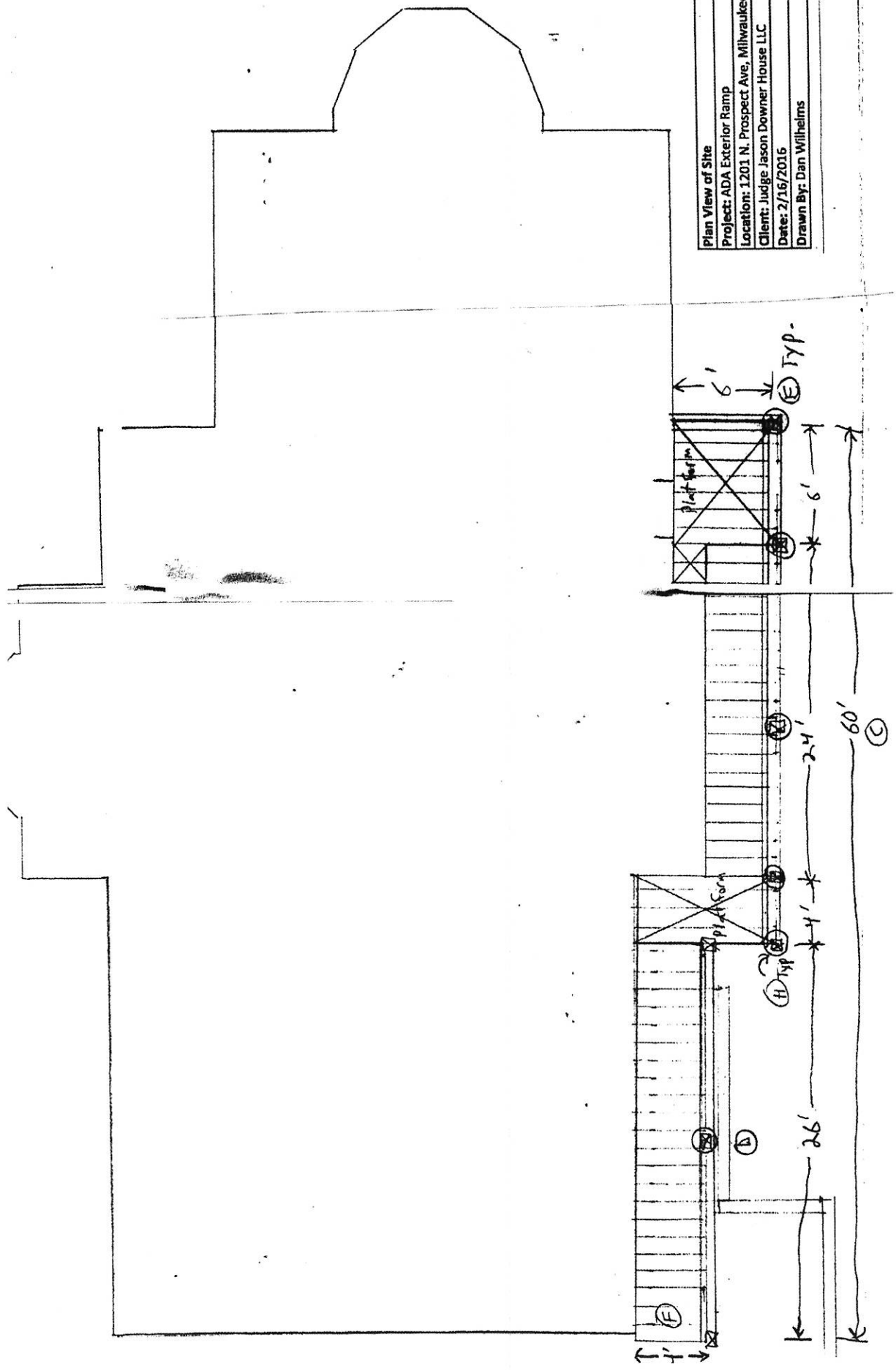
80'

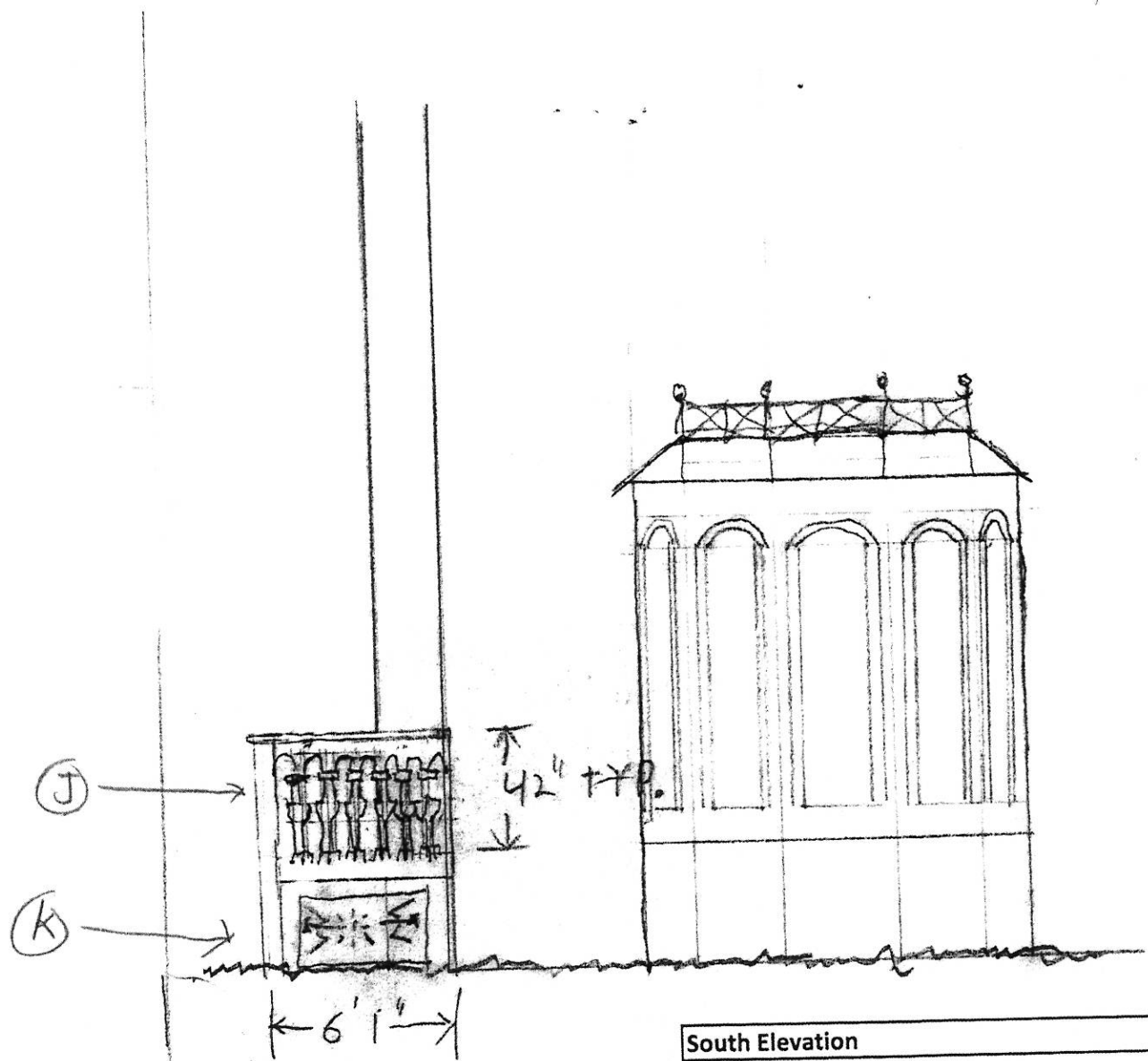
10,075 sq ft

77.80
54
155.80

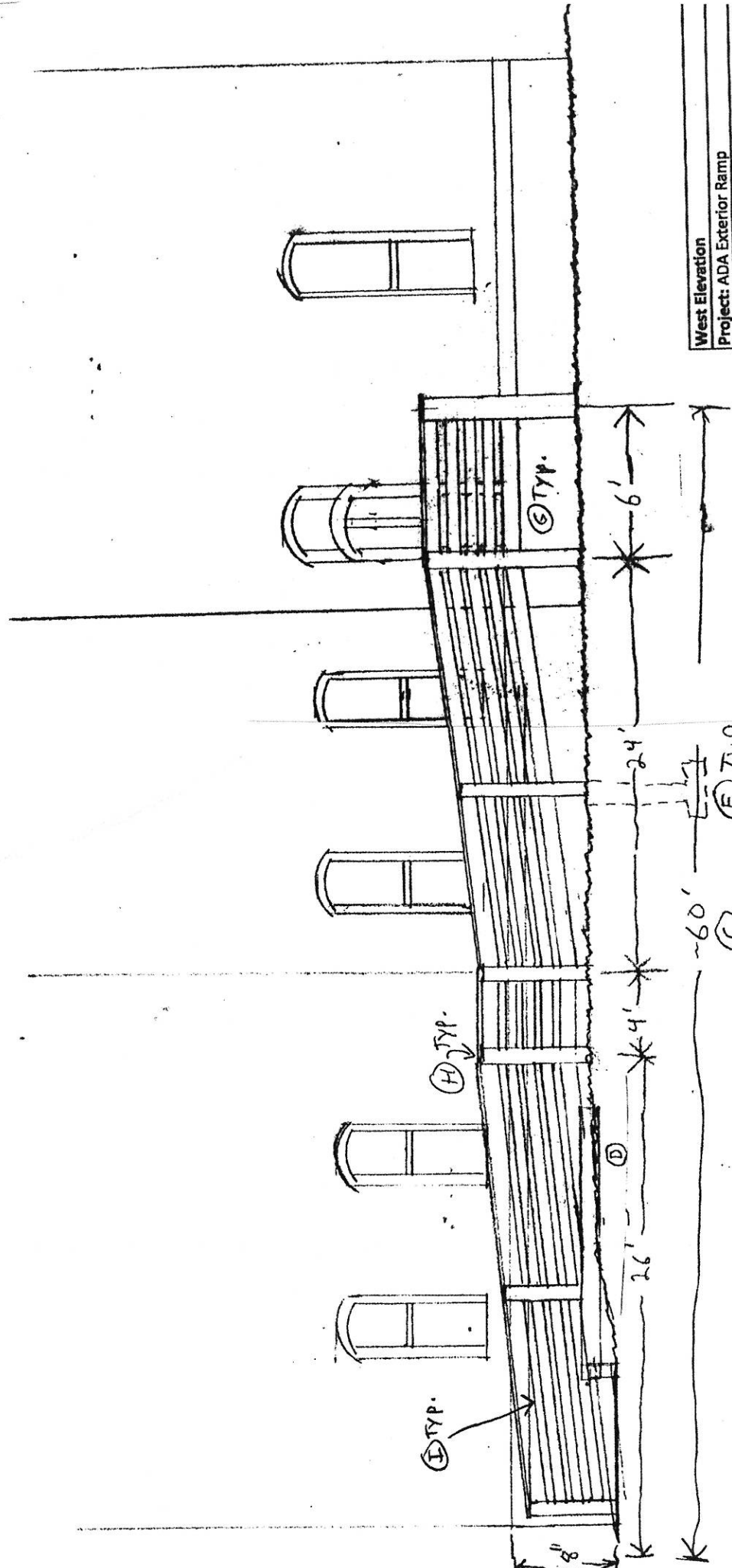
Site Survey indicating Ramp Location
Project: ADA Exterior Ramp
Location: 1201 N. Prospect Ave, Milwaukee, WI
Client: Judge Jason Downer House LLC
Date: 2/16/2016

Plan View of Site
 Project: ADA Exterior Ramp
 Location: 1201 N. Prospect Ave, Milwaukee, WI
 Client: Judge Jason Downer House LLC
 Date: 2/16/2016
 Drawn By: Dan Wilhelms

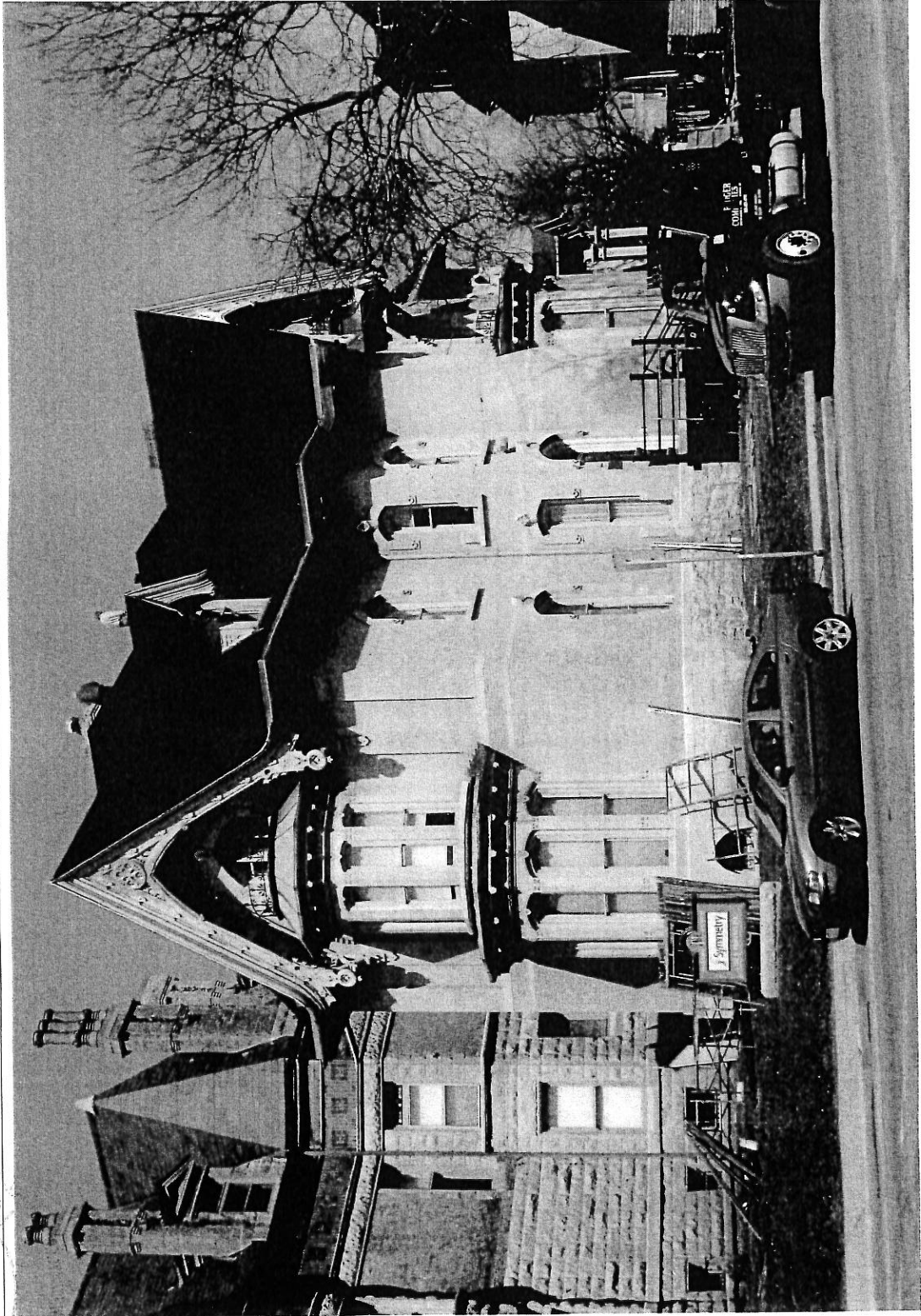




South Elevation
Project: ADA Exterior Ramp
Location: 1201 N. Prospect Ave, Milwaukee, WI
Client: Judge Jason Downer House LLC
Date: 2/16/2016
Drawn By: Dan Wilhelms



West Elevation
 Project: ADA Exterior Ramp
 Location: 1201 N. Prospect Ave, Milwaukee, WI
 Client: Judge Jason Downer House LLC
 Date: 2/16/2016
 Drawn By: Dan Wilhelms



H.C. RAMP.
PERMIT SUBMITTAL 3/29/16

JUDGE JASON DOWNER HOUSE RESTORATION

1201 N. PROSPECT AVE
MILWAUKEE, WI 53211

COVER PAGE

Judge Jason Downer House
1201 N. Prospect Ave.
Milwaukee, WI 53202

Drawn By:

WKK

Date:

12-26-2014

JAROSZ LYNCH

ARCHITECTS

2850 N. SHEPARD AVE.

MILWAUKEE, WI 53211

jarosz@jarosz.com

414-736-1815

Owner:
Dan Withelms
2316 E. Newberry Blvd.
Milwaukee, WI 53211-3762
414-332-3304

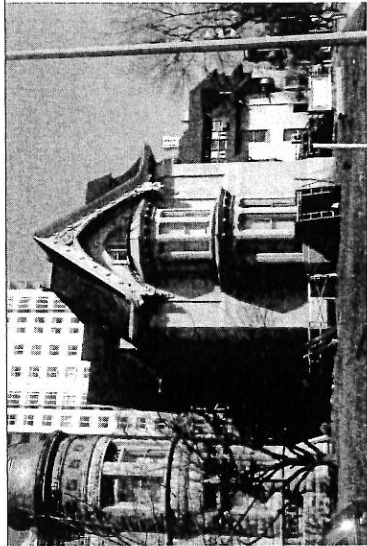


PHOTO SOUTHWEST

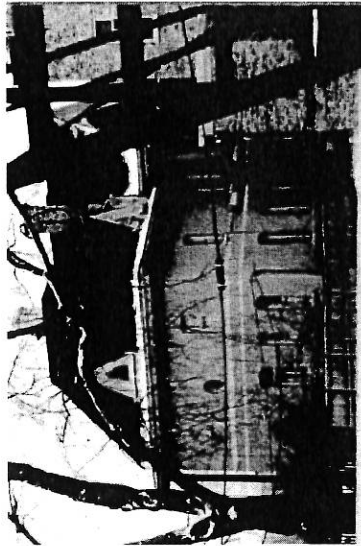


PHOTO NORTHWEST

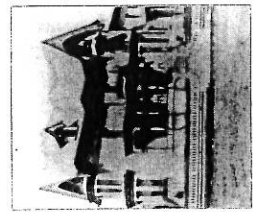


PHOTO CIRCA. 1875

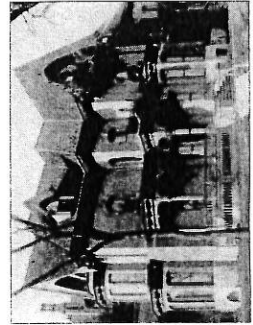


PHOTO CIRCA. 1960

HISTORIC PHOTOS

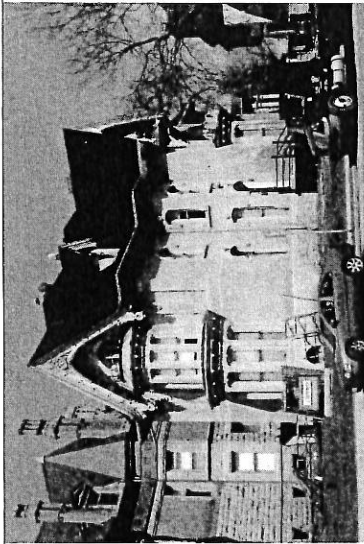


PHOTO SOUTHEAST

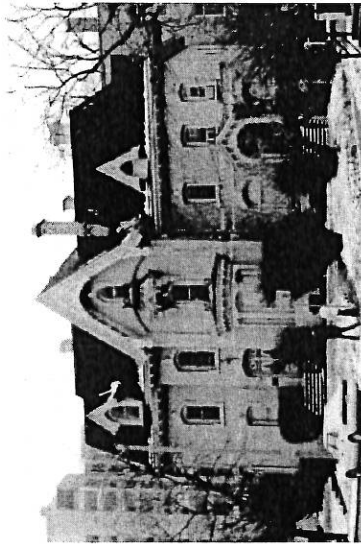
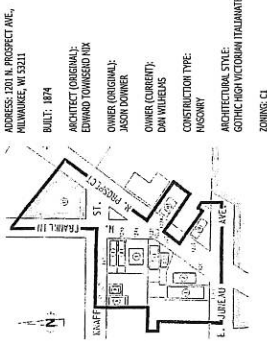
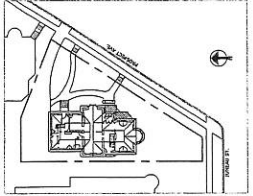


PHOTO NORTHEAST



1ST WARD TRIANGLE HISTORIC DISTRICT MAP



SITE PLAN

ADDRESS: 1201 N. PROSPECT AVE., MILWAUKEE, WI 53211
 BUILT: 1874
 ARCHITECT (ORIGINAL): EDWARD TOWNSEND FOX
 OWNER (ORIGINAL): JASON DOWNER
 OWNER (CURRENT): DAN WILHELMS
 CONSTRUCTION TYPE: MASONRY
 ARCHITECTURAL STYLE: GOTHIC HIGH VICTORIAN ITALIANARE
 ZONING: C1

PROJECT DESCRIPTION
 The drawings attached herein are submitted for the review and approval of the exterior construction work proposed for the restoration of the Judge Jason Downer House. The house was built in 1874, is on a prominent northwest corner overlooking Lake Michigan, and survived relatively intact. The house is in the 1st Ward Triangle Historic District listed on the National Register of Historic Places. It has been determined to be a contributing building in the district, and is eligible for the 20% Federal Tax Credit Program and the 20% matching State Credit Program. Work on the house will conform with the NPS guidelines for historic preservation, the building is currently used as office space for a private, for-profit owner. No interior work is proposed. Currently the building is used as office space and will continue in that capacity.
 Construction work on the building will occur in two phases.

- Phase #1:** All work based on historic photos contained within.
 Removal of existing non-original asphalt, single roof.
 Roof replacement with historic slate tiles.
 Restoration of 4 masonry chimney extensions above the roof.
 Reinstallation of historic iron roof cresting and finials.
 Repair and repainting of wood eaves, and barge board components.
 Installation of copper gutter and downspout system.

- Phase #2:** All work based on existing physical evidence and historic photos.
 Reconstruction of historic main entry porch on Southeast corner.
 Stripping, repairing, priming and painting of all historic wood exterior trim.
 Stripping non-original paint on all exterior brick and stone.
 Masonry tuck pointing where needed on all brick and stone with lime rich original mortar.
 Stripping, repairing, priming and painting of all exterior wood components of historic wooden windows.
 Installation of historic glass transom window at existing west entry door.
 Fabrication and installation of iron grilles at basement windows and decorative iron rails at extended roof projections on upper floors based on historic photos.
 Reconstruction of historic wood porch at northeast entry.

PHASE #1 - TABLE OF CONTENTS

TS1.0	TITLE PAGE
C1	SITE SURVEY
A1.1	SITE PLAN
A1.2	KEY PLANS
A2.1	EAST ELEVATION
A2.2	WEST ELEVATION
A2.3	NORTH ELEVATION
A2.4	SOUTH ELEVATION
A3.1	ROOF CHIMNEY DETAILS
A3.2	SLATE ROOF DETAILS
A3.3	SLATE ROOF DETAILS
A3.4	SLATE ROOF DETAILS
A3.5	SLATE ROOF DETAILS

PHASE #2 - TABLE OF CONTENTS

A4.1	FLOOR PLANS - PORCH
A4.2	ELEVATIONS - PORCH
A4.3	SECTIONS - PORCH
A4.4	DETAILS - PORCH
A5.1	SPECIFICATIONS
A5.2	SPECIFICATIONS
P1.1	HISTORIC PHOTOS
P1.2	HISTORIC PHOTOS
P1.3	DETAIL PHOTOS
P1.4	DETAIL PHOTOS
P1.12	DETAIL PHOTOS

CODE COMMENTS

JAROSZ LYNCH ARCHITECTS
 2851 N. SHEPARD AVE.
 MILWAUKEE, WI 53211
 jlynch@jaroszy.com
 414-736-1615

OWNER:
 Dan Wilhelms
 2316 E. Newberry Blvd.
 Milwaukee, WI 53211-3762
 414-332-3304

Judge Jason Downer House
 1201 N. Prospect Ave.
 Milwaukee, WI 53202

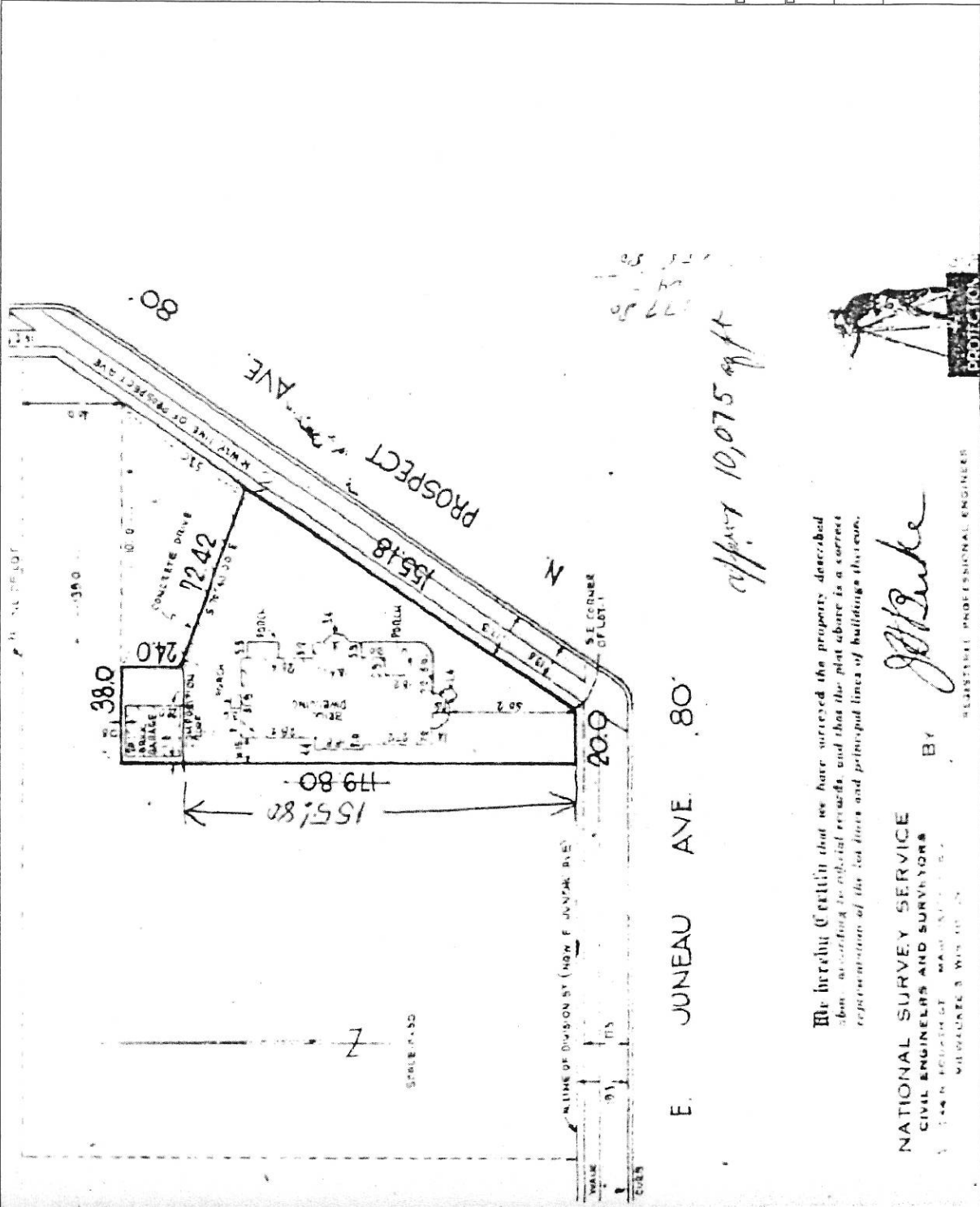
Drawn By:
 WKK/KB

Date:
 12-26-2014

TITLE SHEET

TS1.0

<p>JAROSZ LYNCH ARCHITECTS 2850 N. SHEPARD AVE. MILWAUKEE, WI 53211 jarosz@jarosz.com 414-736-1615</p>	<p>Owner: Dan Wilhelms 2316 E. Newberry Blvd. Milwaukee, WI 53211-3762 414-332-3304</p>	<p>Judge Jason Downer House 1201 N. Prospect Ave. Milwaukee, WI 53202</p>	<p>Drawn By: WKK</p>	<p>Date: 12-26-2014</p>	<p>SITE SURVEY</p>	<p>C1.0</p>
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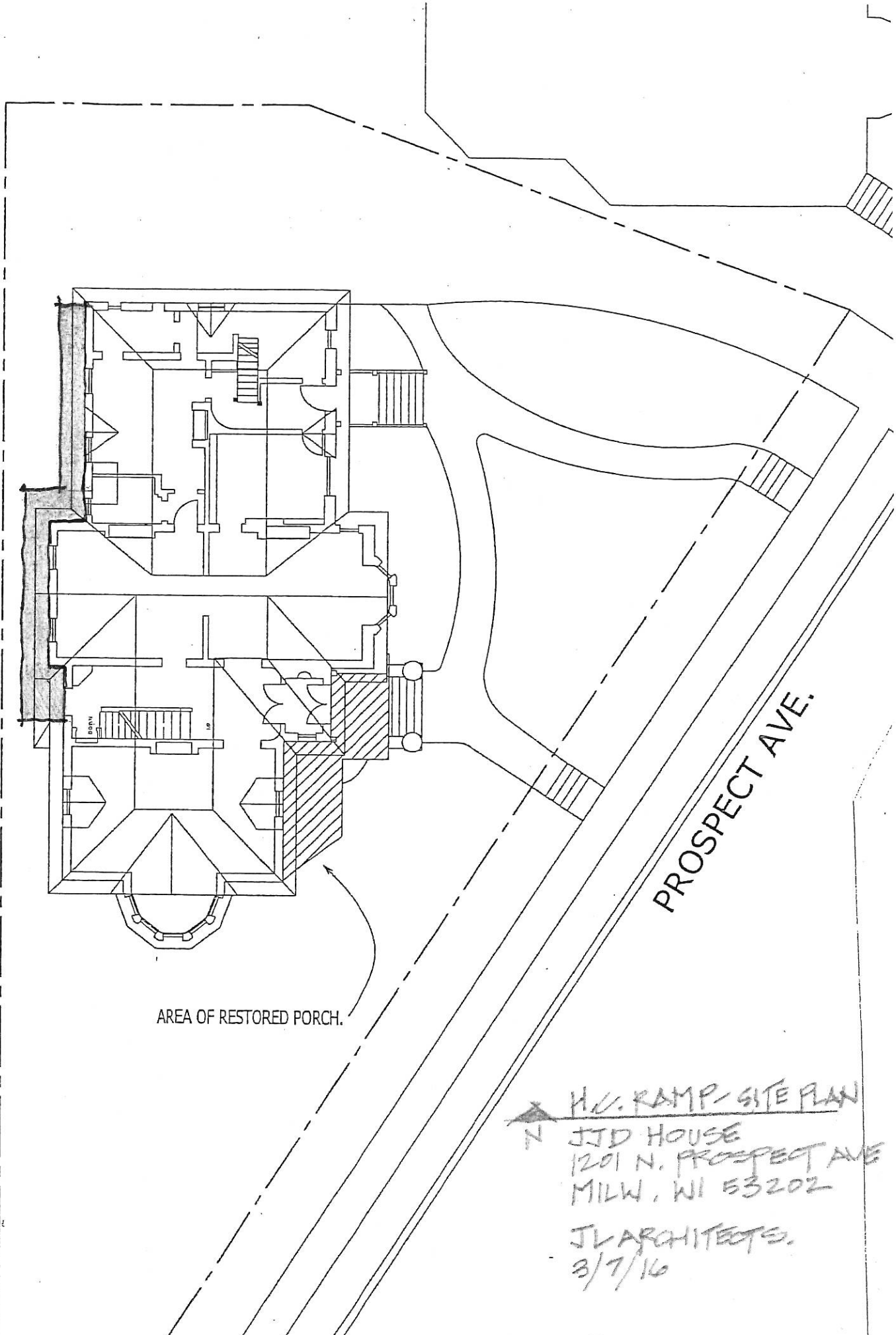
I hereby certify that we have surveyed the property described above, according to official records, and that the plat above is a correct representation of the lot lines and principal lines of buildings thereon.

J. Burke

NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS
1344 N. EQUINE ST. WILWAUKEE, WI 53212

REGISTERED PROFESSIONAL ENGINEER

SURVEY OF 1201 NORTH PROSPECT AVE

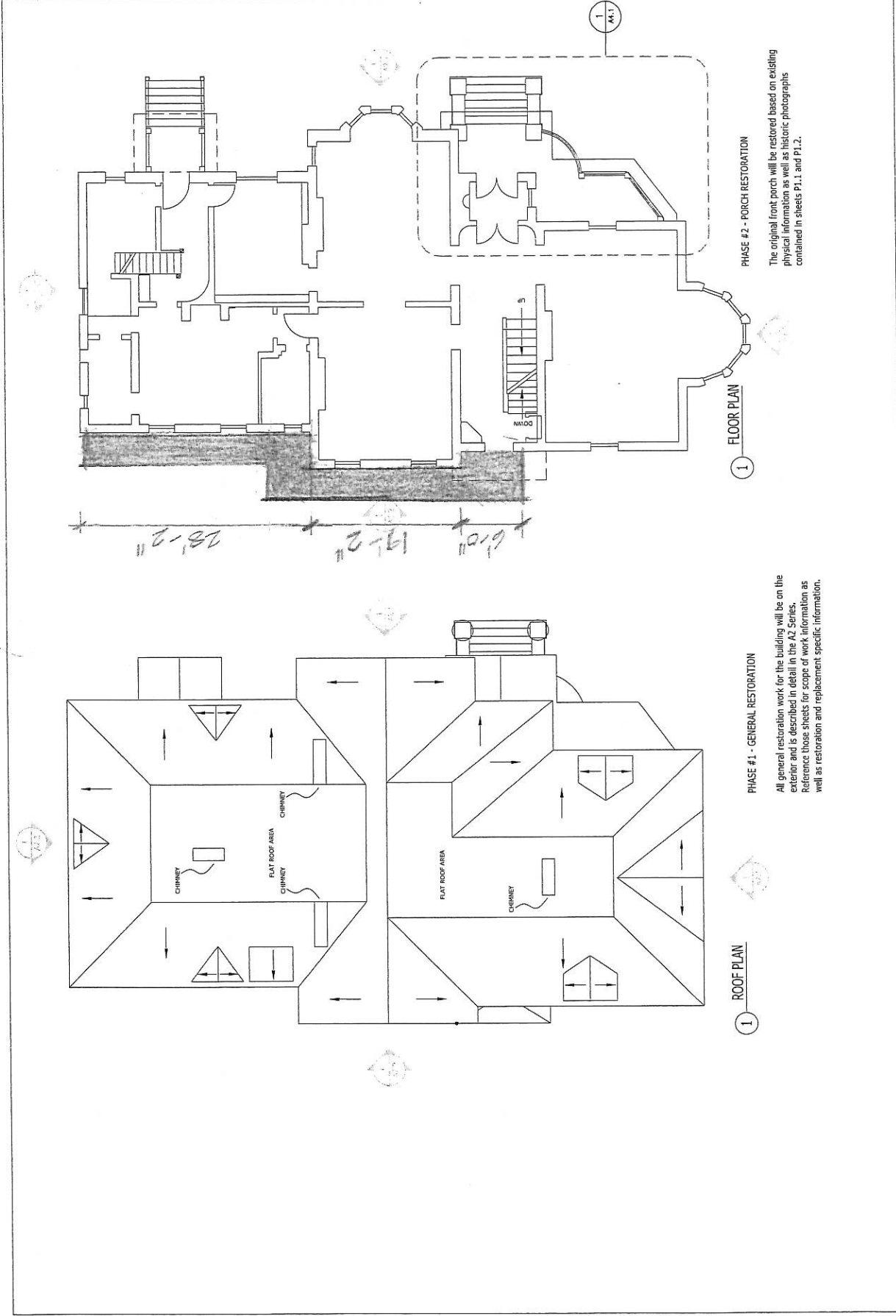


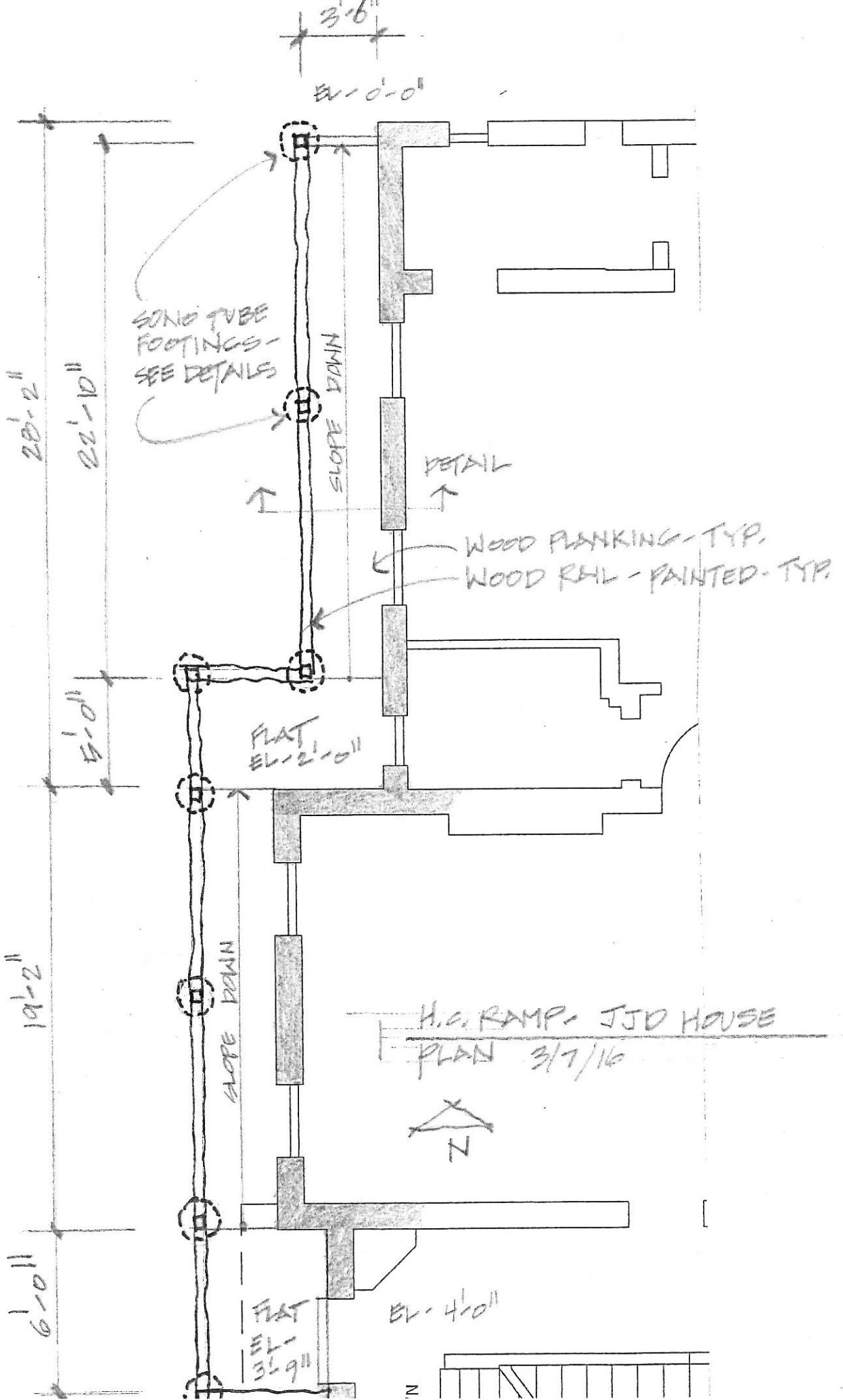
AREA OF RESTORED PORCH.

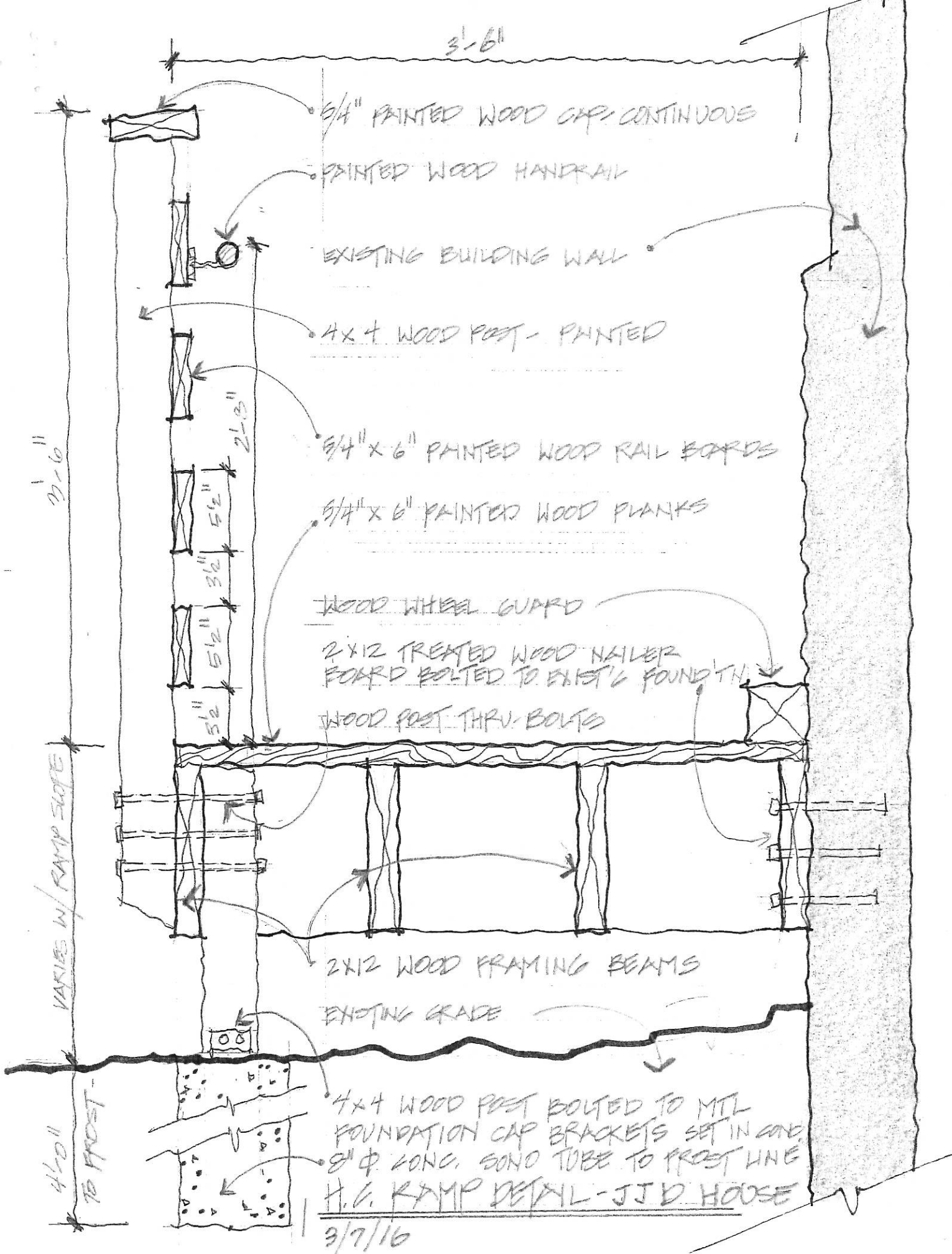
PROSPECT AVE.

↑ N H.C. RAMP - SITE PLAN
JTD HOUSE
1201 N. PROSPECT AVE
MILW, WI 53202
JL ARCHITECTS.
3/7/16

① VERTICAL HEIGHT - 5'-6" = 42" TOTAL
 ② HORIZONTAL RUN @ 1" VERTICAL TO 12" HORIZONTAL
 42" VERTICAL X 12 = 504" HORIZONTAL = 42'-0"







3'-6"

5/4" PAINTED WOOD CAP, CONTINUOUS

PAINTED WOOD HANDRAIL

EXISTING BUILDING WALL

4x4 WOOD POST - PAINTED

5/4" x 6" PAINTED WOOD RAIL BOARDS

5/4" x 6" PAINTED WOOD PLANKS

WOOD WHEEL GUARD

2x12 TREATED WOOD NAILER BOARD BOLTED TO EXIST'G FOUND'TN

WOOD POST THRU-BOLTS

2x12 WOOD FRAMING BEAMS

EXISTING GRADE

4x4 WOOD POST BOLTED TO METAL FOUNDATION CAP BRACKET'S SET IN CONG.
 8" Ø CONG. SONOTUBE TO FROST LINE
 H.C. RAMP DETAIL - J.J.D. HOUSE

3/7/16

3'-6"

VARIES W/ RAMP SLOPE

4'-0"
TO FROST-

2'-8"
5 1/2"
3 1/2"
5 1/2"
5 1/2"