

# Milwaukee Historic Preservation Commission November 7, 2022



If you wish to speak on an issue or have your opinion noted by the commission, please fill out a form at the door and hand it to us

## 1. 220754

Resolution relating to a Certificate of Appropriateness for window replacement on the lower levels at 1015 N. 9<sup>th</sup> Street, St. Benedict the Moor Roman Catholic Church, an individually designated historic property, for the Province of St. Joseph of the Capuchin Order..



St. Benedict the Moor Roman Catholic Church

11/7/2022

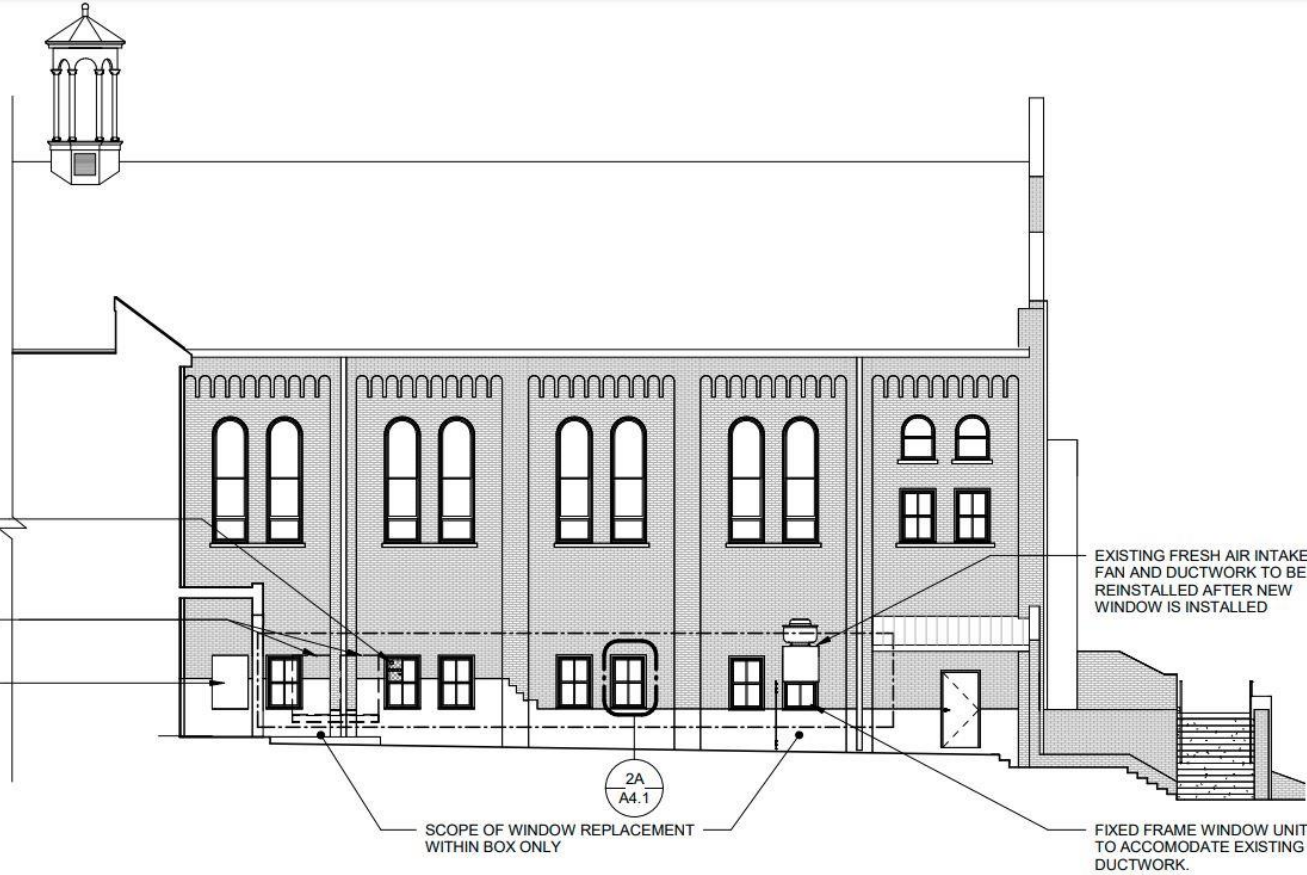


**St. Benedict the Moor**  
 930 West State Street  
 Milwaukee, Wisconsin

**EXTERIOR ELEVATION - EAST**  
 3/32" = 1'-0"

A2.1  
 09/06/22



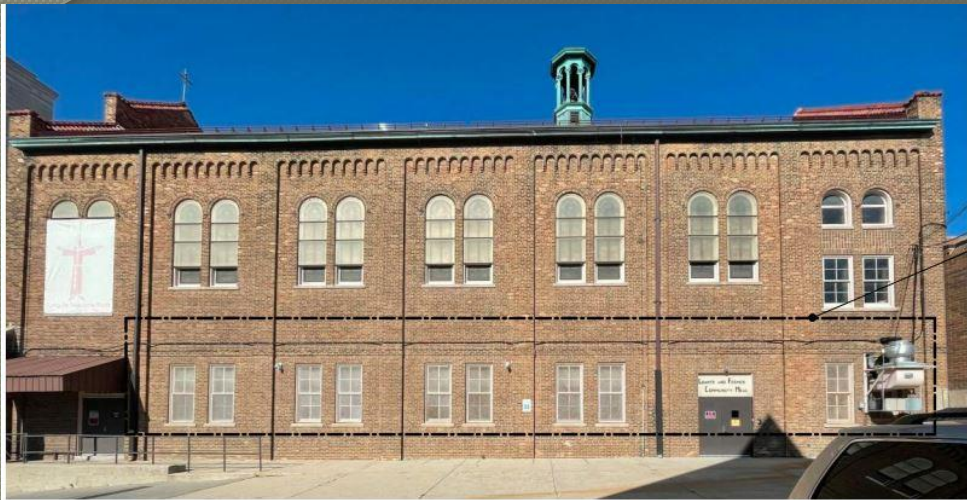


**St. Benedict the Moor**  
 930 West State Street  
 Milwaukee, Wisconsin

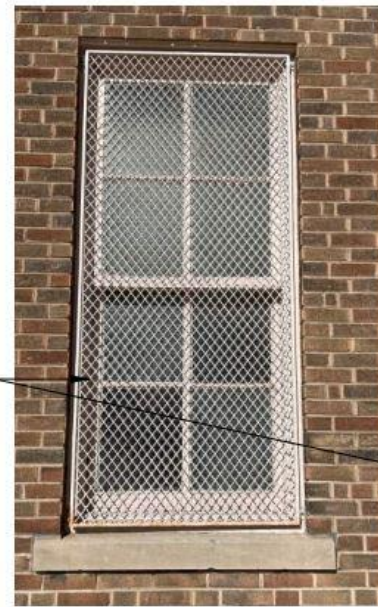
**EXTERIOR ELEVATION - WEST**  
 3/32" = 1'-0"

**A2.2**  
 09/06/22

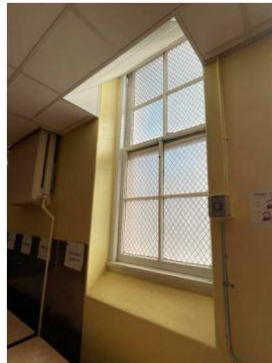




EAST ELEVATION OVERALL



TYPICAL EAST WINDOW & DETAILS



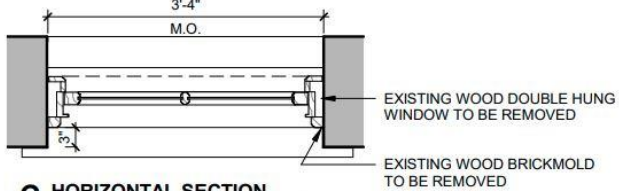
TYPICAL EXISTING EAST WINDOW - INTERIOR



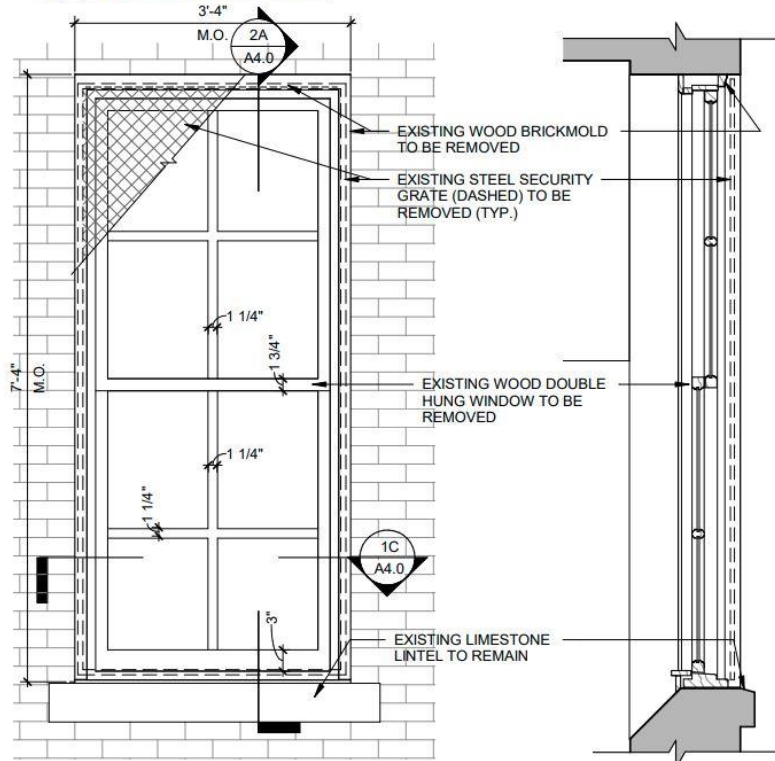
SCOPE OF WINDOW  
REPLACEMENT  
WITHIN BOX ONLY



WEST ELEVATION OVERALL



**C HORIZONTAL SECTION**

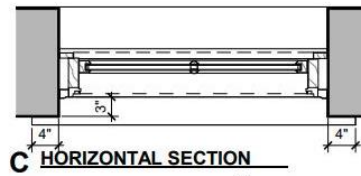


**A ELEVATION**

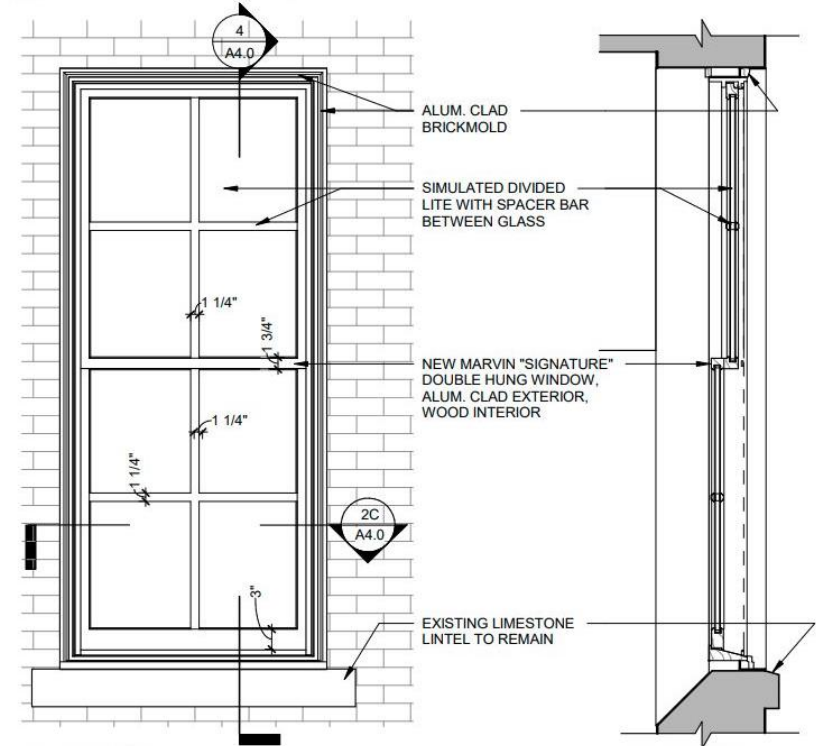
**B SECTION**

**1 EXISTING EAST WINDOWS**

SCALE: 3/4" = 1'-0"



**C HORIZONTAL SECTION**

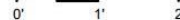


**A ELEVATION**

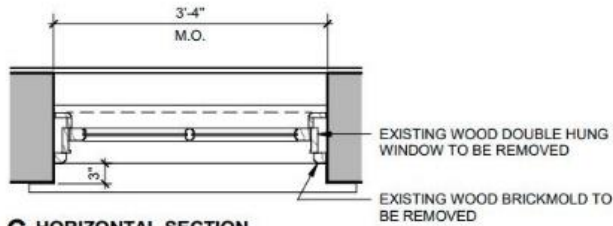
**B SECTION**

**2 PROPOSED EAST WINDOWS**

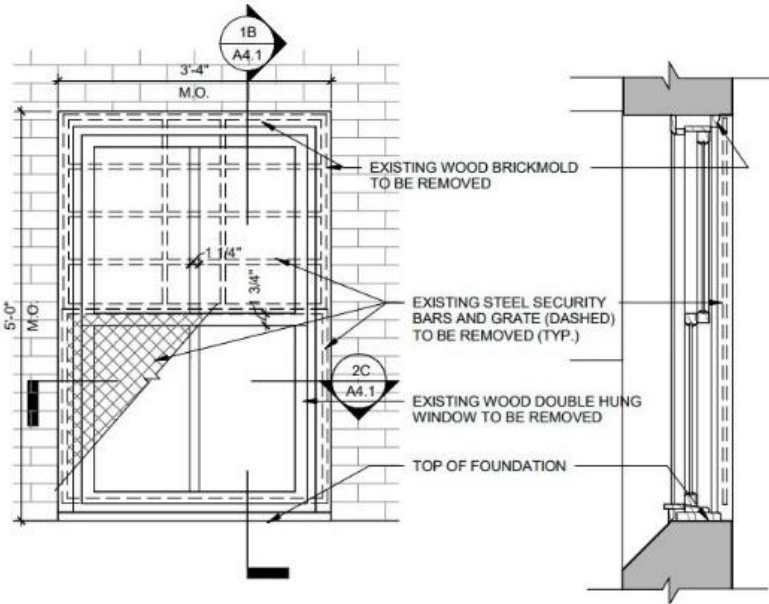
SCALE: 3/4" = 1'-0"







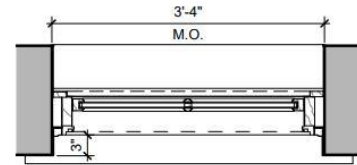
**C HORIZONTAL SECTION**



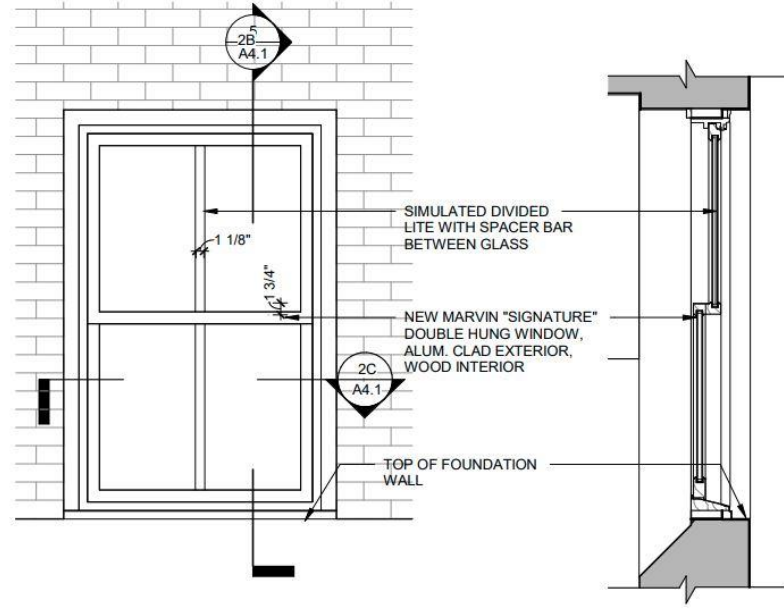
**A ELEVATION**

**1 EXISTING WEST WINDOWS**

SCALE: 3/4" = 1'-0"



**C HORIZONTAL SECTION**



**A ELEVATION**

**2 PROPOSED WEST WINDOWS**

SCALE: 3/4" = 1'-0"

## INTERIOR FEATURES AND PERFORMANCE



### **RICH WOOD INTERIOR**

Offers beauty and warmth with six wood species and ten interior finish options.

### **NARROW CHECKRAIL**

Provides a sleek aesthetic at 1 3/4 inches to maximize daylight opening while maintaining historical accuracy.

### **TILT WASH**

Allows easy access to exterior glass for cleaning and maintenance.

### **EXCLUSIVE AUTOLOCK**

Activates when the sashes are closed, locking the window.

### **FIRST-RATE ENERGY EFFICIENCY**

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

### **SASH BALANCE SYSTEMS**

Enables smooth operation at the largest sizes.

## EXTERIOR FEATURES AND PERFORMANCE



### **DURABLE CLADDING**

Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading

### **EXPANSIVE SIZES**

Larger than 5 feet wide by 10 feet high.

### **TRADITIONAL SILL BEVEL**

The 14-degree bevel provides optimal water management while maintaining a classic look.

### **SUPERIOR WEATHER PERFORMANCE**

LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

### **DESIGN VERSATILITY**

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

### **ALUMINUM INTER-LOCK**

Eliminates drafts and improves the window's overall structural integrity.



MKB Architects, LLC  
1918 N. Mendell Street  
Chicago, Illinois 60642  
www.mkbdesign.net  
773.235.3800

City of Milwaukee Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm B1  
Milwaukee, Wisconsin 53202

Re: St Benedict the Moor Catholic Church basement windows

October 28, 2022

In response to your request, the general contractor, Pepper Construction was asked to identify and compare costs for different options to address the replacement of the basement windows on the east and west facades of St Benedict the Moor Church

The following options and costs are:

|   |           |
|---|-----------|
| Option A: Restore existing wood windows and add storm windows:      | \$ 82,139 |
| Option B: Replace existing windows with aluminum clad windows:      | \$ 67,508 |
| Option C: Replace existing windows with new wood windows for paint: | \$ 70,645 |

These costs are for the windows only. Other costs involved such as permits, dumpsters, GC fees, etc. would be similar for each option.

For budgetary, energy, and maintenance reasons we ask that a Certificate of Appropriateness be granted for Option C: replace the existing windows with new wood windows for paint. This allows for a more energy efficient window that can be opened when necessary. In restoring the existing windows, storms would be needed year-round to help with heating and cooling costs and would not allow ventilation when needed.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "James Lear".

James Lear  
MKB Architects

Although the architects have indicated the new windows will be all wood, the church wants to install aluminum clad windows for ease of maintenance.

## 2. 220755

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Resolution relating to a Certificate of Appropriateness for the construction of a new house at 2409 N. Terrace Avenue, in the North Point North Historic District, for Terrace 2409 LLC.



2409 N. Terrace will  
be here

# PLAT OF SURVEY

**CLIENT**

Bill Kaufman

**SITE ADDRESS**

2425 N. Terrace Ave., City of Milwaukee, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**

Lot 2 of Certified Survey Map No. 9084, recorded October 29, 2018 as Document No. 10823442, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 15, all in the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

**BASE OF BEARINGS**

Bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated Dec. 2012 in which the South line of the SW 1/4, Sec. 15 bears N81° 32' E.

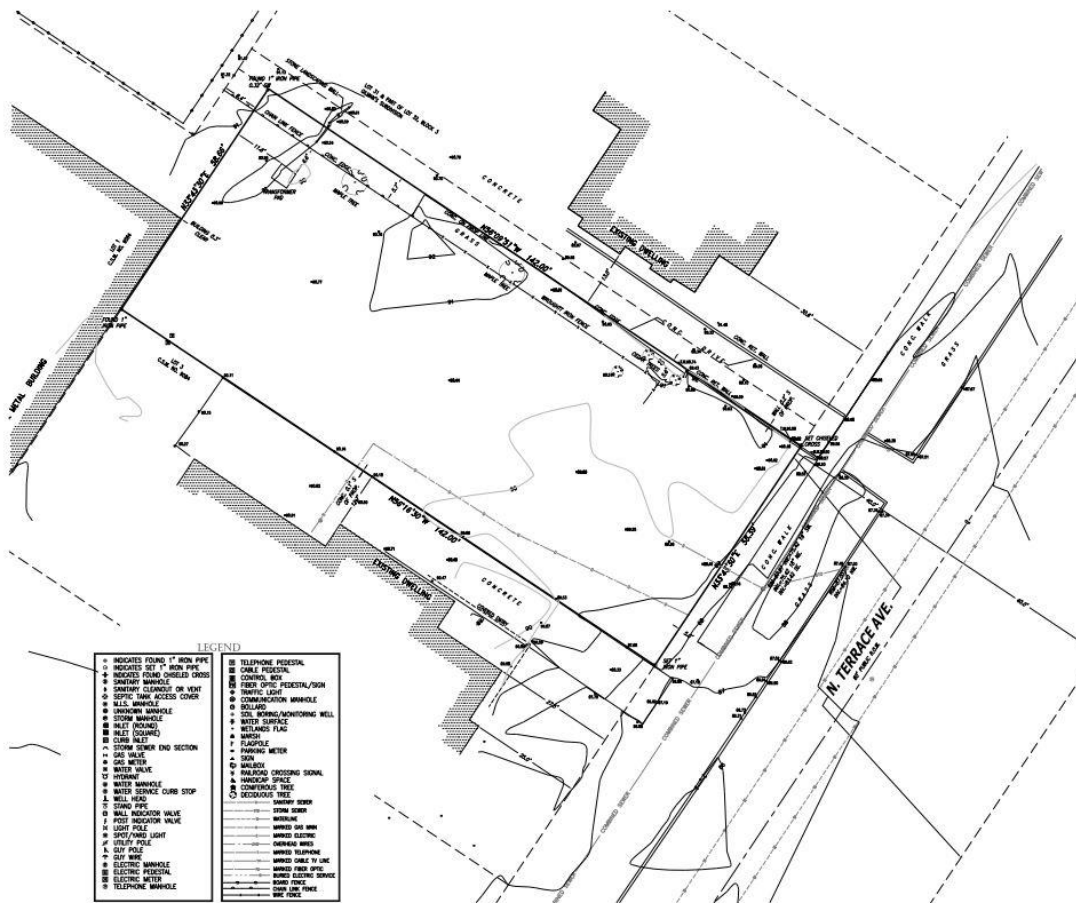
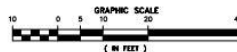
Vertical datum is based on City of Milwaukee Vertical datum which is NGVD 2011 - 160.603.

**LAND AREA**

The Land Area of the subject property is 0.321 square feet or 0.1908 acres.

STARTING BENCHMARK: 87.67  
1st AUGUST 1922 or thereabouts

VICINITY MAP



**LEGEND**

|                                   |                               |                               |
|-----------------------------------|-------------------------------|-------------------------------|
| ○ INDICATES FOUND 1" IRON PIPE    | ○ TELEPHONE PEDESTAL          | ○ TELEPHONE PEDESTAL          |
| ○ INDICATES 2" IRON PIPE          | ○ CABLE PEDESTAL              | ○ CABLE PEDESTAL              |
| ○ INDICATES FOUND OR BORED CHISEL | ○ CONTROL BOX                 | ○ CONTROL BOX                 |
| ○ SMOKESTACK                      | ○ FIBER OPTIC PEDESTAL/BOX    | ○ FIBER OPTIC PEDESTAL/BOX    |
| ○ SMOKESTACK CLEANER OR VENT      | ○ TRAFFIC LIGHT               | ○ TRAFFIC LIGHT               |
| ○ SEPTIC TANK ACCESS COVER        | ○ COMMUNICATION MIMMOLE       | ○ COMMUNICATION MIMMOLE       |
| ○ SILENCE MIMMOLE                 | ○ SOIL BORING/MONITORING WELL | ○ SOIL BORING/MONITORING WELL |
| ○ UNKNOWN MIMMOLE                 | ○ WATER SURFACE               | ○ WATER SURFACE               |
| ○ STORM MIMMOLE                   | ○ WETLANDS FLAG               | ○ WETLANDS FLAG               |
| ○ INLET (ROUND)                   | ○ MARK                        | ○ MARK                        |
| ○ INLET (SQUARE)                  | ○ FLAGPOLE                    | ○ FLAGPOLE                    |
| ○ CURB INLET                      | ○ PARKING METER               | ○ PARKING METER               |
| ○ STORM CURB END SECTION          | ○ SIGN                        | ○ SIGN                        |
| ○ GAS METER                       | ○ MANHOLE                     | ○ MANHOLE                     |
| ○ WATER METER                     | ○ BALANCED CROSSING SIGNAL    | ○ BALANCED CROSSING SIGNAL    |
| ○ HYDRANT                         | ○ HANGOVER SPACE              | ○ HANGOVER SPACE              |
| ○ WATER MIMMOLE                   | ○ COMPROMISED TREE            | ○ COMPROMISED TREE            |
| ○ WATER SERVICE CURB STOP         | ○ RECREATION TREE             | ○ RECREATION TREE             |
| ○ 1" WELL HEAD                    | ○ STORM SEWER                 | ○ STORM SEWER                 |
| ○ STORM PIPE                      | ○ WATERLINE                   | ○ WATERLINE                   |
| ○ WALL INDICATOR VALVE            | ○ WIRELESS CELL TOWER         | ○ WIRELESS CELL TOWER         |
| ○ LIGHT POLE                      | ○ WIRING ELECTRIC             | ○ WIRING ELECTRIC             |
| ○ SPOT/FLOOD LIGHT                | ○ CABLEWIRE                   | ○ CABLEWIRE                   |
| ○ UTILITY POLE                    | ○ WIRING TELEPHONE            | ○ WIRING TELEPHONE            |
| ○ GAS POLE                        | ○ WIRING FIBER OPTIC          | ○ WIRING FIBER OPTIC          |
| ○ ELECTRIC MIMMOLE                | ○ WIRING ELECTRIC SERVICE     | ○ WIRING ELECTRIC SERVICE     |
| ○ ELECTRIC PEDESTAL               | ○ BOUNDARY SURVEY             | ○ BOUNDARY SURVEY             |
| ○ ELECTRIC METER                  | ○ SURVEY POINT                | ○ SURVEY POINT                |
| ○ TELEPHONE MIMMOLE               | ○ SURVEY POINT                | ○ SURVEY POINT                |

I certify that I have surveyed the above described property (Properties), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary lines, apparent easements, and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: June 21, 2022



Ronald C. Chaput  
Professional Land Surveyor  
Registration Number 5-1316

**CHAPUT**  
LAND SURVEYS

Date: Revision Description

1  
SP1.1

**SURVEY**  
SCALE: GRAPHIC

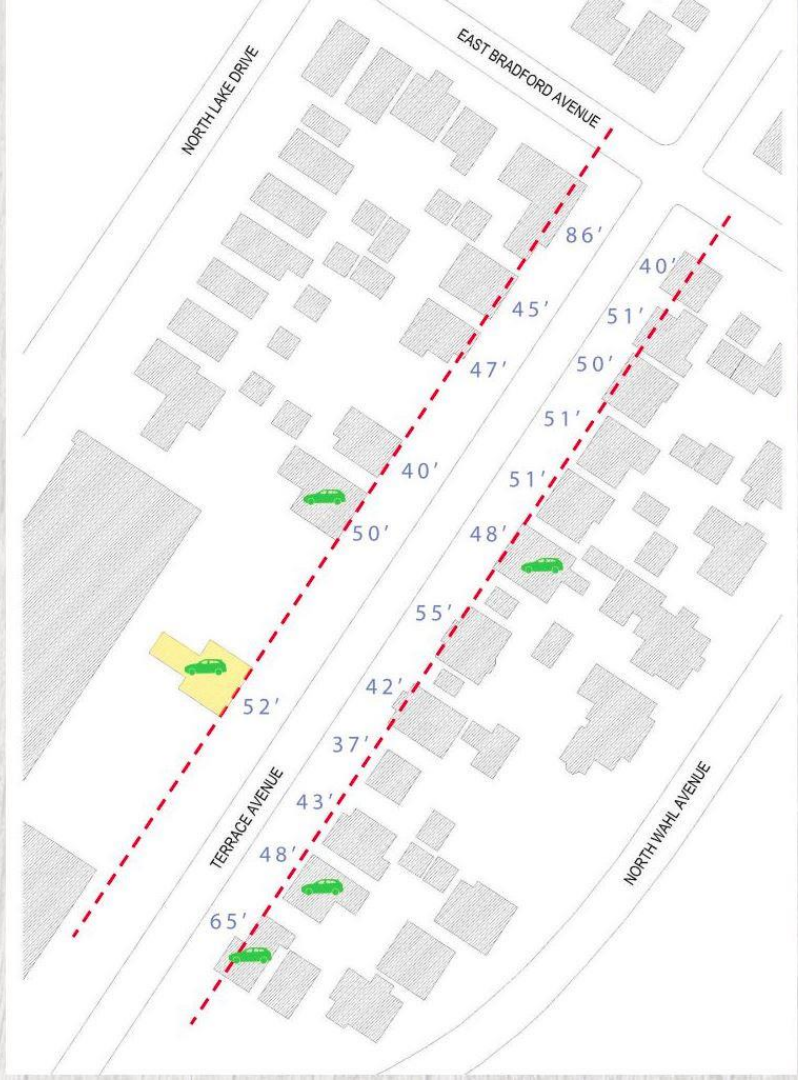
CHAPUT LAND SURVEYS

# SITING

- ~50' SETBACK FROM CURB IS AVERAGE FOR TERRACE AVENUE
- WIDTH OF HOUSES ON BLOCK
- HOUSES THAT HAVE ATTACHED GARAGE

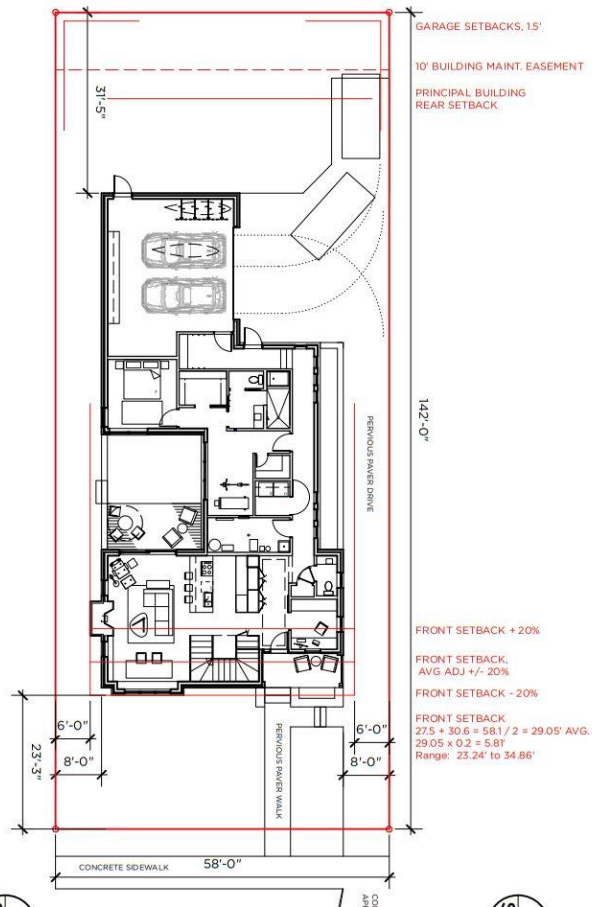


(This is from a review of one of the 2 prior new houses)



# SITING AND FORM AND SCALE





FRONT SETBACK + 20%

FRONT SETBACK,  
AVG ADJ +/- 20%

FRONT SETBACK - 20%

FRONT SETBACK  
 $27.5 + 30.6 = 58.1 / 2 = 29.05'$  AVG.  
 $29.05 \times 0.2 = 5.81'$   
 Range: 23.24' to 34.86'

Applicant will utilize a  
24 foot setback.



Other two new houses built on former St. Mary's Hospital land



Context with neighboring houses



11/7/2022

## TERRACE AVENUE CONTEXT (NORTH)









1  
A4.2 NW HIGH  
SCALE: NTS



2  
A4.2 NE HIGH  
SCALE: NTS



3  
A4.2 SW HIGH  
SCALE: NTS



4  
A4.2 SE HIGH  
SCALE: NTS





# MATERIALS



11/7/2022



October version



November version



**Rocket Homes**  
8118 Currie Ave, Wauwatosa, WI, 53213 | MLS #1805858 | RocketHomes  
Images may be subject to copyright. [Learn More](#)

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Related images [See more](#)



**Powers Realty**  
Powers Realty - Properties - 8151 N Seneca Rd Fox Point, WI 53217

[Visit](#)

This Colonial was just listed in southern Fox Point by the Stalle Realty Group of Keller Williams Northshore.

## Reclaimed Brick Examples



## THERMALLY MODIFIED WOOD

1. HEAT AND STEAM USED TO PRESERVE WOOD (390 DEGREES)
2. NO HARMFUL CHEMICALS OR ELEMENTS

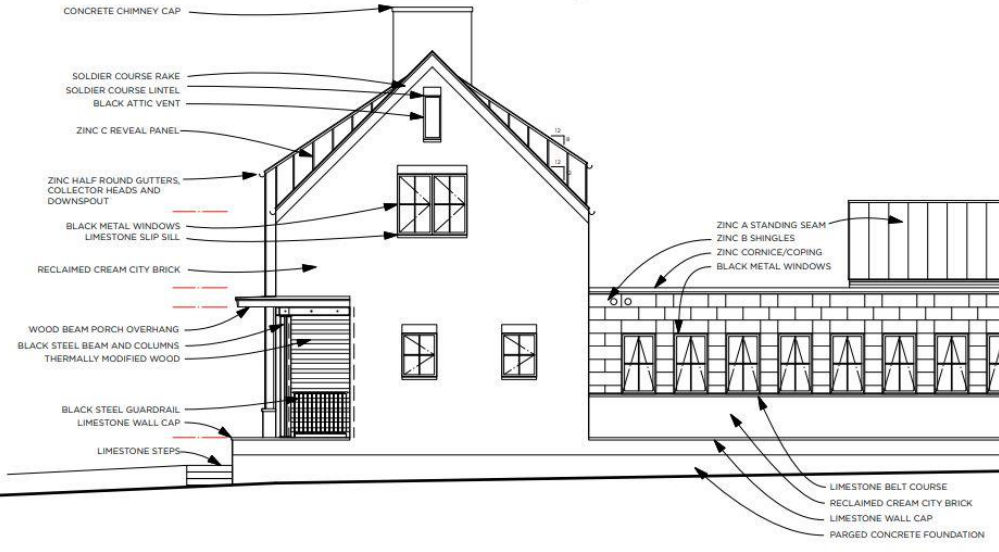
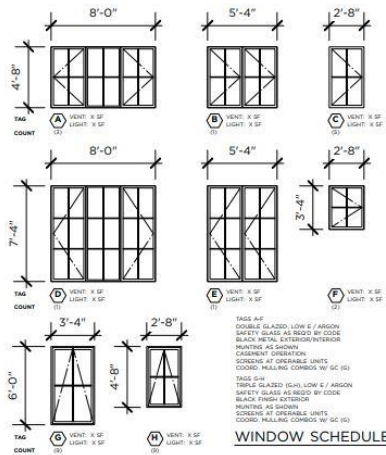


Standing seam zinc for roofs and cladding

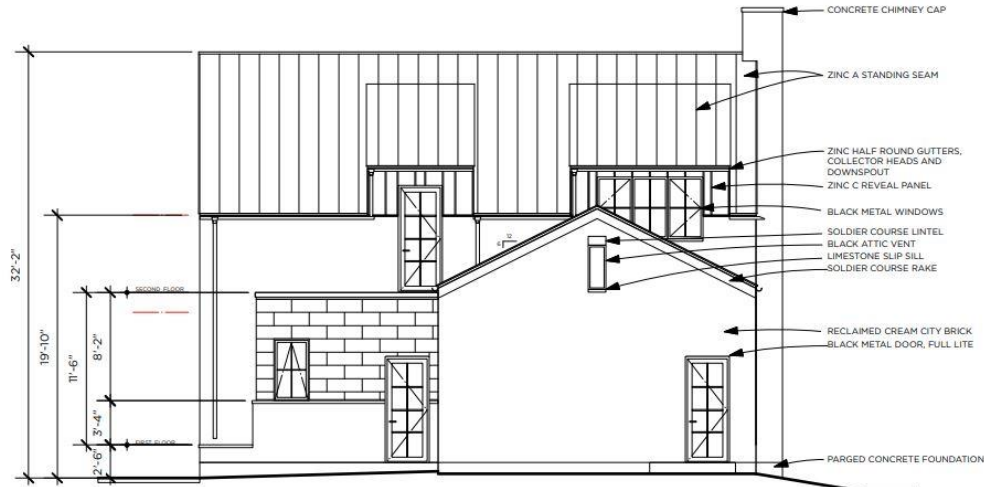




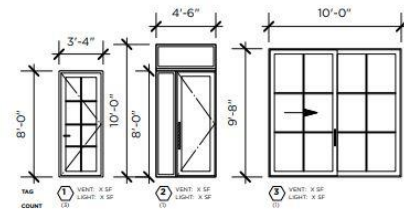
11/7/2022



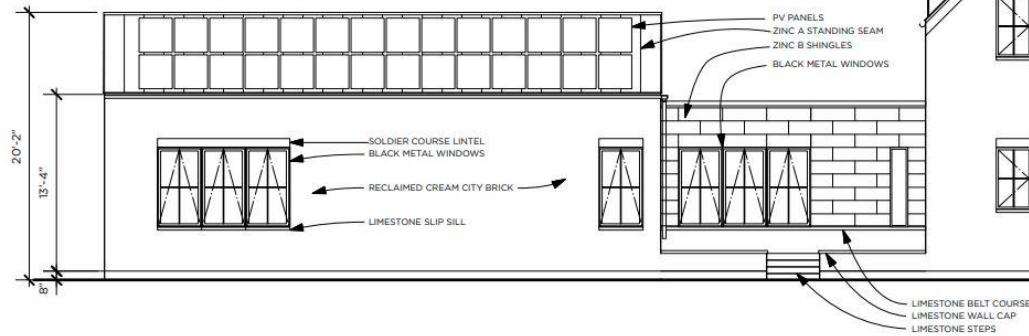




**1**  
**A2.2** **WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**DOORS / ENTRY**



**2**  
**A2.2** **SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



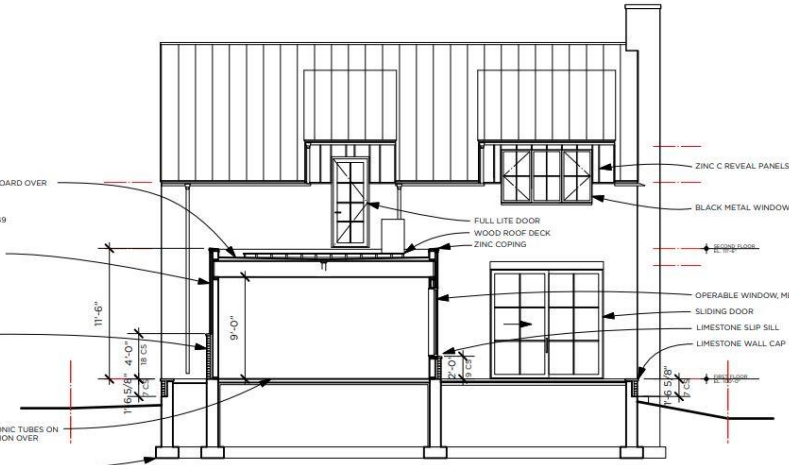
**ROOF ASSEMBLY 2**  
 MEMBRANE ROOFING ON PROTECTION BOARD OVER  
 TAPERED POLYISO INSULATION ON  
 3/4" T&G ROOF DECK ON  
 PRE-ENG 2X WOOD TRUSSES W/  
 SUPPLEMENTAL INSULATION TOTAL G R-49  
 AND 1/2" GB CEILING FOR PT

**WALL ASSEMBLY 2**  
 ZINC B SHINGLES ON  
 MFG REC'D WATER BARRIER OVER  
 1/2" POLYD SHEATHING ON 2X FURFS ON  
 1" ZIP R PANEL SHEATHING OVER  
 2X6 STUDS AT 16" OC W/  
 R-19 INSULATION, VAPOR BARRIER AND  
 5/8" GB FOR PT

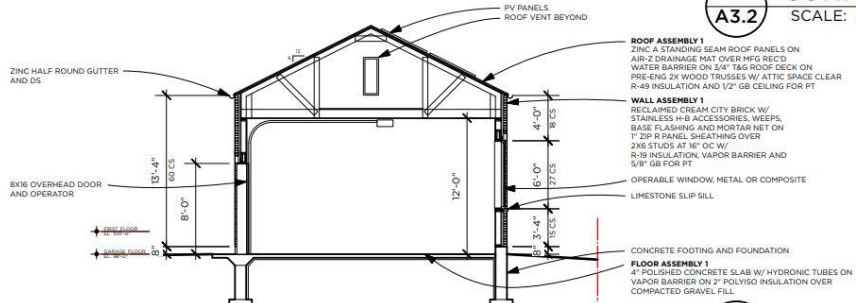
**WALL ASSEMBLY 1**  
 RECLAIMED CREAM CITY BRICK W/  
 STAINLESS H-B ACCESSORIES, WEEPS,  
 BASE FLASHING AND MORTAR NET ON  
 1" ZIP R PANEL SHEATHING OVER  
 2X6 STUDS AT 16" OC W/  
 R-19 INSULATION, VAPOR BARRIER AND  
 5/8" GB FOR PT

**FLOOR ASSEMBLY 1**  
 4" POLISHED CONCRETE SLAB W/ HYDRONIC TUBES ON  
 VAPOR BARRIER ON 2" POLYISO INSULATION OVER  
 COMPACTED GRAVEL FILL

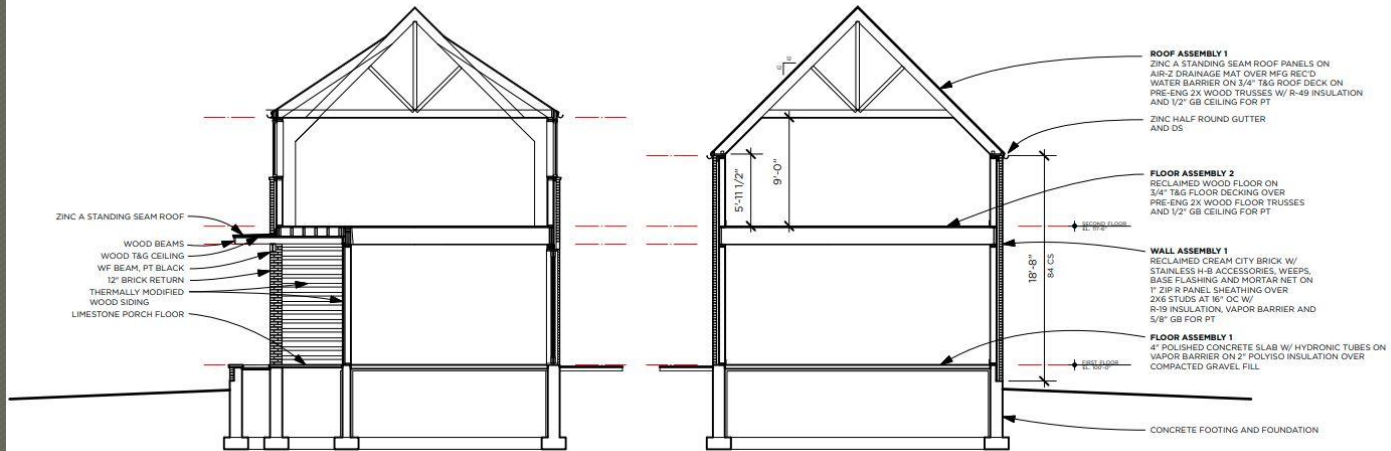
CONCRETE FOOTING AND FOUNDATION



**1** **CONNEX SECTION**  
**A3.2** SCALE: 1/8" = 1'-0"

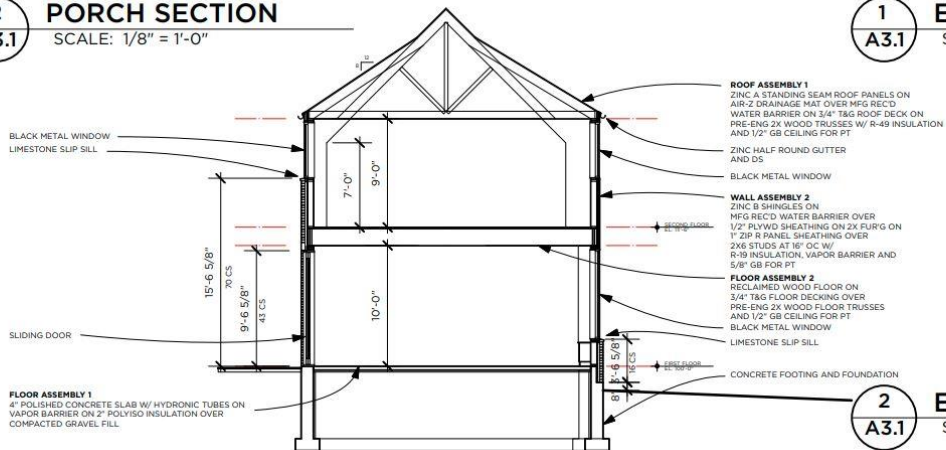


**2** **GARAGE SECTION**  
**A3.2** SCALE: 1/8" = 1'-0"

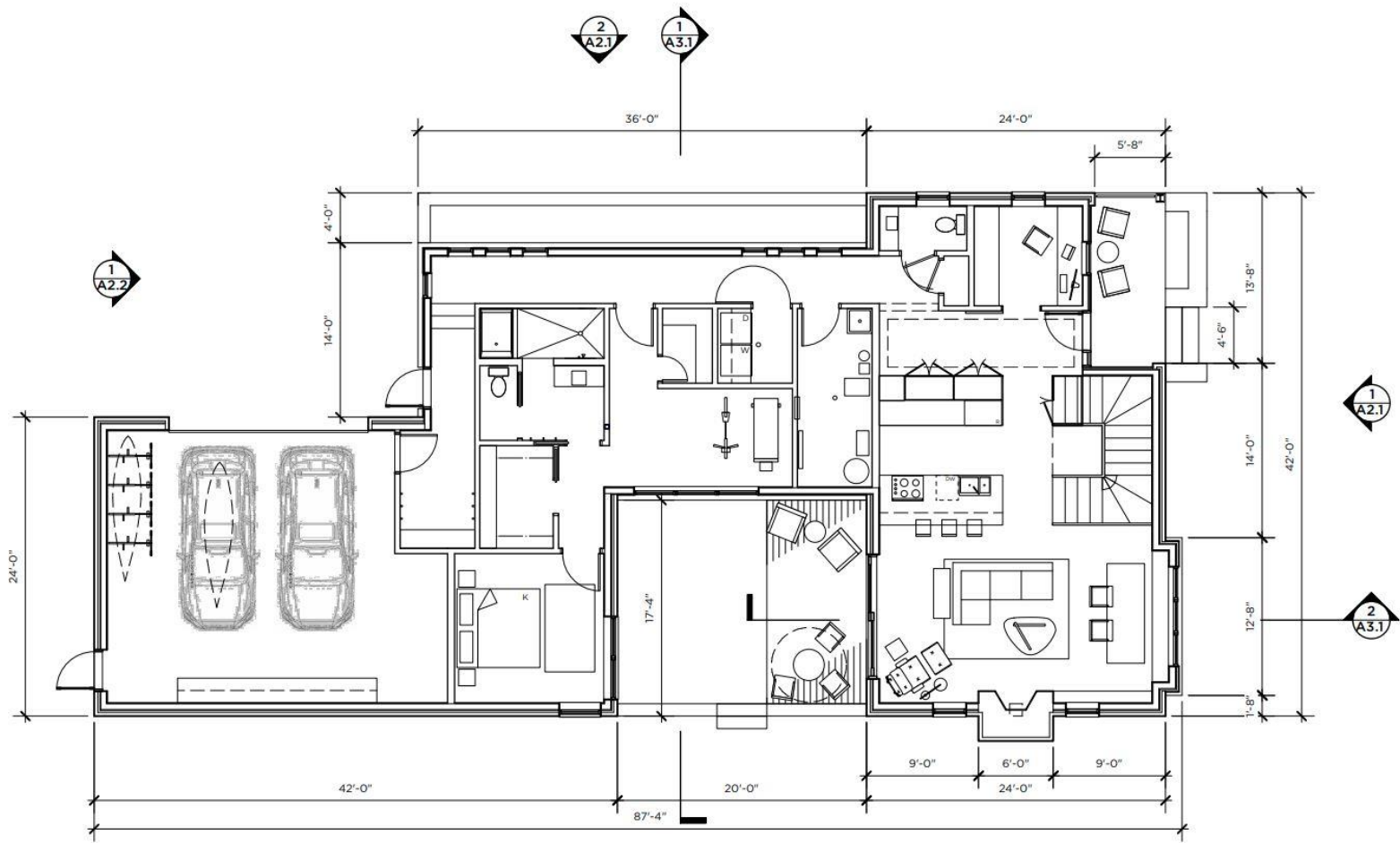


**2**  
**A3.1** **PORCH SECTION**  
SCALE: 1/8" = 1'-0"

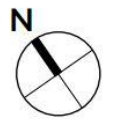
**1**  
**A3.1** **E-W SECTION**  
SCALE: 1/8" = 1'-0"



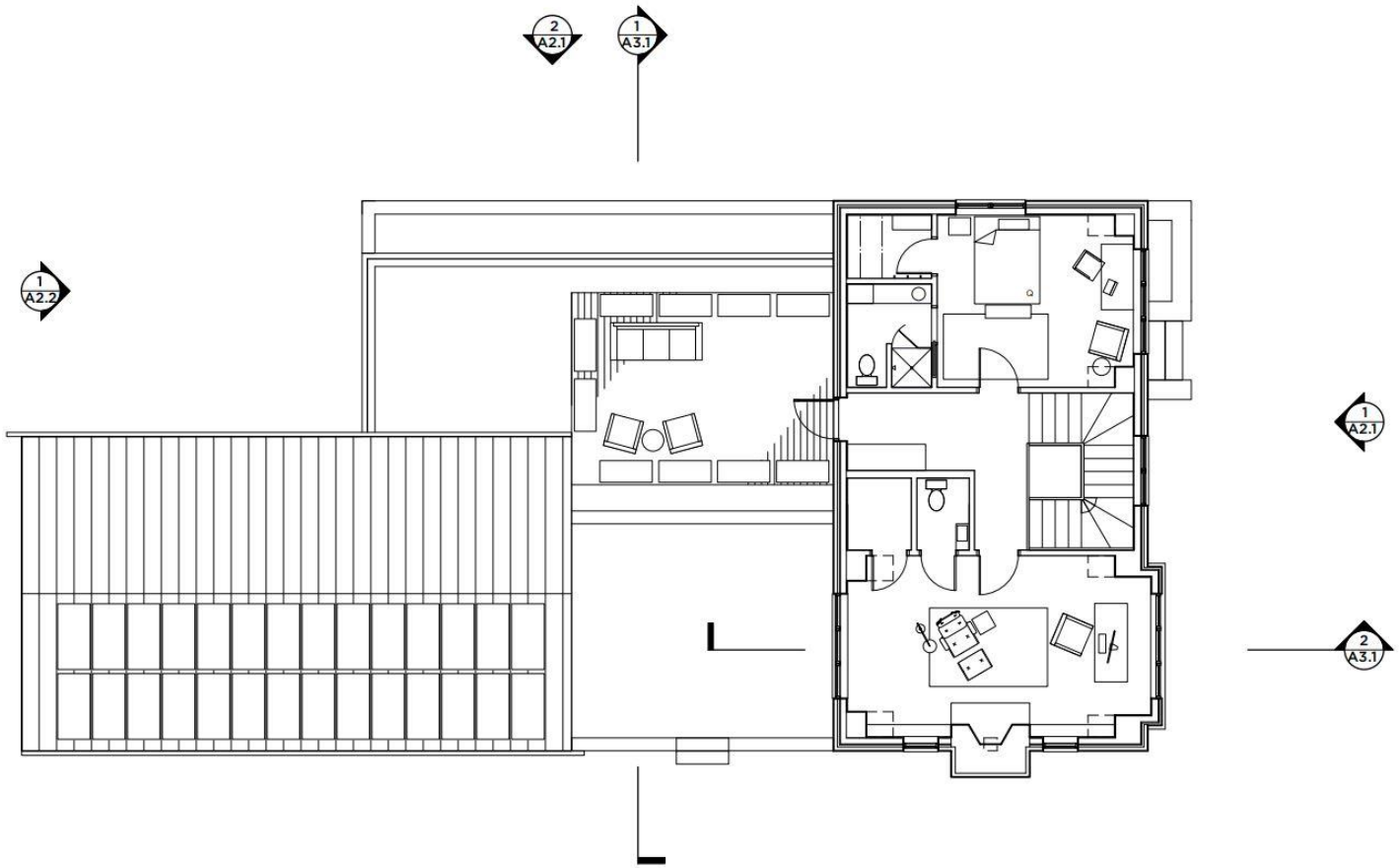
**2**  
**A3.1** **E-W SECTION**  
SCALE: 1/8" = 1'-0"



**1**  
**A1.1** **FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



A1.A.1316.58.53.1 ramsevilopoulos.architectural.net

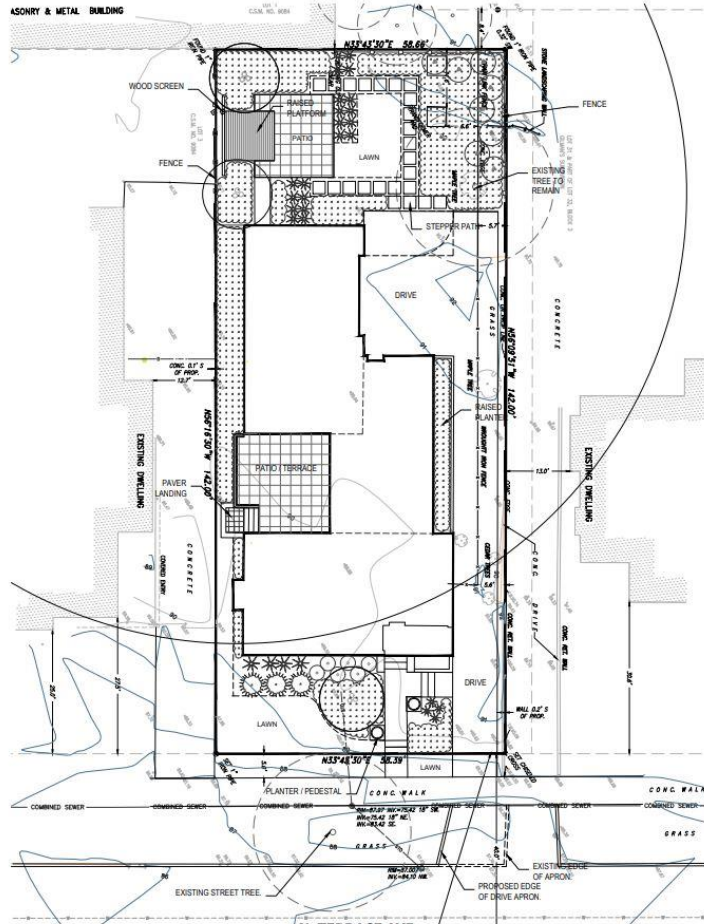


1  
A1.2

**SECOND FLOOR PLAN**

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





1  
L100

SITE LANDSCAPE PLAN

SCALE: 1" = 10'-0"

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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### **3. 220800**

Resolution relating to a Certificate of Appropriateness for rebuilding the rear porch at 2549 N. terrace Avenue, in the North point North Historic District, for Maria K. Roloff TOD





Google Photo



Survey Photo 1980

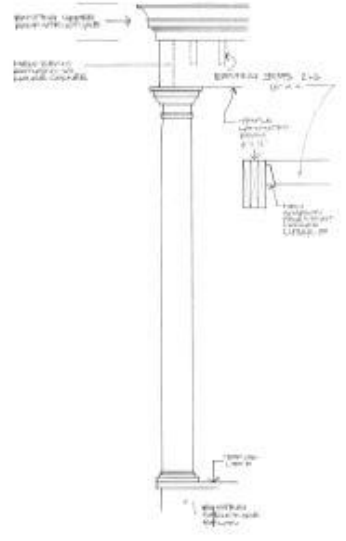




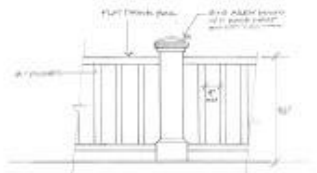








(A) IMPERIAL CORNICE COLUMN ELEVATION  
Scale: 1" = 1'-0"



(B) COLUMN FLUTE SECTION  
Scale: 1" = 1'-0"



Interior Door/Tray  
600mm x 1800mm x 100mm

Exterior Door/Tray  
1200mm x 1800mm x 100mm

1.5m x 1.5m  
1.5m x 1.5m  
1.5m x 1.5m

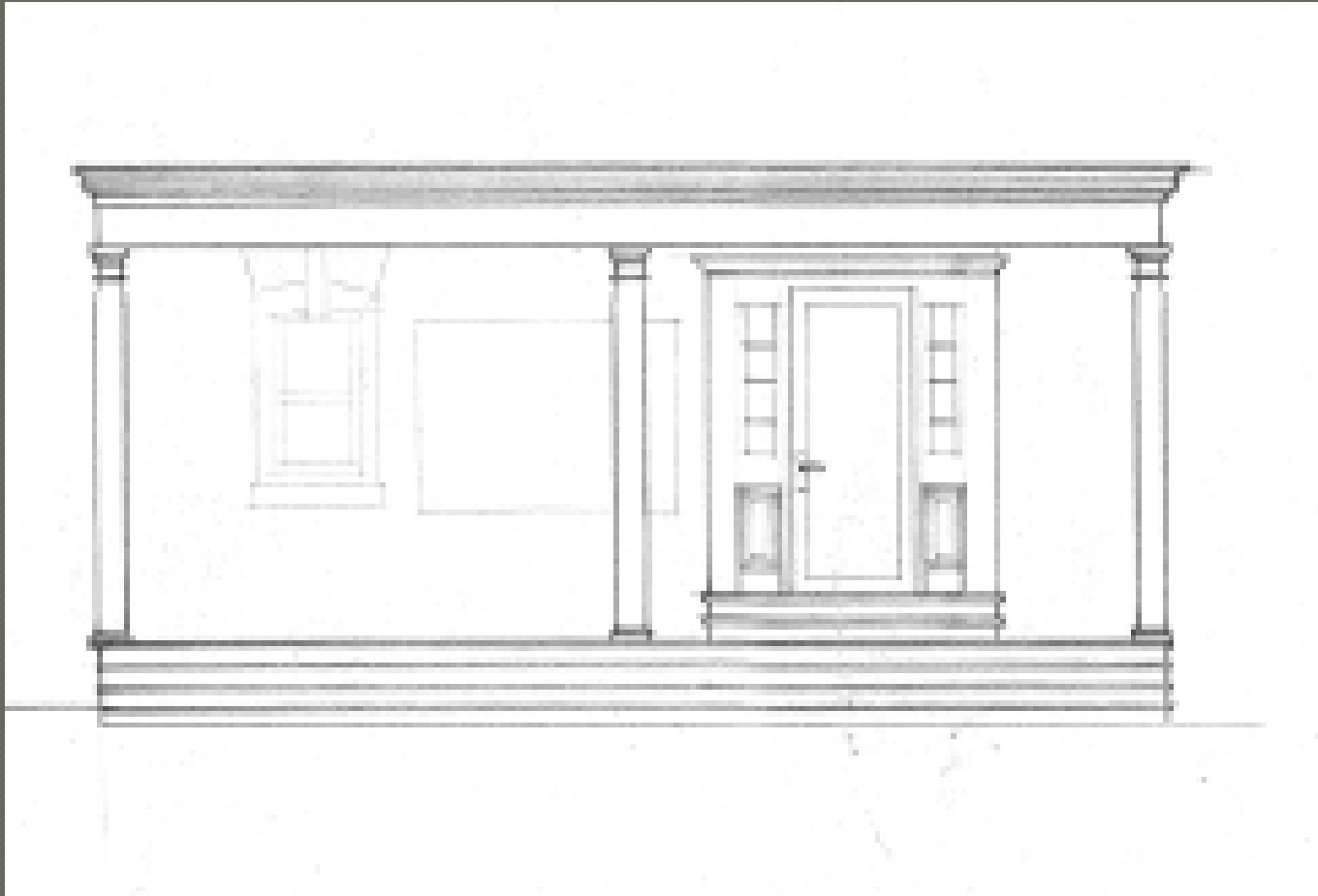


1.5m x 1.5m  
1.5m x 1.5m

1.5m x 1.5m  
1.5m x 1.5m

1.5m x 1.5m  
1.5m x 1.5m





11/7/2022

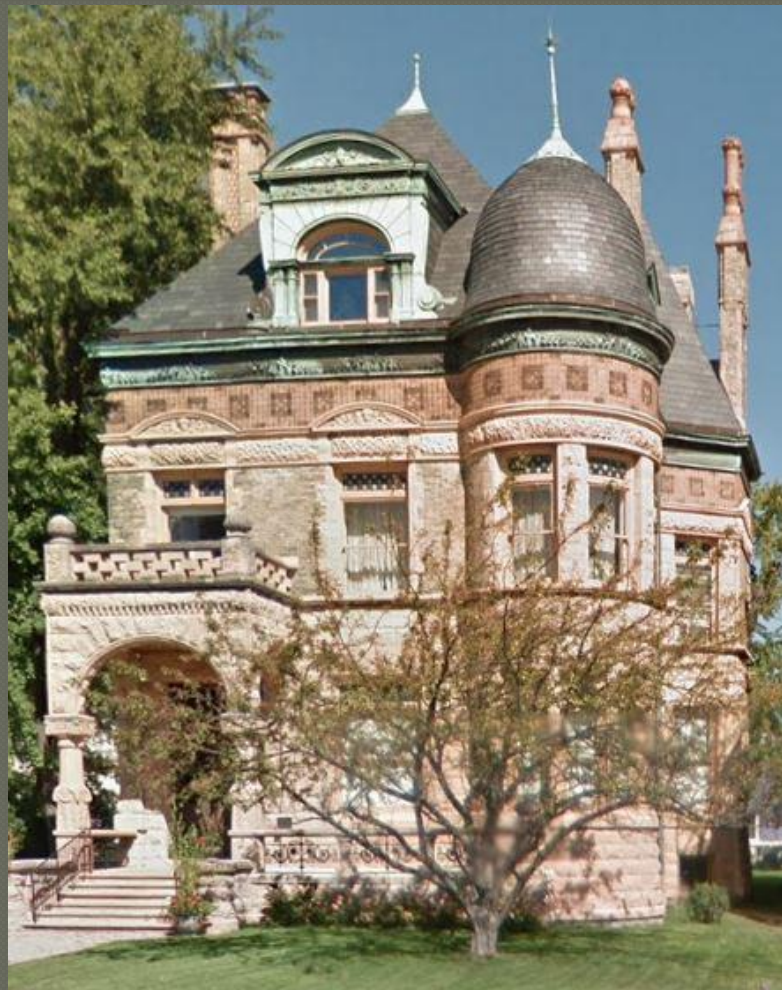
Landscape architect has agreed to use  
all-wood elements in his project

## 4. 220801

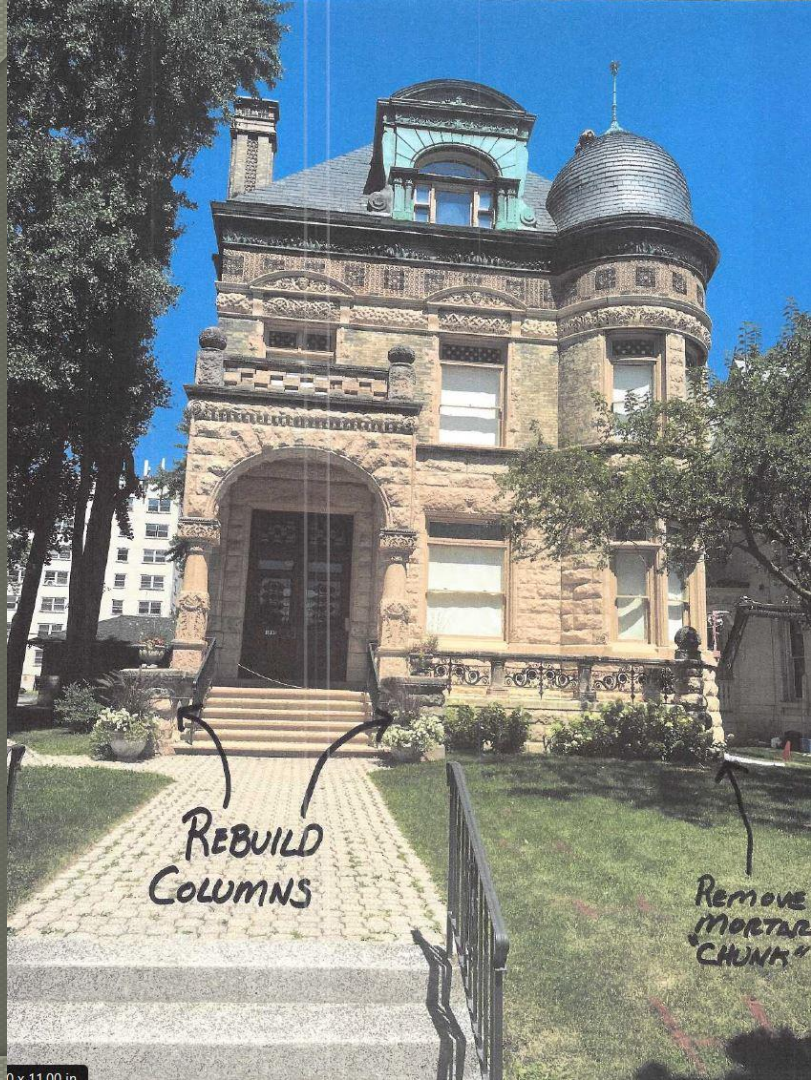
Resolution relating to a Certificate of Appropriateness for the repair of masonry at the front porch and other locations, at 1060 E. Juneau Avenue, in the First Ward Triangle Historic District, for GMC Miller House LLC, MRC Miller House..



1979 Survey Photo

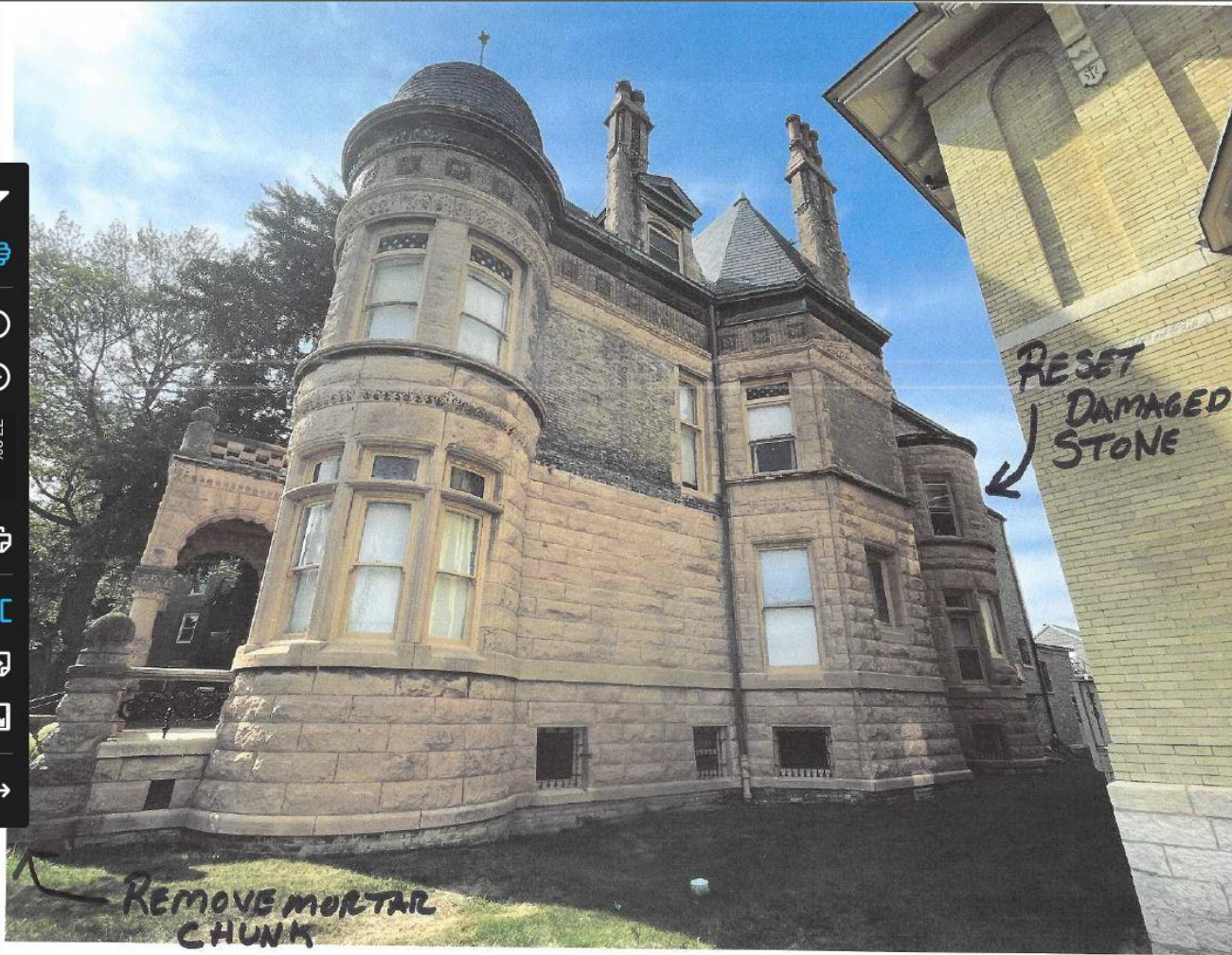


11/7/2022



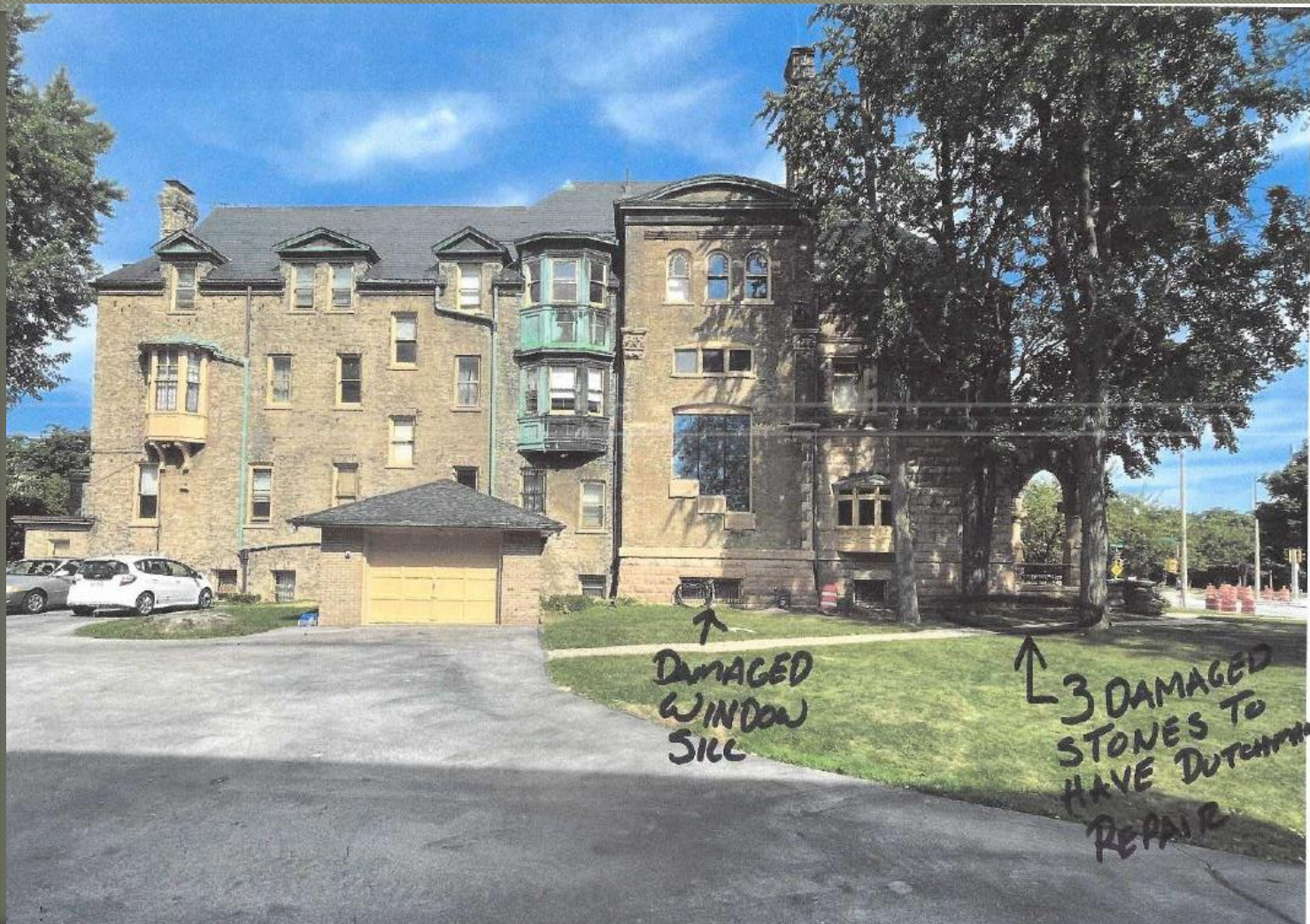


EXTENT



REMOVE MORTAR  
CHUNK

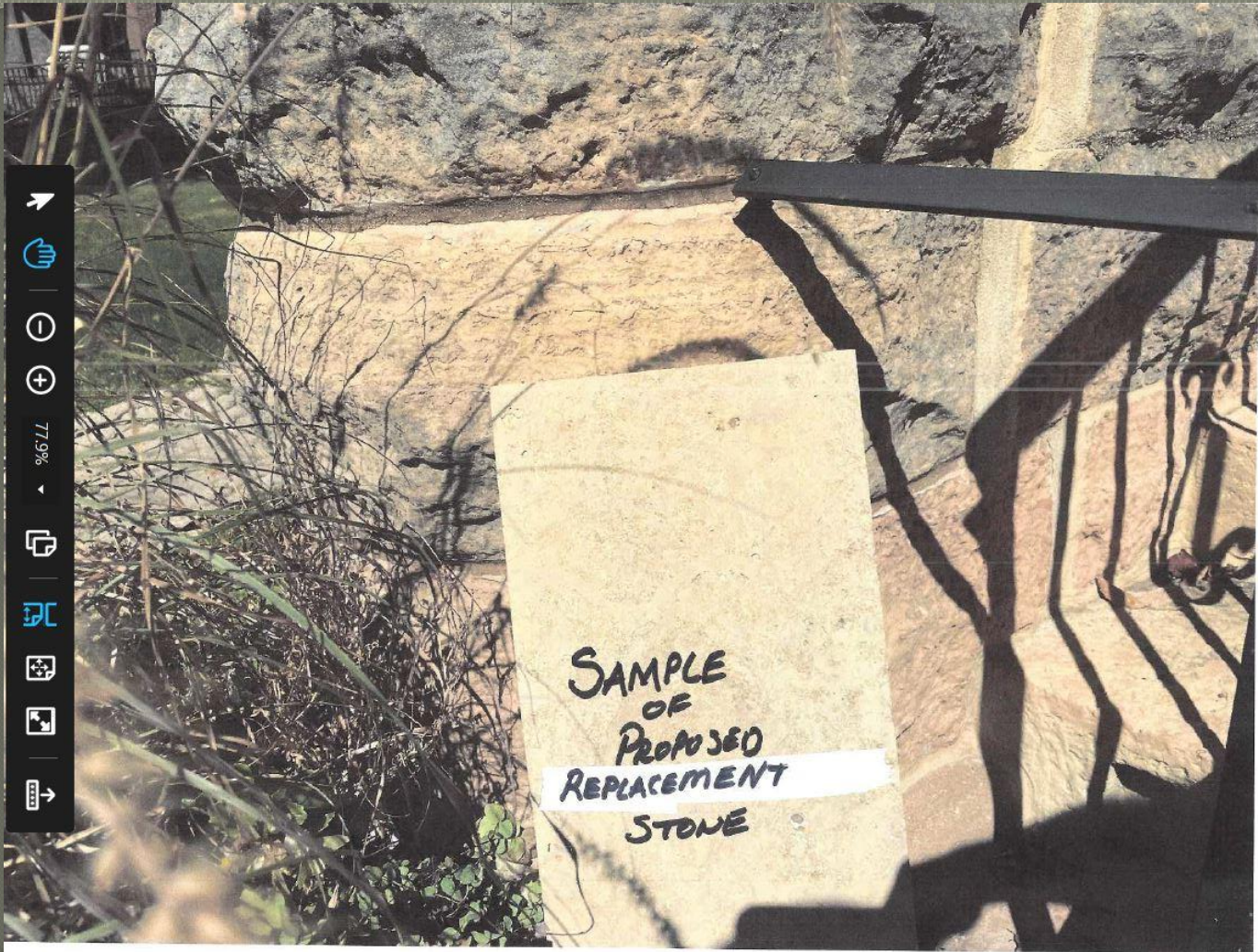
RESET  
DAMAGED  
STONE



↑  
DAMAGED  
WINDOW  
SILL

↑  
3 DAMAGED  
STONES TO  
HAVE DUTCHMAN  
REPAIR





11/7/2022



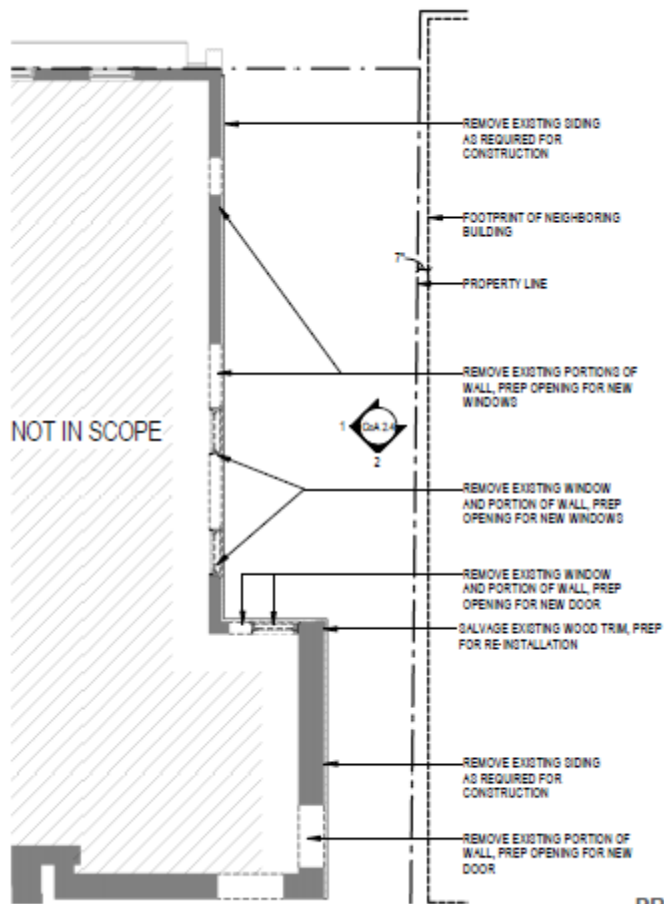




Survey Photo



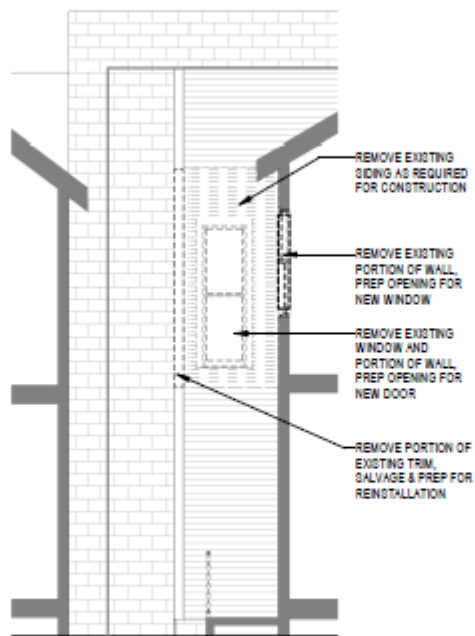
11/7/2022



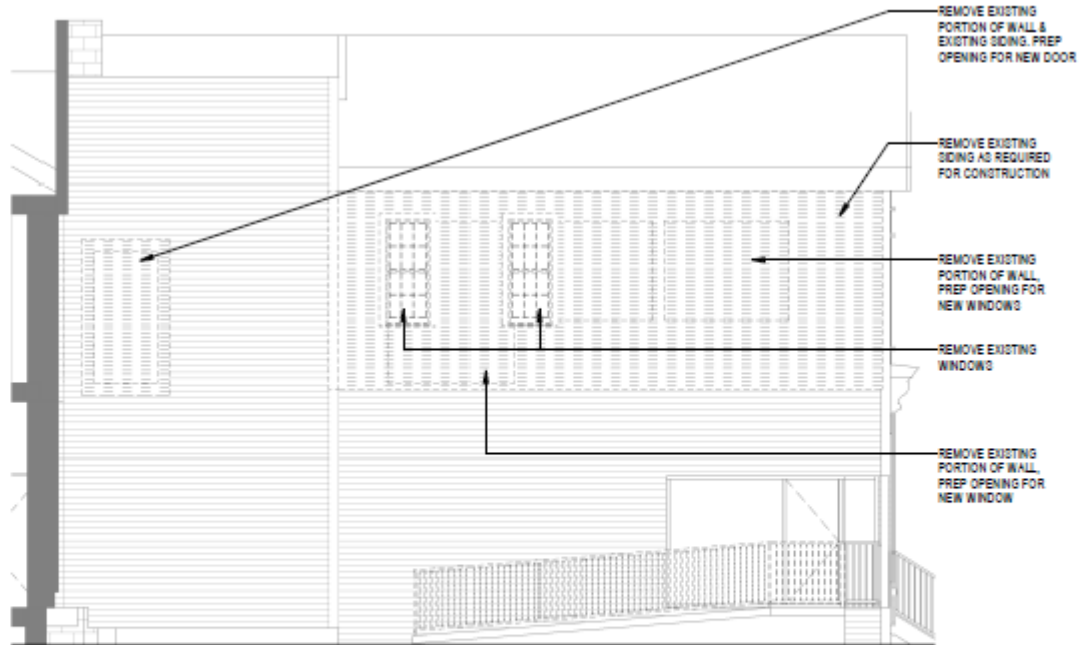
PROPOSED 2ND FLOOR DEMOLITION PLAN

CoA 2.3 | 10/11/2022

11/7/2022



② PROPOSED DEMOLITION ELEVATION - NORTH  
3/16" = 1'-0"

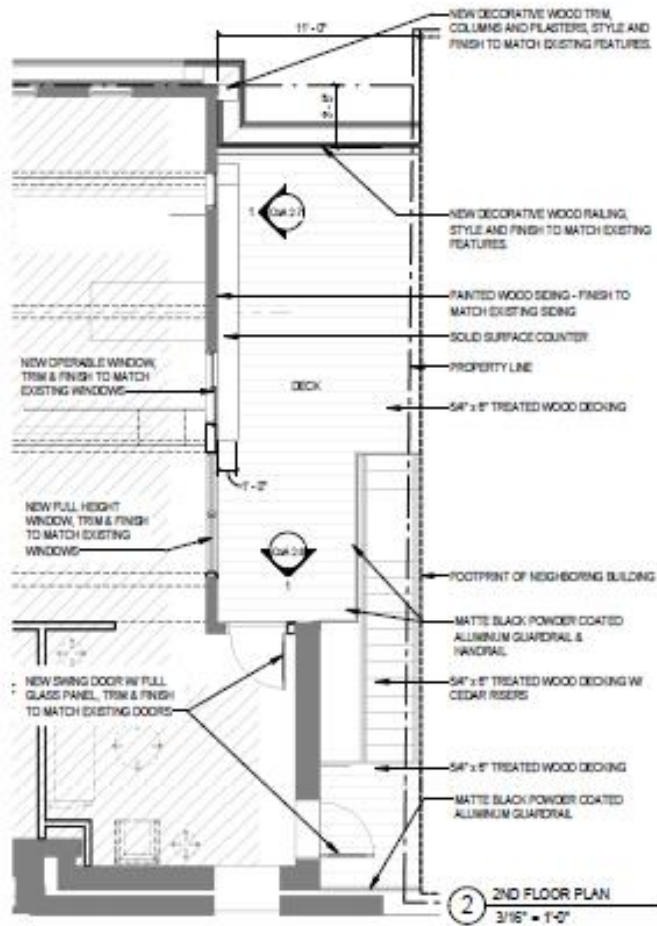


① PROPOSED DEMOLITION ELEVATION - EAST  
3/16" = 1'-0"

PROPOSED DEMOLITION ELEVATION

11/7/2022

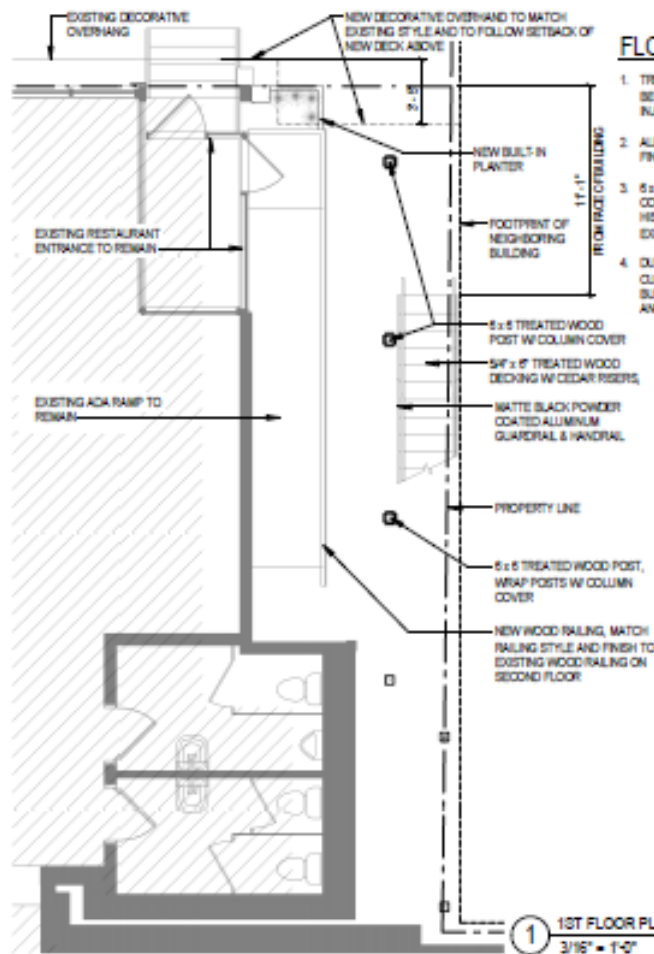




2 2ND FLOOR PLAN  
3/16" = 1'-0"

**Kahler Slater**

JC Capital  
Dorsia  
1305 EAST BRADY STREET  
MILWAUKEE, WI 53202

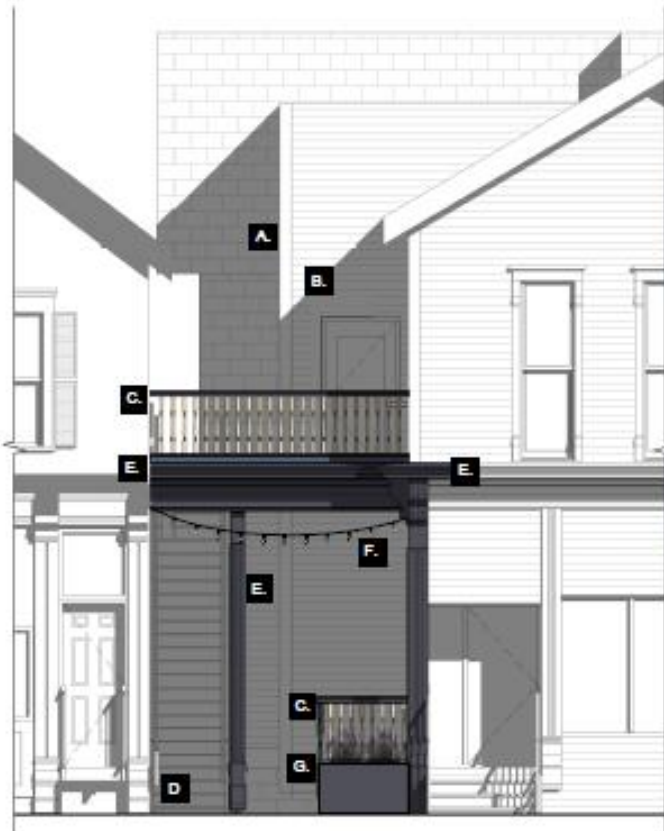


## FLOOR PLAN GENERAL NOTES

1. TREATED WOOD USED THROUGH THE PROJECT WILL BE SMOOTH AND FREE OF KNOTS WITH NO VISIBLE INJECTION MARKS.
2. ALL NEW WOOD IS TO BE PAINTED WITH AN OPAQUE FINISH TO MATCH EXISTING BUILDING COLOR SCHEME.
3. 5 x 5 TREATED WOOD POST ARE TO RECEIVE COLUMN COVERS TO MATCH THE EXISTING DECORATIVE HISTORIC STYLE AND FINISHED TO MATCH THE EXISTING BUILDING COLOR SCHEME.
4. DUMPSTERS WILL BE RELOCATED FROM THEIR CURRENT LOCATION TO THE BACK SIDE OF THE BUILDING. ANY ADDITIONAL DEBRIS WILL BE REMOVED AND THE AREA WILL BE CLEANED.

1 1ST FLOOR PLAN  
3/16" = 1'-0"

FLOOR PLANS



1 NORTH ELEVATION  
1/4" = 1'-0"



**A. Corner Trim Boards and Structural Lumber Finish:**  
Treated wood lumber, all finished wood will be smooth and free of knots and have no visible injection marks. Paint with opaque stain to match existing building.



**B. New Wood Slats:**  
Board size and color to match existing building.



**New Decorative Wood Railings:**  
Wood railings, posts, rails, balusters, railing caps and finishes to match existing wood railing located above Dorcia sign on the North face of the building.



**Handrail and Guardrail Material:**  
Matte Black powder-coated aluminum railing system with ADA handrails at the new stair going up to the second level. This stair starts 11'-1" behind the front face of the existing building.



**Continue Historic Details at Deck:**  
Replace existing trim, corbels and pilasters at new exterior deck. Paint new trim to match existing finish scheme.



F.



**G. Built-in Planter:**

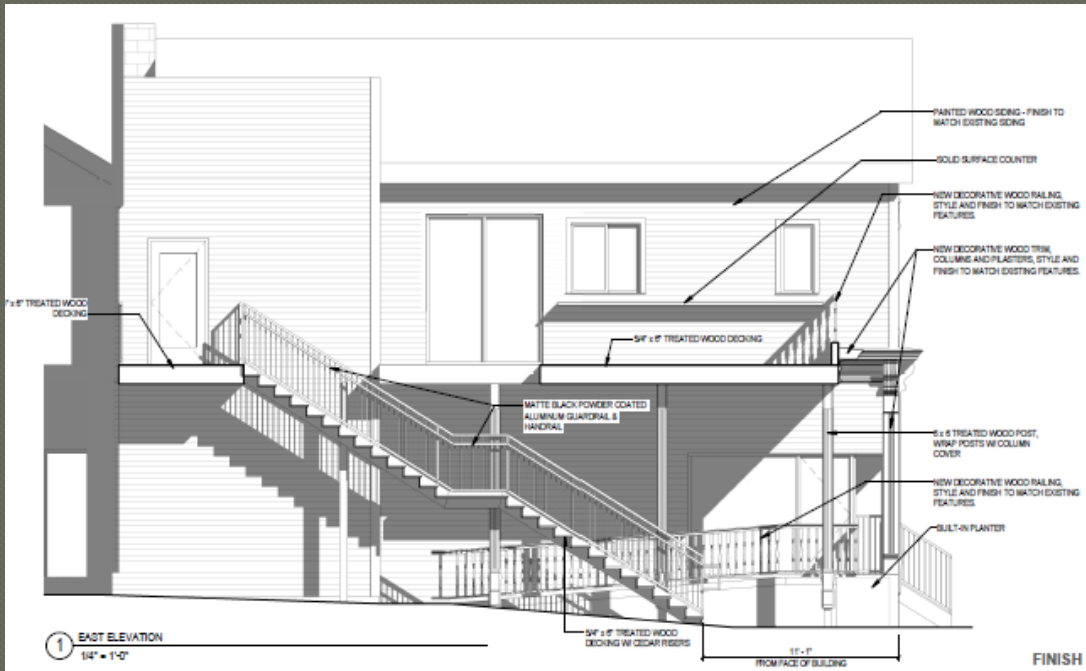
Adding a built-in planter will help to further define the space as well and contribute to a welcoming ambience.

**String Lighting:**

To help illuminate the restaurant entrance and the new stair to the second floor. Adding lighting will help define the space as its own area and create a more welcoming ambience than the current conditions.

**FINISH PALLET**

# Previous proposal



# Current proposal



Previous proposals  
that were denied by  
the HPC



**Railing Alternative:**  
wood railing to match  
existing railing above  
Dorsia sign on the north  
face of the building. All  
finished wood will be  
smooth and free of knots  
and have no visible  
injection marks. Paint with  
opaque stain to match  
existing railing



**Corner Trim Boards and Structural Lumber Finish:**  
Treated wood lumber, all finished wood will be smooth and  
free of knots and have no visible injection marks. Paint with





11/7/2022





