



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 09-15-2015

Ald. Nik Kovac District: 3

Staff reviewer:

PTS #9065

Property 2288 N. LAKE DR. North Point Water Tower and individually designated site

Owner/Applicant

CITY OF MILW WATER TOWER	Milwaukee Water Works
CITY HALL	841 N. Broadway
200 E WELLS ST RM 103	Milwaukee, WI 53202
MILWAUKEE WI 53202	Phone: (414) 286-3867
	Fax: (414) 286-2672

Proposal The North Point Water Tower has been a visual landmark since its construction in 1873-1874. It has been recognized by a number of institutions including the Milwaukee Landmarks Commission (1968), the Historic American Building Survey (1969), National Landmark of the American Water Works Association (1969), National Register of Historic Places (1973), and local Milwaukee Historic Designation (1986)

Measure drawings are available through the HABS Report and the electronic scan made of the building in the recent past.

exp US Services, Inc. prepared a Facade Critical Examination Ordinance Report on the North Point Water Tower on September 22, 2014. A follow up inspection took place June 24, 2015 to determine if any observable additional deterioration had occurred since 2014. From this a proposed scope of repairs and restoration was prepared.

There will be some interior repairs, not reviewed by the HPC to include cleaning the surface of the masonry, repair of the first floor platform plate, installation of steel plates over damaged cast iron stair treads, installation of reinforcing plates at corroded cast iron stringers

All work will follow Secretary of Interior Standards and local preservation guidelines as to materials and methodology.

Staff comments

Exterior Restoration items will include;
Replacing damaged/missing stone finials to match original materials and profiles
Replace damaged ornate stone to match original materials and profiles
Patch, repair, 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 grout with grout injection to match existing stone color
Tuck point stone joints at weathered/damaged locations

Mortar analysis will be required from a firm specializing in historic preservation and the repointing will use historically appropriate mortar. New stone will be obtained from a quarry that has matching stone. Windows appear to be in good condition and have been protected by an outer window. In some instances these outer windows are missing or damaged and will be repaired/replaced.

Recommendation Approve

Conditions

Mortar will match historic mortar in strength, composition, color, texture and pointing style. Staff will review mortar samples before work begins.

Staff will review stone selected for the sections that need replacement.

One finial/pinnacle has been replaced in the past and is in good shape. Three new stone finials/pinnacles will be cut to match the profiles of the originals and use the same type of stone.

Previous HPC action**Previous Council action**