



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 3/11/2013
Ald. Milele Coggs District: 6
Staff reviewer: Paul Jakubovich
PTS #85459

Property	2640 N. 1ST ST. Love Tabernacle, an individually-designated historic building	
Owner/Applicant	LOVE TABERNACLE CHURCH INC PO BOX 599 MILWAUKEE WI 532010599	Touissaint Harris 5301 N. 56th St. Milwaukee, WI 53218 Phone: (414) 519-6626
Proposal	Mothball permit for roofing, tuckpointing, downspout replacement, baluster replacement, painting and other minor exterior repairs.	
Staff comments	<p>Love Tabernacle, known historically as the Henry Palmer Lodge, is a major historic building and its continued preservation is important to the surrounding neighborhood and the City of Milwaukee. The Commission reviewed a mothball request for this property at its February meeting and it was decided to hold the matter until a more comprehensive plan for exterior repairs was submitted. Granting the mothball will remove the raze order that is presently on the building and it will suspend any fines or citations for exterior code violations while the work is being completed.</p> <p>The owner has been working closely with HPC and Department of Neighborhood Services (DNS) staff to address all relevant concerns and a new plan has been drafted (attached) that includes a timetable and three principal phases of exterior work. Phase I is the replacement of the flat roof. Phase II is the repair of the chimney. Phase III is the repair of window sills and sashes where needed, replacement of the decorative stone balusters above the front entrance, tuckpointing where needed, replacing missing downspouts and painting where needed.</p> <p>Staff concurs with the scope of work submitted by the owner and recommends approval of the mothball certificate with the understanding that all the work will be done by April 1, 2014 and that the roof and downspout replacement be given top priority. The owner has agreed and he will obtain a Certificate of Appropriateness (COA) before making any exterior repairs.</p>	
Recommendation	Recommend HPC Approval	
Conditions	As noted above	
Previous HPC action		
Previous Council action		