



LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

2288 N. LAKE DR. North Point Water Tower, an individually designated historic property

Description of work

The North Point Water Tower has been a visual landmark since its construction in 1873-1874. It has been honored with recognition by the former Milwaukee Landmarks Commission (1968), the Historic American Building Survey (1969), the American Water Works Association (1969), the National Register of Historic Places (1973) and the Milwaukee Historic Preservation Commission (1986).

A detailed inspection was made of the building in 2014 with a follow up in 2015 and a report was issued outlining the work required on the structure.

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

Exterior Restoration items will include;

- Tuck point stone joints at weathered/damaged locations
- Repointing stone with appropriate mortar
- Replace damaged stone where indicated to match materials and profiles
- Remove loose layers and flakes where stone is spalling
- Remove organic debris and insect nests

- Repair step cracking
- Repair cracked ashlar stone grout with grout injection to match existing stone
- Sand, prime, patch, repair and paint wood windows
- Replace missing window panes with clear tempered glass
- Repair/replace select window frames
- Replace 3 upper stone finial/pinnacle assemblies (one replaced some years ago) with new stone finials

Date issued

9/21/2015

PTS ID 9065 COA Exterior rehabilitation

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:

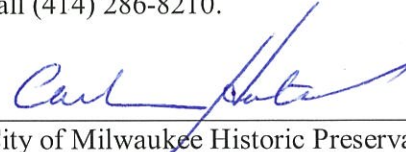
The specifications will require mortar analysis from a firm specializing in historic mortar and the repointing will use historically appropriate mortar. New mortar will match historic mortar in strength, composition, color, texture and pointing style.

All work will follow Secretary of Interior Standards as to materials and methodology. 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 windows are missing or damaged and will be repaired / replaced. New finials/pinnacles will be cut to match the historic ones.

Staff will review stone selected for replacement. Staff will also review mortar samples before work begins.

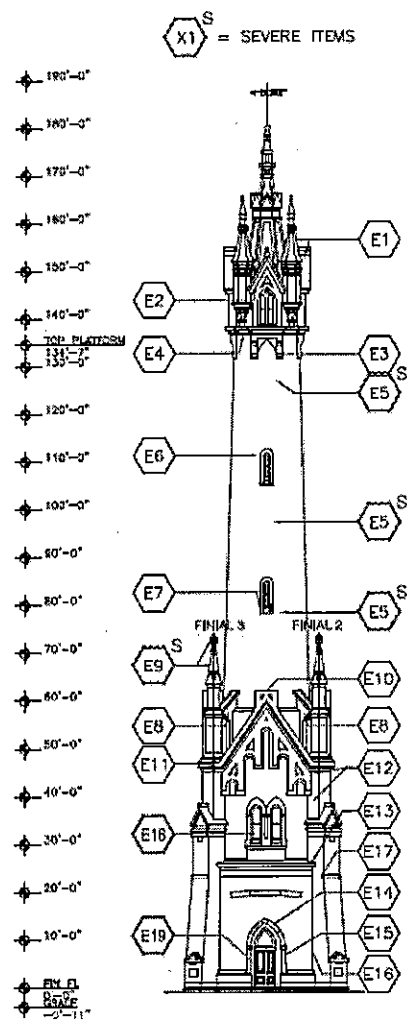
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



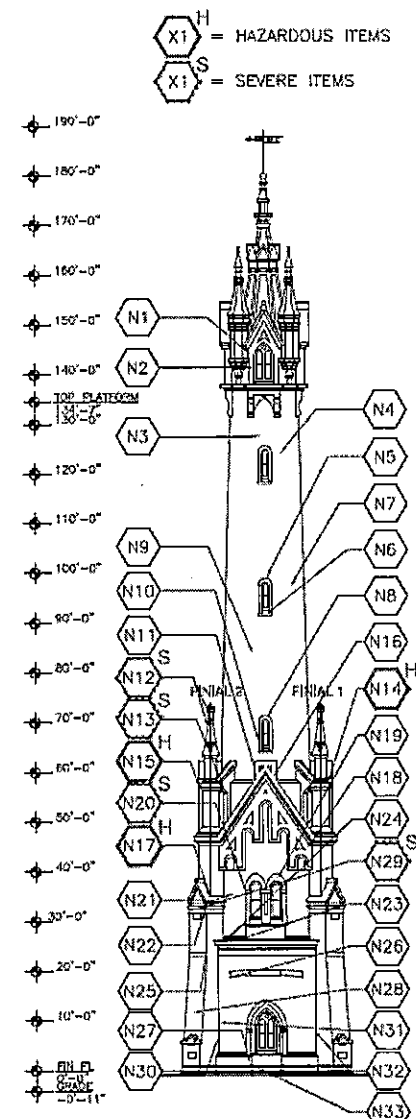
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Jason Golec (286-2553)



East Elevation

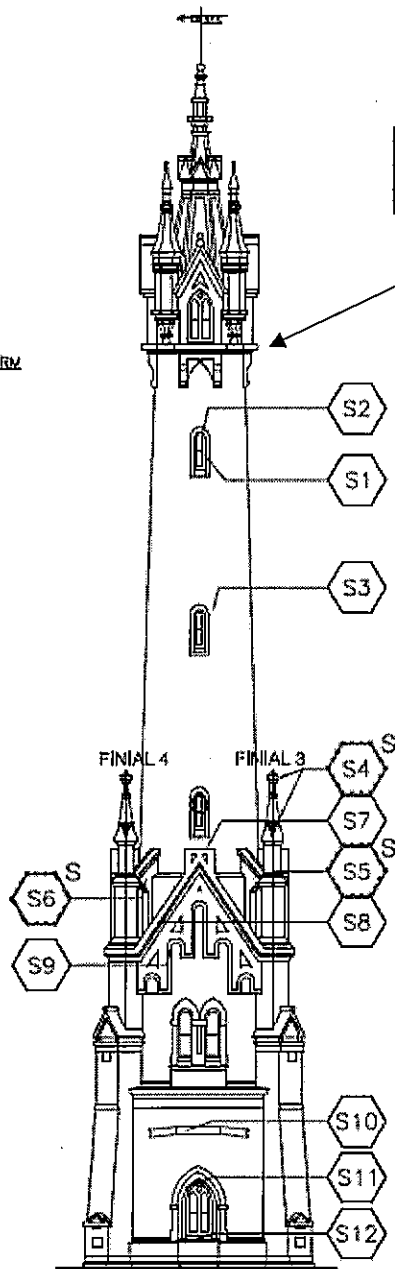
North Elevation



Numbers indicate location of areas to be repaired, repointed, and replaced.

X1^S = SEVERE ITEMS

190'-0"
180'-0"
170'-0"
160'-0"
150'-0"
140'-0"
TOP PLATFORM
134'-7"
130'-0"
120'-0"
110'-0"
100'-0"
90'-0"
80'-0"
70'-0"
60'-0"
50'-0"
40'-0"
30'-0"
20'-0"
10'-0"
FIN. FL.
0'-0"

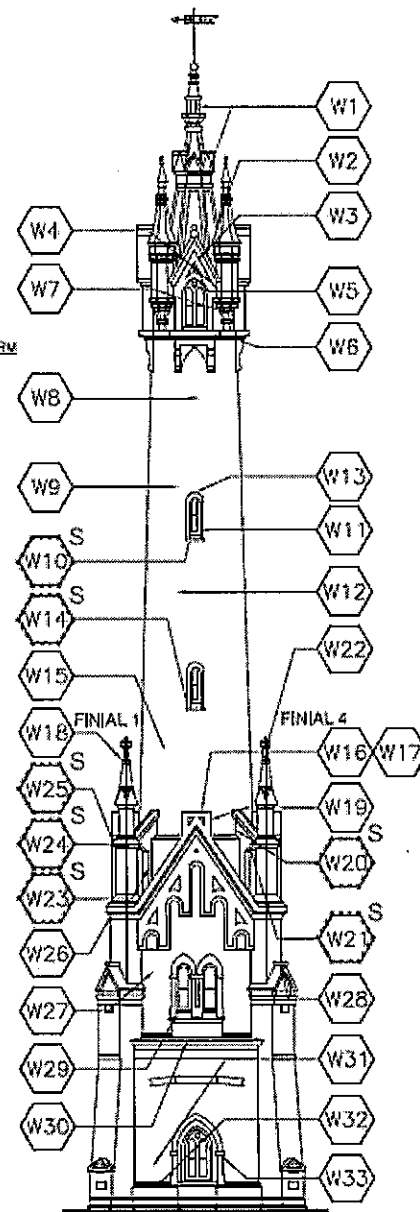


South Elevation

West Elevation

X1^S = SEVERE ITEMS

190'-0"
180'-0"
170'-0"
160'-0"
150'-0"
140'-0"
TOP PLATFORM
134'-7"
130'-0"
120'-0"
110'-0"
100'-0"
90'-0"
80'-0"
70'-0"
60'-0"
50'-0"
40'-0"
30'-0"
20'-0"
10'-0"
FIN. FL.
0'-0"



N12

