



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)

North Point Water Tower

ADDRESS OF PROPERTY:

2288 North Lake Drive

2. **NAME AND ADDRESS OF OWNER:**

Name(s): City of Milwaukee c/o Sean Schutten, PE, Facilities Project Coordinator

Address: 841 N. Broadway, Room 602

City: Milwaukee

State: WI

ZIP: 53202

Email: sschut@milwaukee.gov

Telephone number (area code & number) Daytime: (414) 286-3239

Evening: _____

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

Name(s): exp Global Inc c/o John Stryker, AIA

Address: 205 N Michigan Ave Suite 3600

City: Chicago

State: IL

ZIP Code: 60601

Email: john.stryker@exp.com

Telephone number (area code & number) Daytime: (312) 616-7919

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.**



Memorandum

To:	Sean Schutten	From:	Michael Voorheis
Date:	July 15, 2015		
Project Name:	City of Milwaukee Tower Inspection & Report	Project #:	CHI-00227212-A0
Subject:	North Point Water Tower		
Prepared By:	Michael Voorheis		
Distribution	Michael Krause, John Stryker		

Summary

On Sept 22, 2014, **exp** US Services, Inc. issued a Façade Critical Examination Ordinance Report for the North Point Water Tower, located at 2288 North Lake Drive, Milwaukee, WI, as part of the City of Milwaukee façade critical examination program. Prior to the preparation of construction documents for the noted repairs, **exp** US Services, Inc., conducted a follow up visual inspection on June 24, 2015. **exp** inspected and assessed the structure for any observable additional deterioration since the previous inspection.. Any updates or variances from the previously issued report were added to the original report and a revised report will be issued with the changes in condition noted below.

Proposed Scope of Repairs and Restoration

Based on the findings of the Report, exp proposes the following scope of work for repair and restoration of the tower. The work is intended to be within the budget (\$300,000) allocated for the project.

Interim Repair Items

- Replace existing first floor platform plate with checker plate (non-slip) plate
- Install steel plate over damaged cast iron stair treads
- Install reinforcing plates at corroded cast iron stringers

Restoration Items

- Replace damaged / missing stone finials to match original materials and profiles
- Replace damaged ornate stone to match original materials and profiles
- Patch, repair and paint existing wood framed windows
- Replace missing window panes with clear tempered glass
- Replace damaged ashlar stone pieces to match original materials and profiles
- Repair cracked ashlar stone with grout injection to match existing stone color
- Tuck point stone joints at weathered / damaged locations
- Clean surface of interior brick masonry
- Repair cracked interior brick masonry with grout injection to match existing brick color
- Tuck point brick joints at damaged locations

exp US Services Inc.

*Memorandum
Re: North Point Tower re-inspection
Project Number: CHI-00227212-A0
Date: August 5, 2015*

Submitted by:



Michael Voorheis
Project Architect

exp US Services Inc.

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