

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

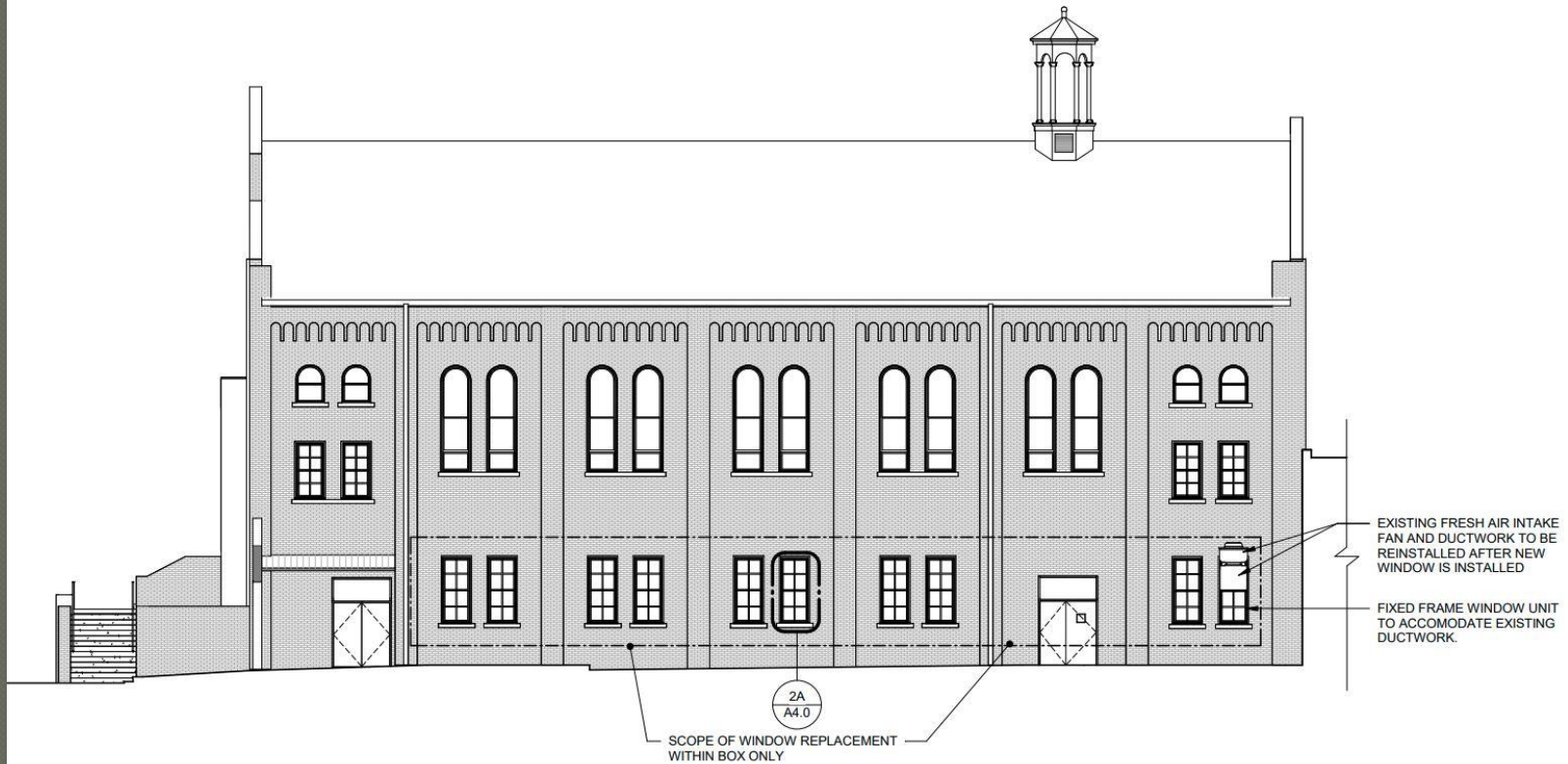
1. 220754

Resolution relating to a Certificate of Appropriateness for window replacement on the lower levels at 1015 N. 9th 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





EXISTING PIPE AND CONDUIT CONNECTIONS TO REMAIN RUNNING THROUGH EXISTING WINDOW OPENING

LINE OF MECH. CONDENSING UNITS (SHOWN DASHED)

EXISTING FIXED PANEL TO REMAIN (NO WINDOW)

EXISTING FRESH AIR INTAKE FAN AND DUCTWORK TO BE REINSTALLED AFTER NEW WINDOW IS INSTALLED

2A
A4.1

SCOPE OF WINDOW REPLACEMENT WITHIN BOX ONLY

FIXED FRAME WINDOW UNIT TO ACCOMMODATE EXISTING DUCTWORK.



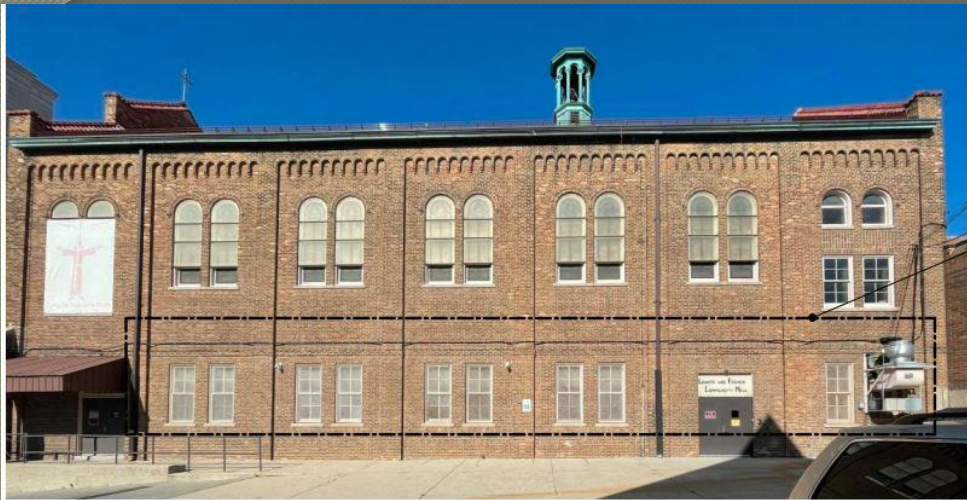
St. Benedict the Moor
930 West State Street
Milwaukee, Wisconsin

EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

A2.2
09/06/22





EAST ELEVATION OVERALL



TYPICAL EAST WINDOW & DETAILS



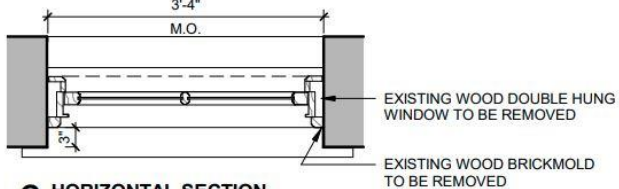
TYPICAL EXISTING EAST WINDOW - INTERIOR



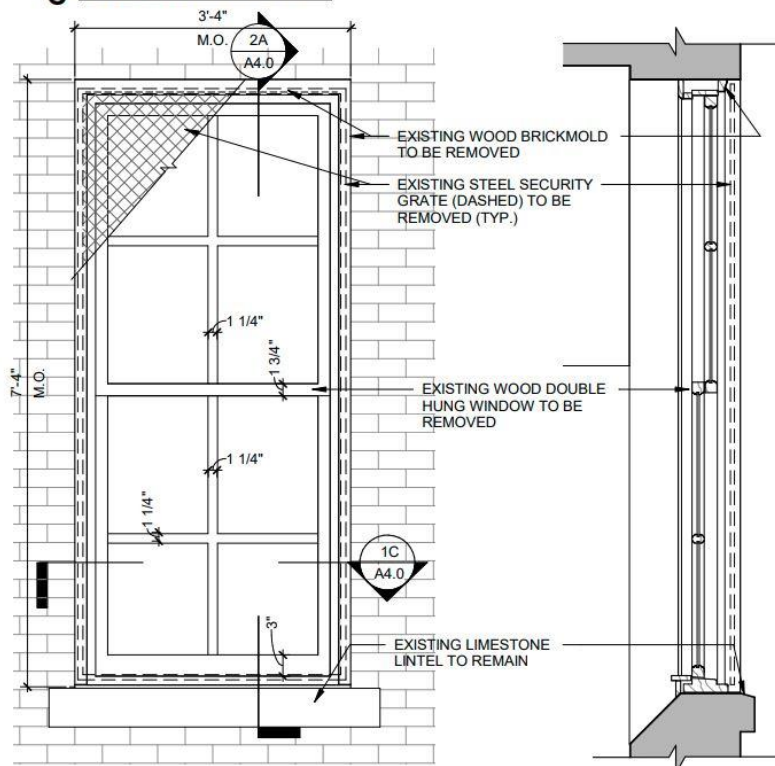
SCOPE OF WINDOW
REPLACEMENT
WITHIN BOX ONLY



WEST ELEVATION OVERALL



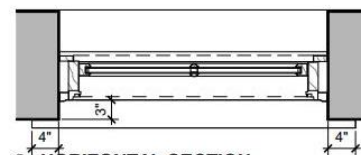
C HORIZONTAL SECTION



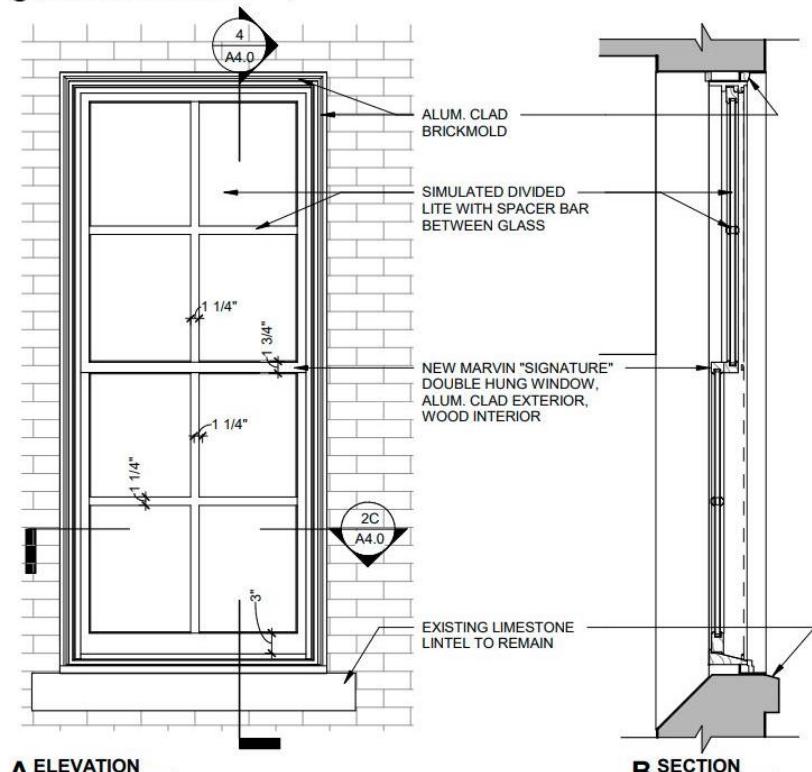
A ELEVATION

1 EXISTING EAST WINDOWS

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



C HORIZONTAL SECTION

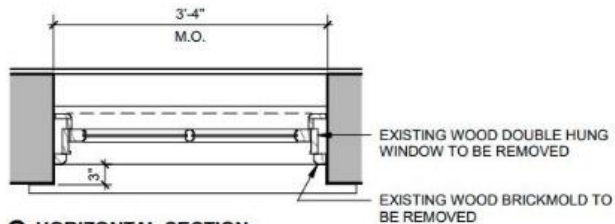


A ELEVATION

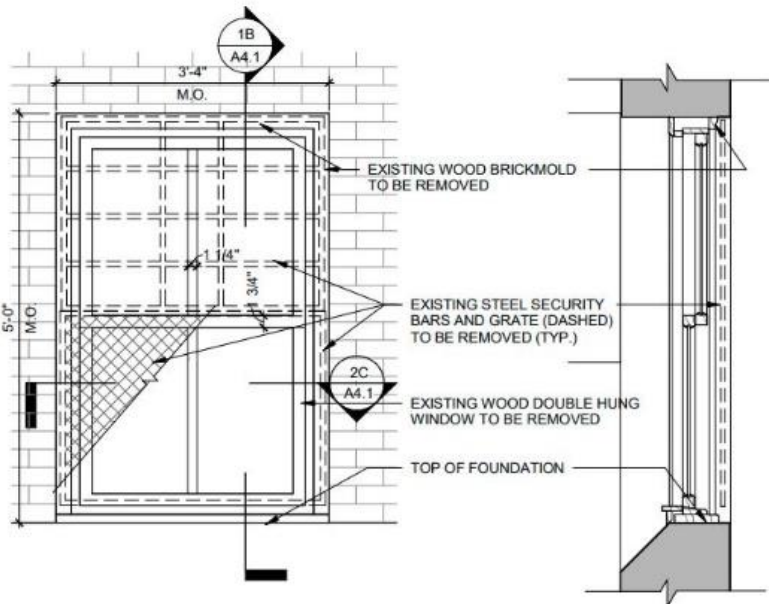
2 PROPOSED EAST WINDOWS

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





C HORIZONTAL SECTION

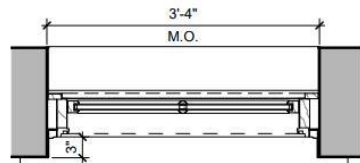


A ELEVATION

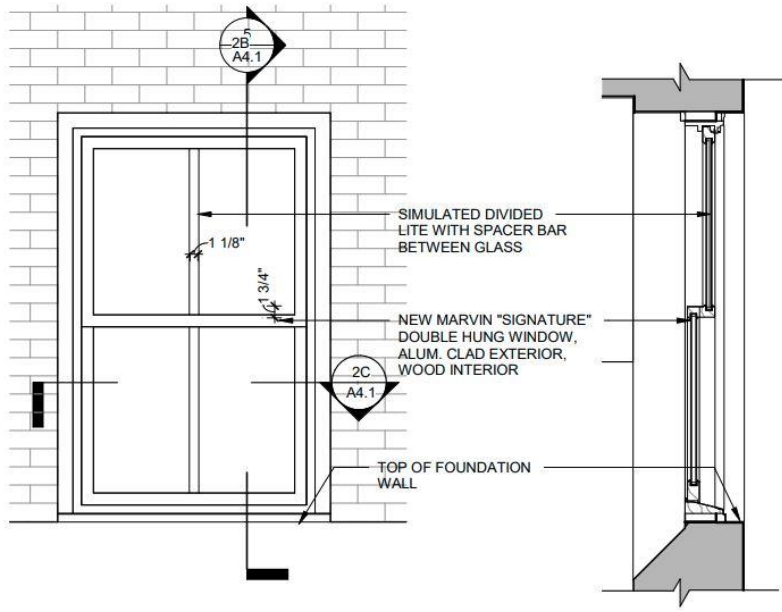
B SECTION

1 EXISTING WEST WINDOWS

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



C HORIZONTAL SECTION



A ELEVATION

B SECTION

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

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

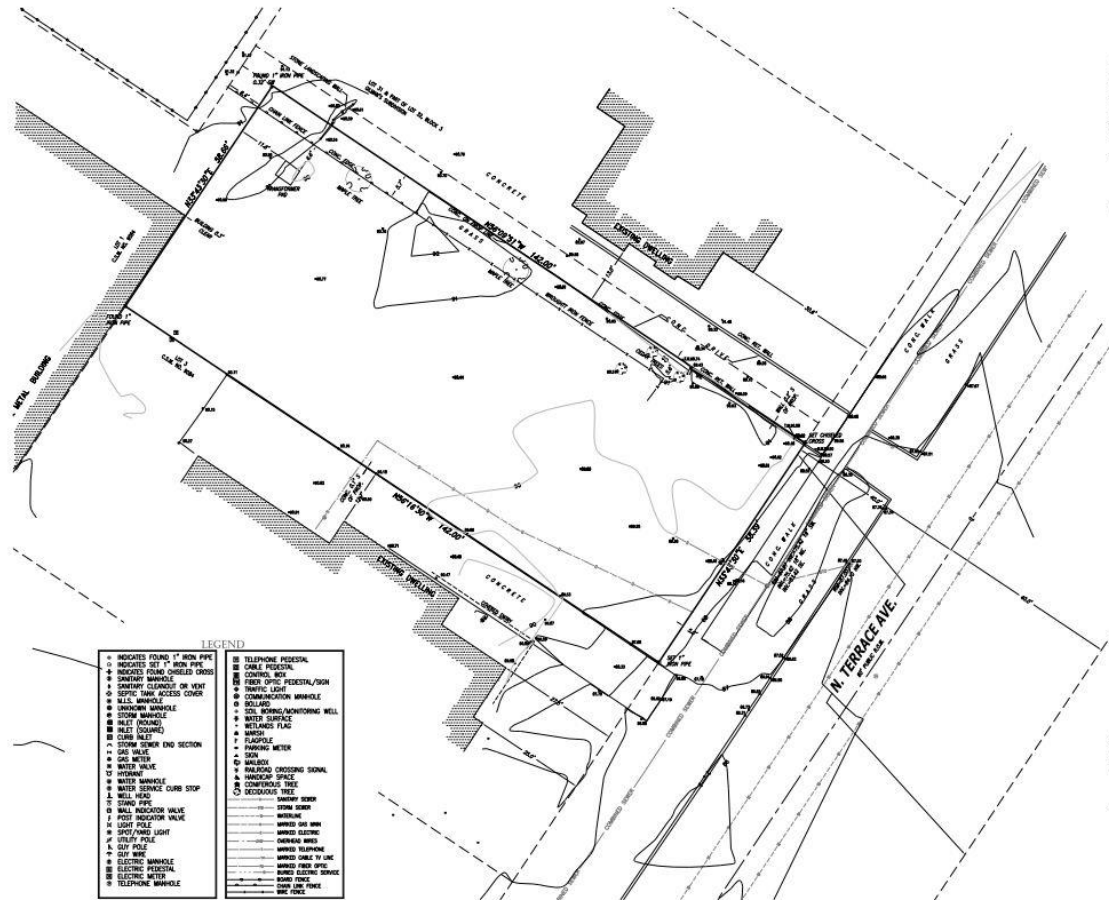
PLAT OF SURVEY

CLIENT
 Hill Kuylenstein
SITE ADDRESS
 2425 N. Terrace Ave., City of Milwaukee, Milwaukee County, Wisconsin.

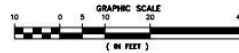
LEGAL DESCRIPTION
 Lot 2 of Certified Survey Map No. 9084, recorded October 29, 2018 as Document No. 10823442, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 15, all in the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee 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°12'12".
 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 0.231 square feet or 0.2908 acres.



STARTING BENCHMARK: 87.67
 1st AUGUST 1917 or thereabouts



LEGEND

○ INDICATES FOUND 1" IRON PIPE	○ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	○ CABLE PEDESTAL
○ INDICATES FOUND OR BORED CHES	○ CONTROL BOX
○ SANITARY MANHOLE	○ FENCED OPTIC PEDESTAL/POH
○ SANITARY CLEANOUT OR VENT	○ TRAFFIC LIGHT
○ SEPTIC TANK ACCESS COVER	○ COMMUNICATION MANHOLE
○ 6" I.C. MANHOLE	○ 6" SOLID
○ UNKNOWN MANHOLE	○ SOIL BORING/MONITORING WELL
○ STORM MANHOLE	○ WATER SURFACE
○ INLET (ROUND)	○ WETLANDS FLAG
○ INLET (SQUARE)	○ MARK
○ CURB INLET	○ FLAGPOLE
○ STORM CURB END SECTION	○ PARKING METER
○ GAS METER	○ SIGN
○ WATER METER	○ MANHOLE
○ HYDRANT	○ BALANCED CROSSING SIGNAL
○ WATER MANHOLE	○ HANGOVER SPACE
○ WATER SERVICE CURB STOP	○ COMPROMISED TREE
○ 8" WELL HEAD	○ RECREATION TREE
○ STAFF PIPE	○ STORM SEWER
○ WALL INDICATOR VALVE	○ WATERLINE
○ LIGHT POLE	○ STORM SEWER
○ SPOT/FLOOD LIGHT	○ WATER ELECTRIC
○ UTILITY POLE	○ OVERHEAD WIRE
○ GUY POLE	○ WIRELESS RELAYING
○ GUY WIRE	○ WIRELESS TOWER W/ LAMP
○ ELECTRIC MANHOLE	○ WIRELESS FIBER OPTIC
○ ELECTRIC PEDESTAL	○ BORED FIBER SERVICE
○ ELECTRIC METER	○ BORED FIBER SERVICE
○ TELEPHONE MANHOLE	○ BORED FIBER SERVICE
	○ BORED FIBER SERVICE

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



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

CHAPUT LAND SURVEYS
 2100 W. Francis Street, Milwaukee, WI 53224
 414.224.5200
 www.chaputland.com

Date:	Revision:

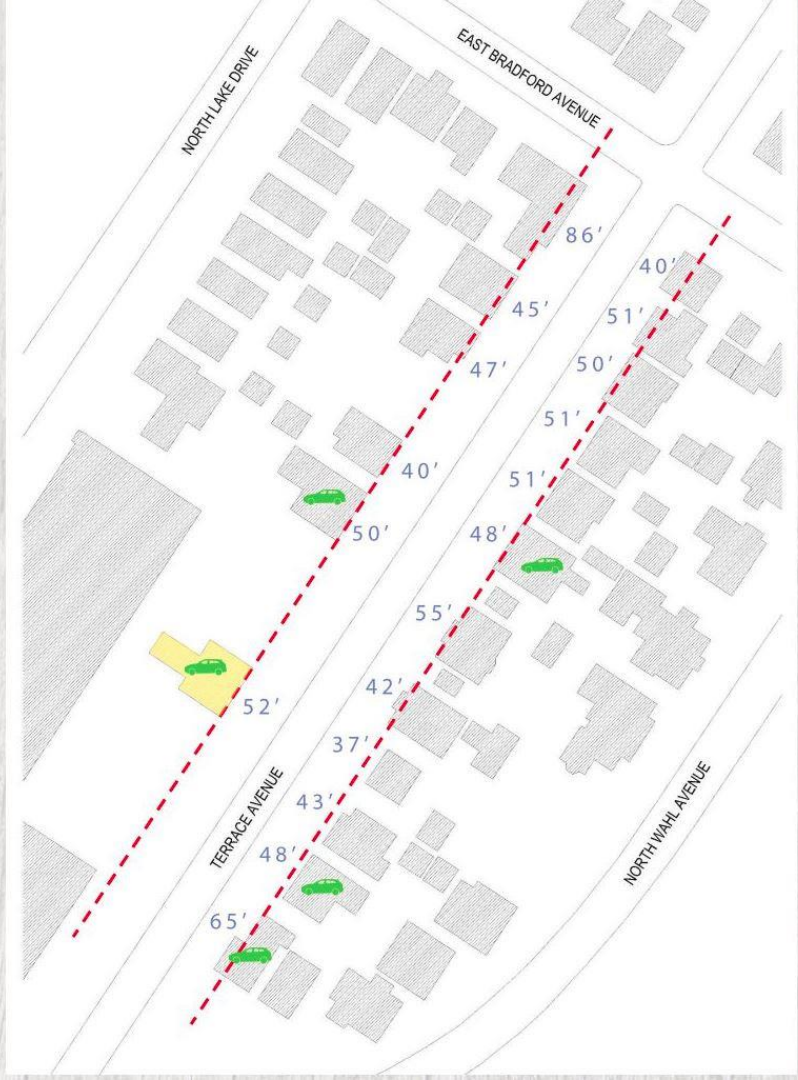
CHAPUT LAND SURVEYS

SITING

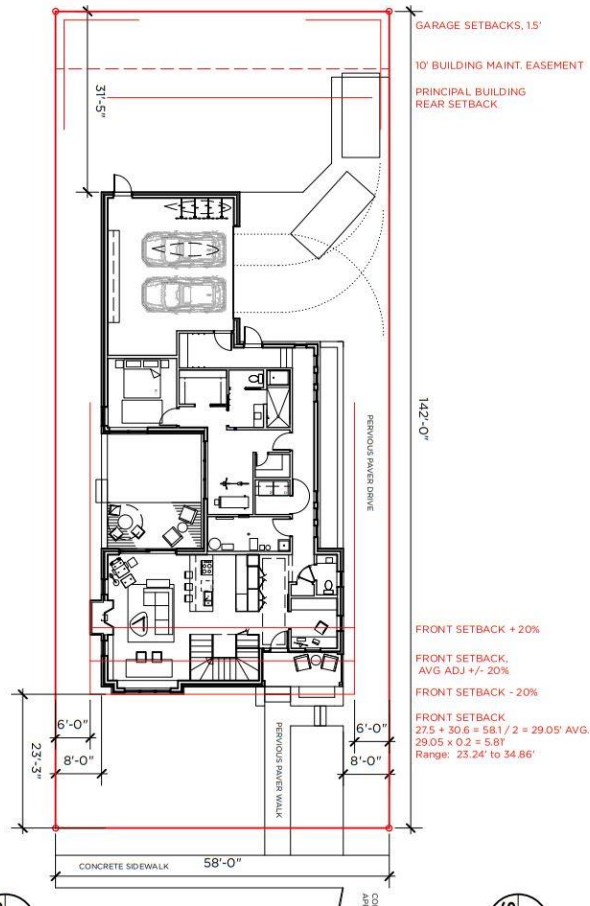
- ~50' SETBACK FROM CURB IS AVERAGE FOR TERRACE AVENUE
- WIDTH OF HOUSES ON BLOCK
- HOUSES THAT HAVE ATTACHED GARAGE



(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 NW HIGH
A4.2 SCALE: NTS



2 NE HIGH
A4.2 SCALE: NTS



3 SW HIGH
A4.2 SCALE: NTS



4 SE HIGH
A4.2 SCALE: NTS



MATERIALS



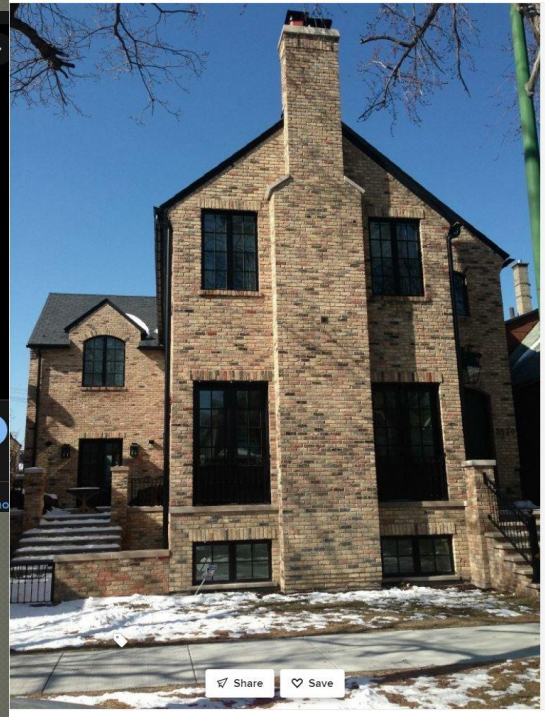
11/7/2022



October version



November version



Reclaimed Brick Examples



THERMALLY MODIFIED WOOD

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

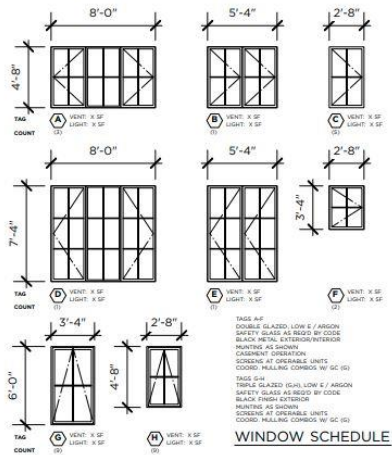


Standing seam zinc for roofs and cladding

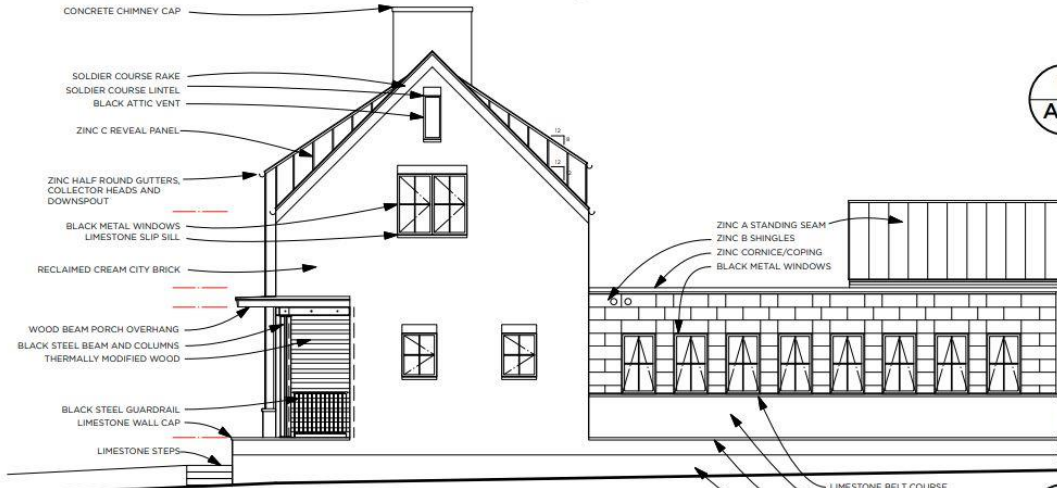




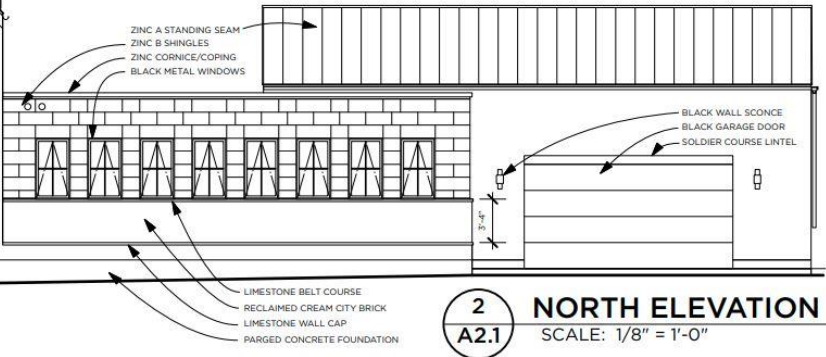
11/7/2022

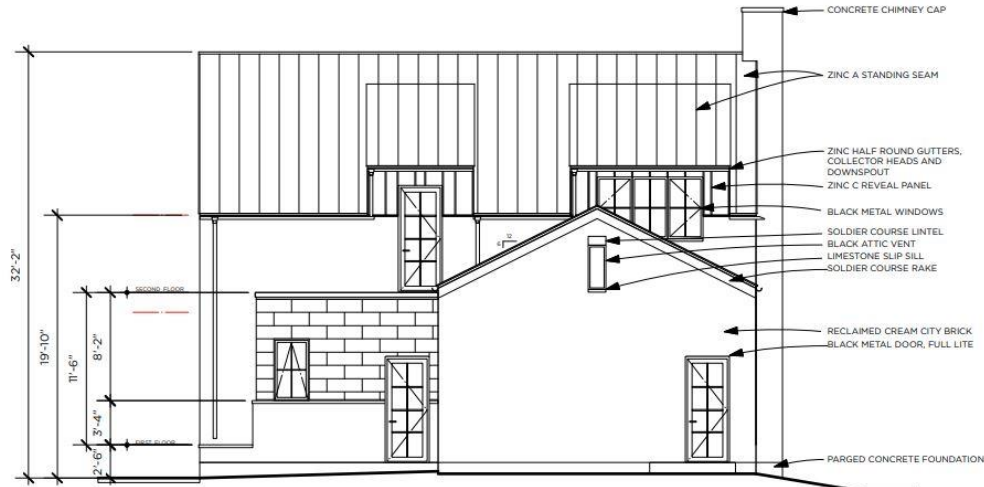


1
A2.1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

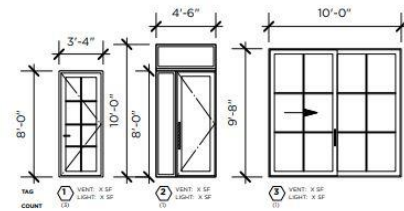


2
A2.1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

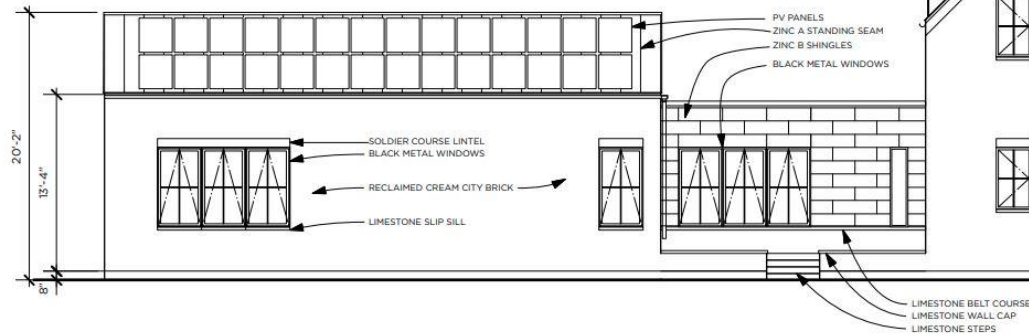




1
A2.2 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



DOORS / ENTRY



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



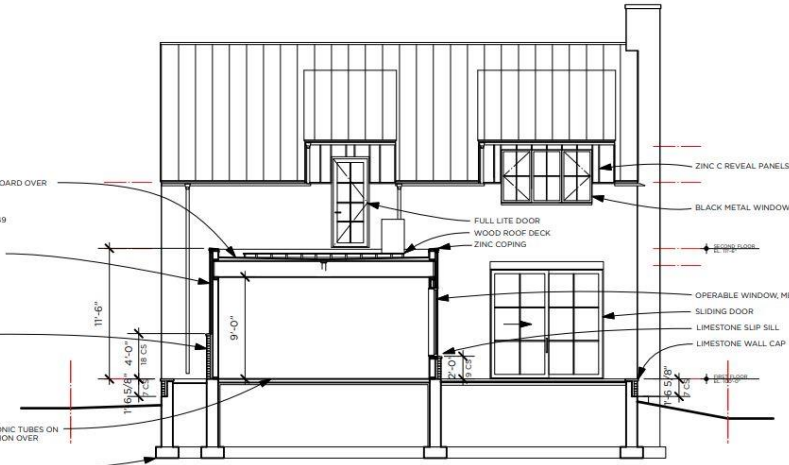
ROOF ASSEMBLY 2
 MEMBRANE ROOFING ON PROTECTION BOARD OVER
 TAPERED POLYISO INSULATION ON
 3/4" T&G ROOF DECK ON
 PRE-ENG 2X WOOD TRUSSES W/
 SUPPLEMENTAL INSULATION TOTAL G R-49
 AND 1/2" GB CEILING FOR PT

WALL ASSEMBLY 2
 ZINC B SHINGLES ON
 MFG RECD 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

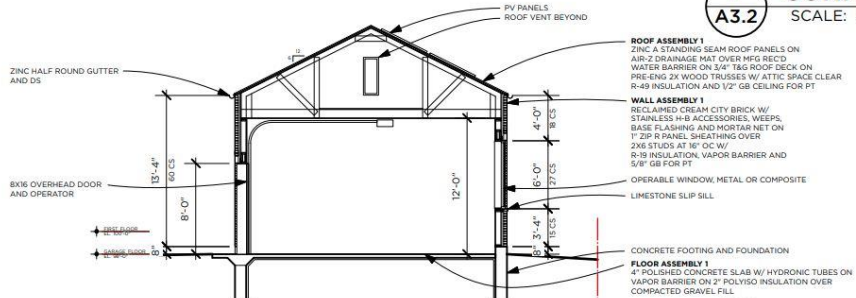
WALL ASSEMBLY 1
 RECLAIMED CREAM CITY BRICK W/
 STAINLESS H-B ACCESSORIES, WEEPS,
 BASE FLASHING AND MORTAR NET ON
 1" ZIP R PANEL SHEATHING OVER
 2X6 STUDS AT 16" OC W/
 R-19 INSULATION, VAPOR BARRIER AND
 5/8" GB FOR PT

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

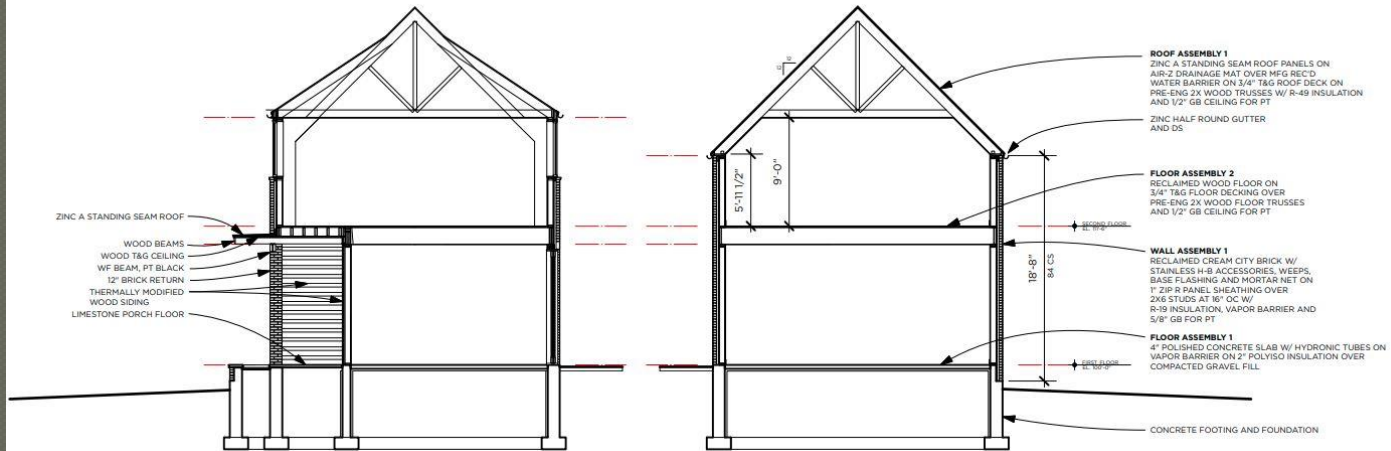
CONCRETE FOOTING AND FOUNDATION



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

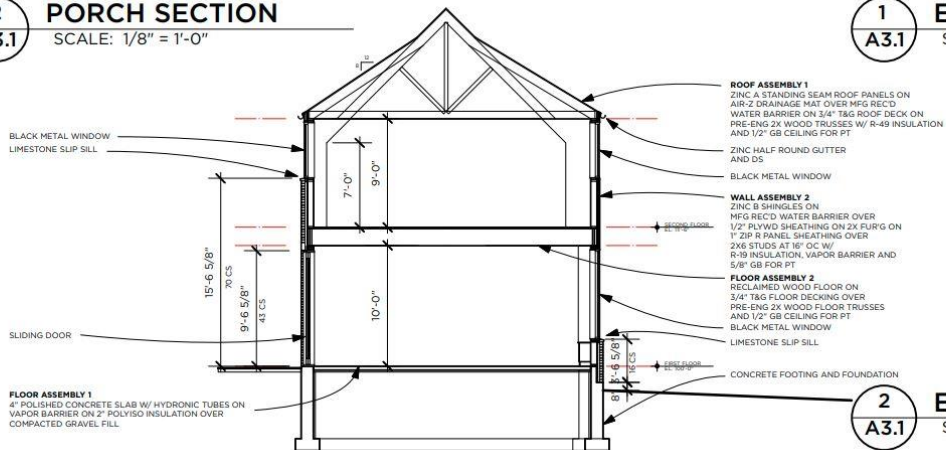


2 **GARAGE SECTION**
 A3.2 SCALE: 1/8" = 1'-0"

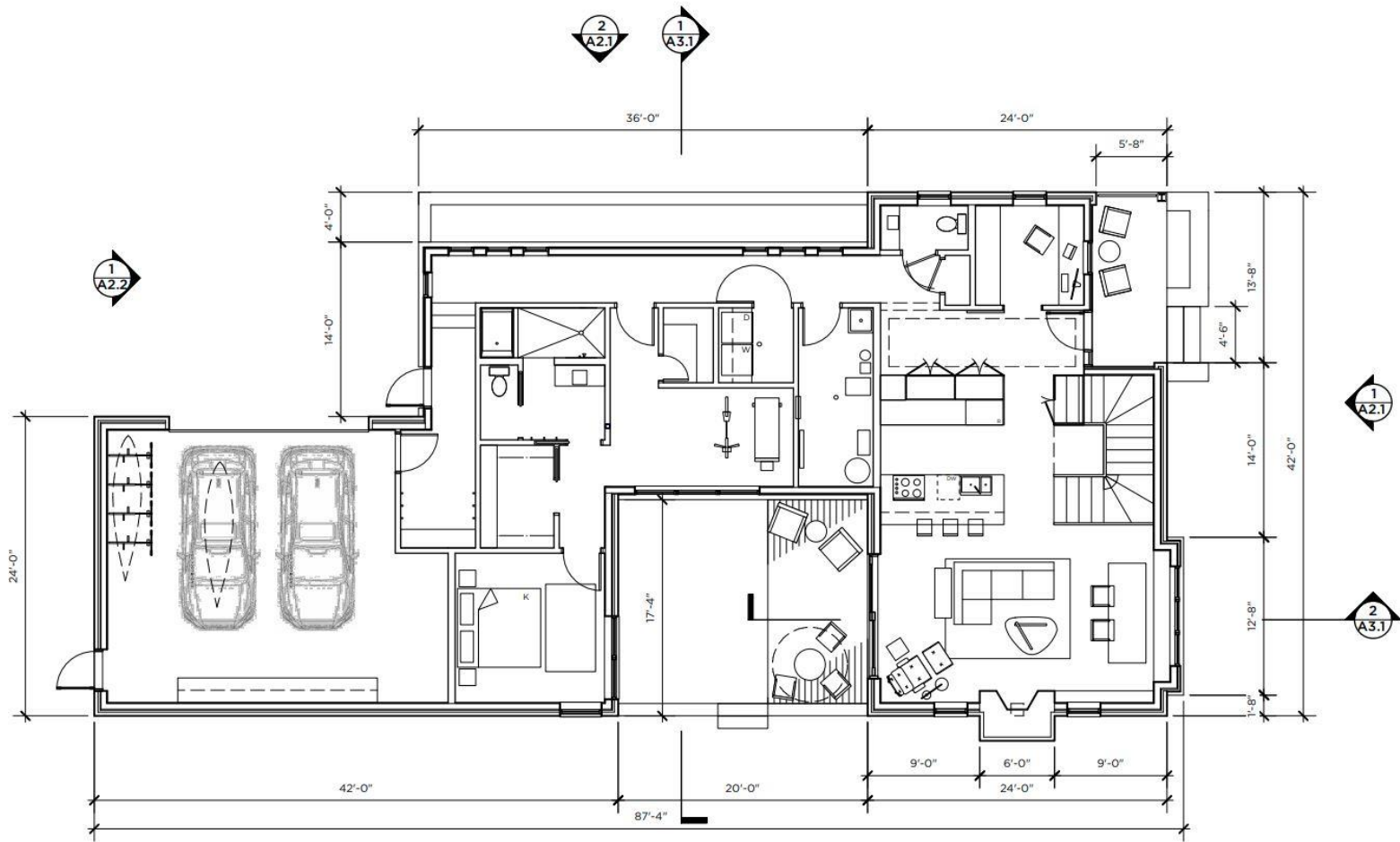


2
A3.1 **PORCH SECTION**
SCALE: 1/8" = 1'-0"

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



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

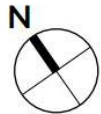


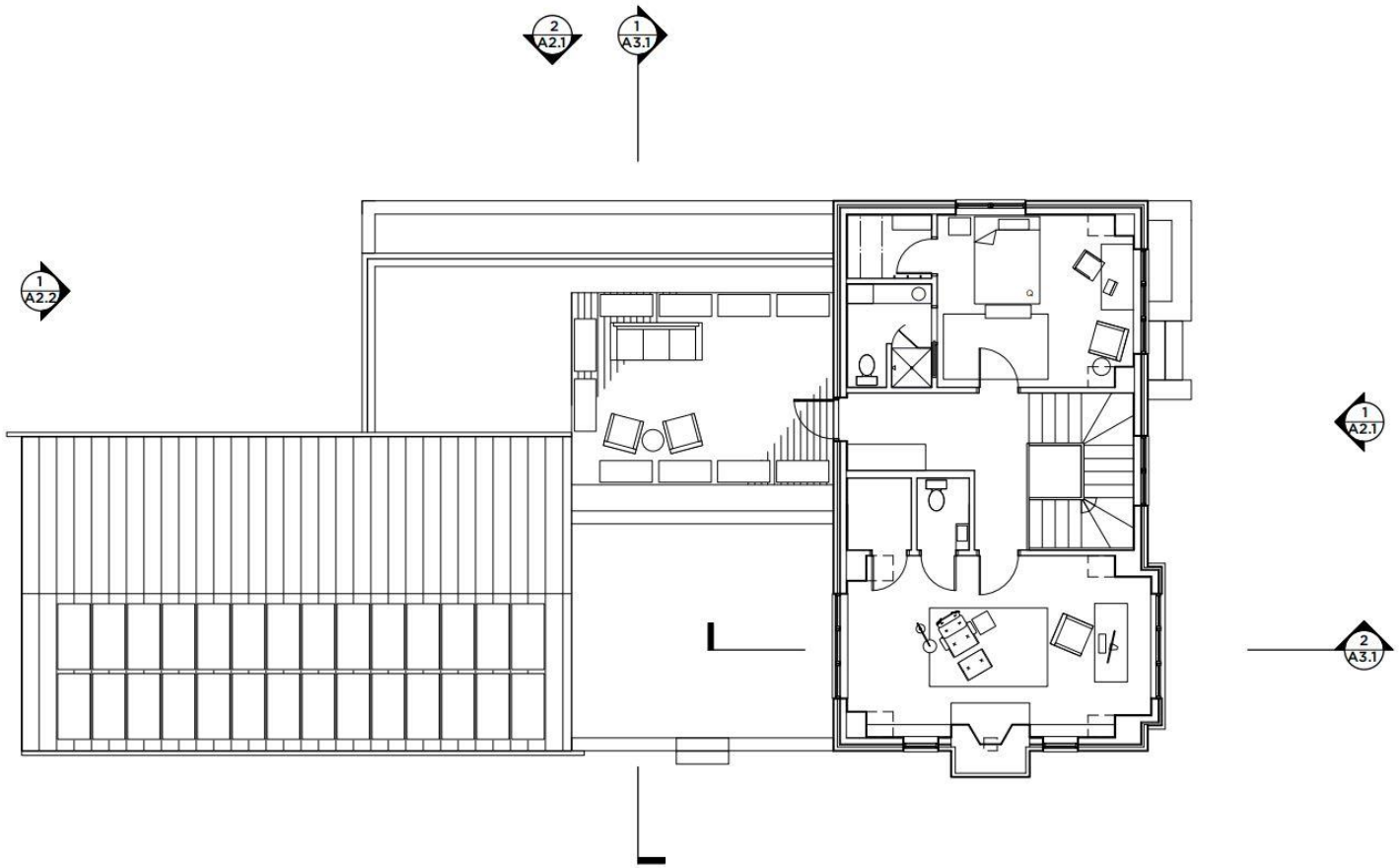
2
A2.2

1
A1.1

FIRST FLOOR PLAN

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



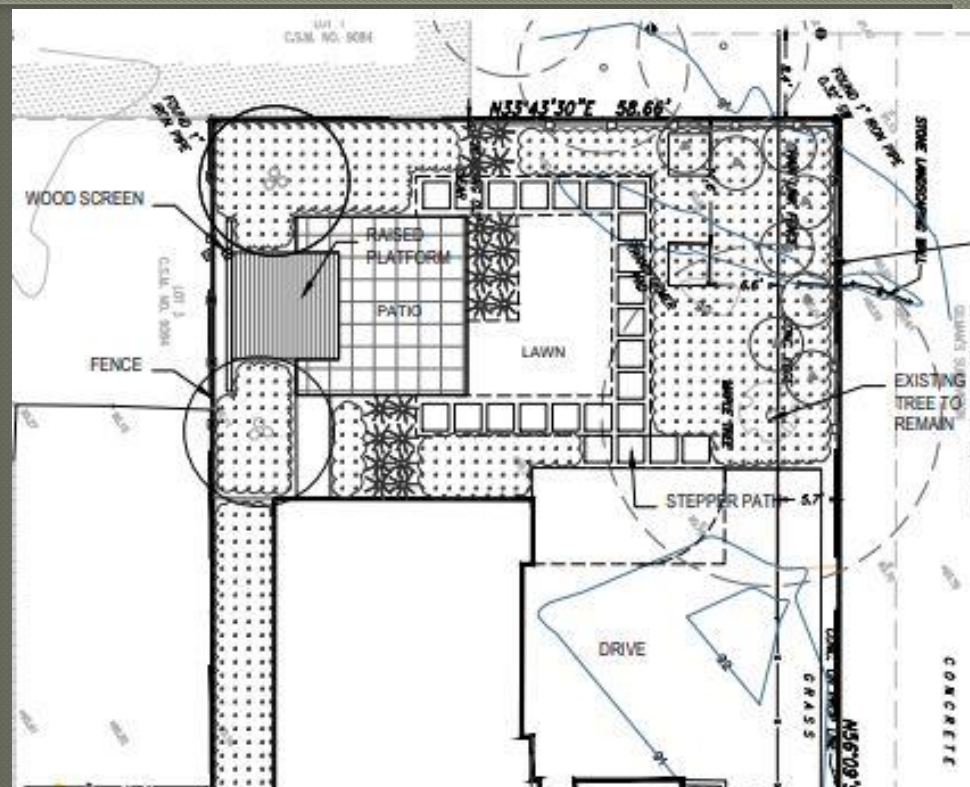
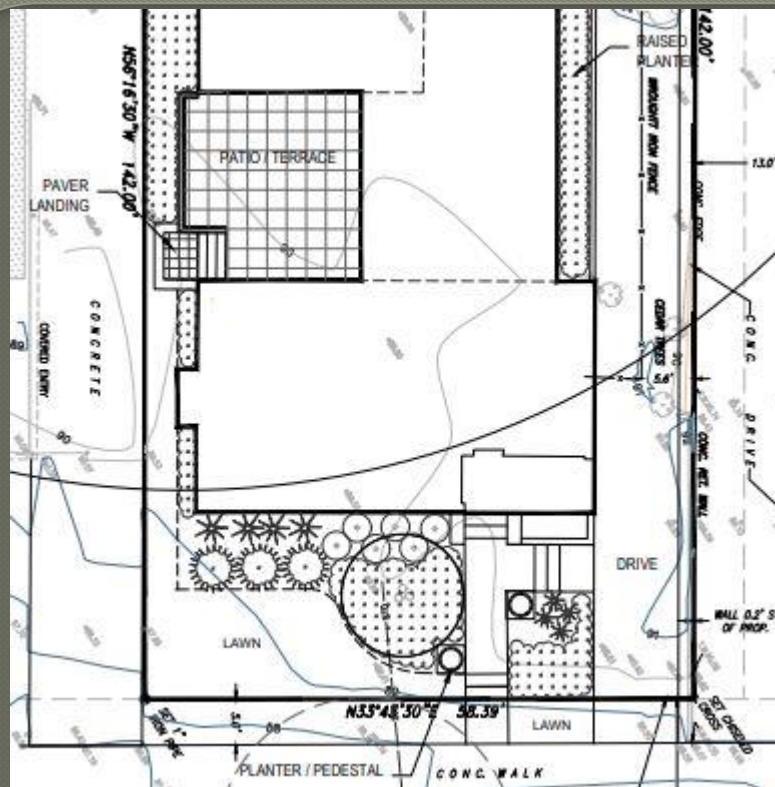


1
A1.2

SECOND FLOOR PLAN

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





Review of landscape will come later

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



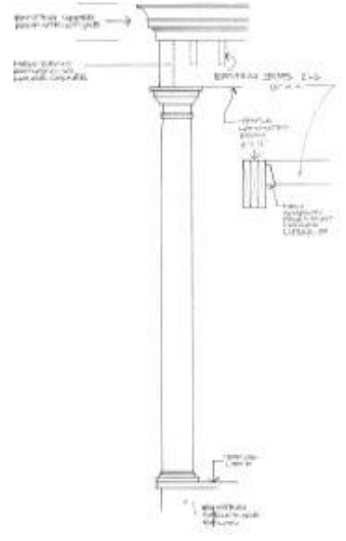
Survey Photo 1980



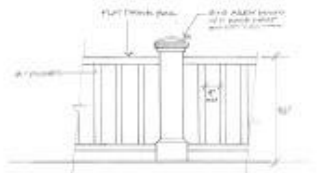








(A) COLUMN ELEVATION
Scale: 1" = 1'-0"



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



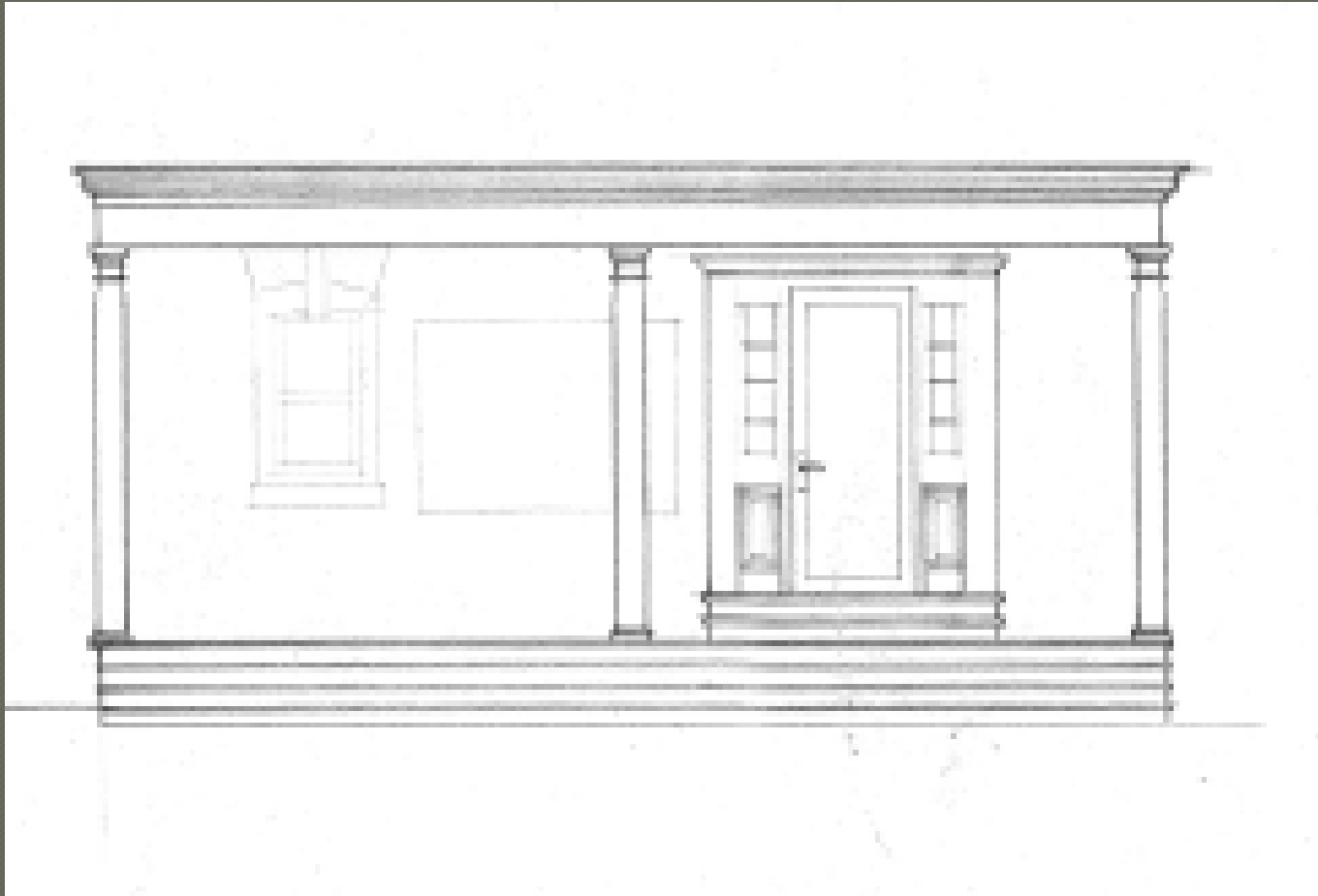
Interior Door/Truss
Support (18x18x10)
Lath/Plaster
1/2" Dry
1/2" Gypsum
1/2" 1/2" 1/2"
1/2" 1/2" 1/2"
1/2" 1/2" 1/2"



1/2" 1/2" 1/2"



1/2" 1/2" 1/2"



11/7/2022

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

4. 220801

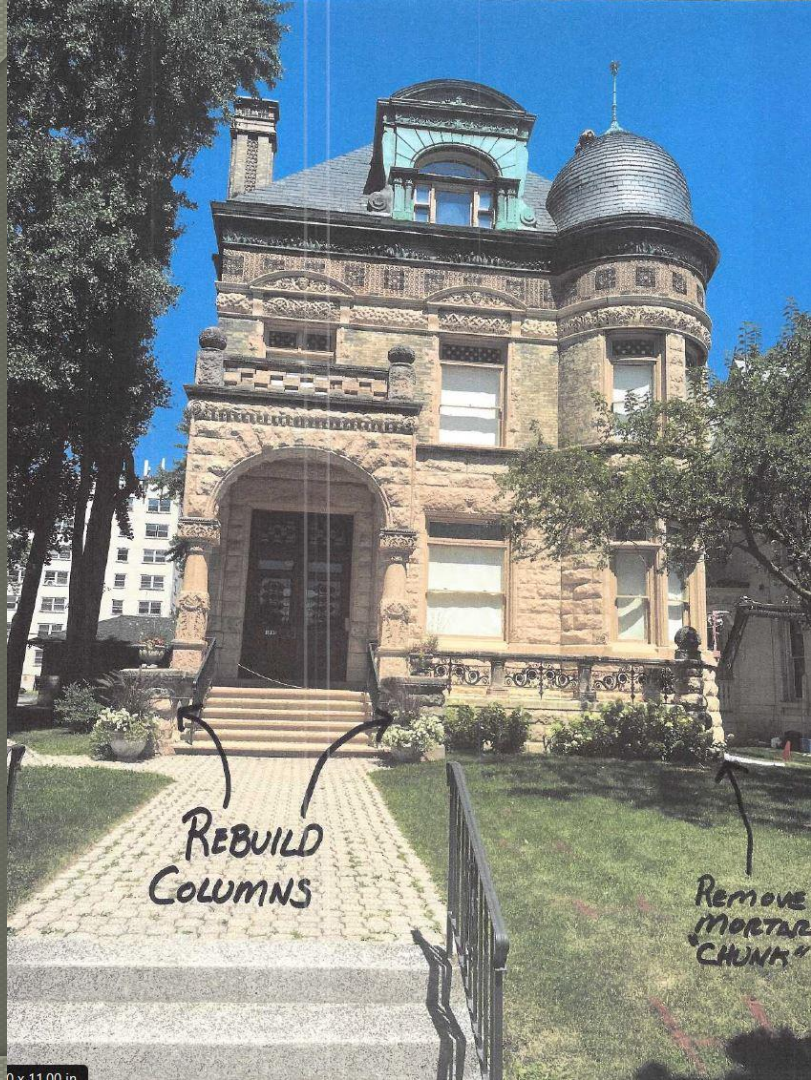
Resolution relating to a Certificate of Appropriateness for the repair of masonry at the front porch and other locations, at 1060 E. Juneau Avenue, in the First Ward Triangle Historic District, for GMC Miller House LLC, MRC Miller House..



1979 Survey Photo

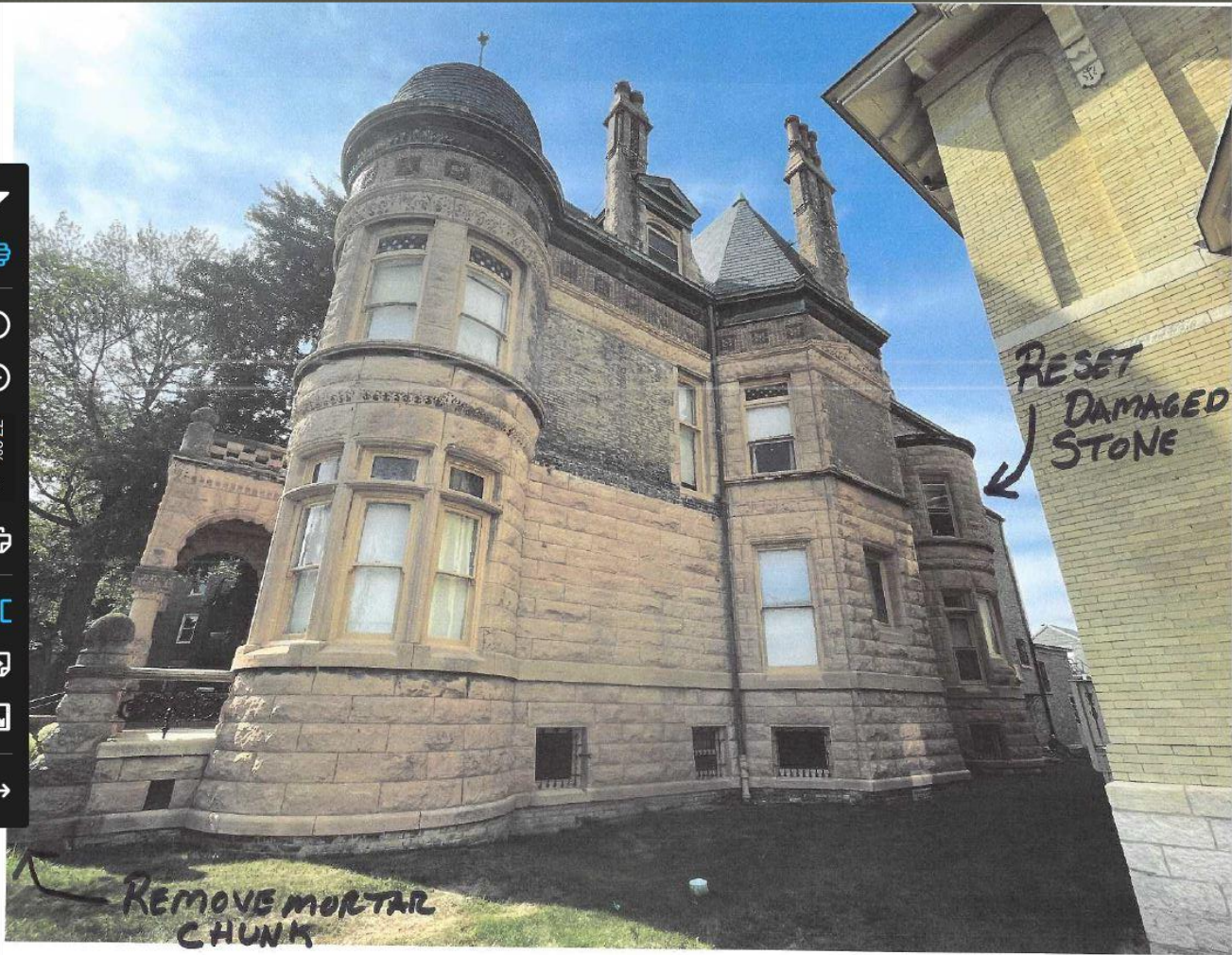


11/7/2022



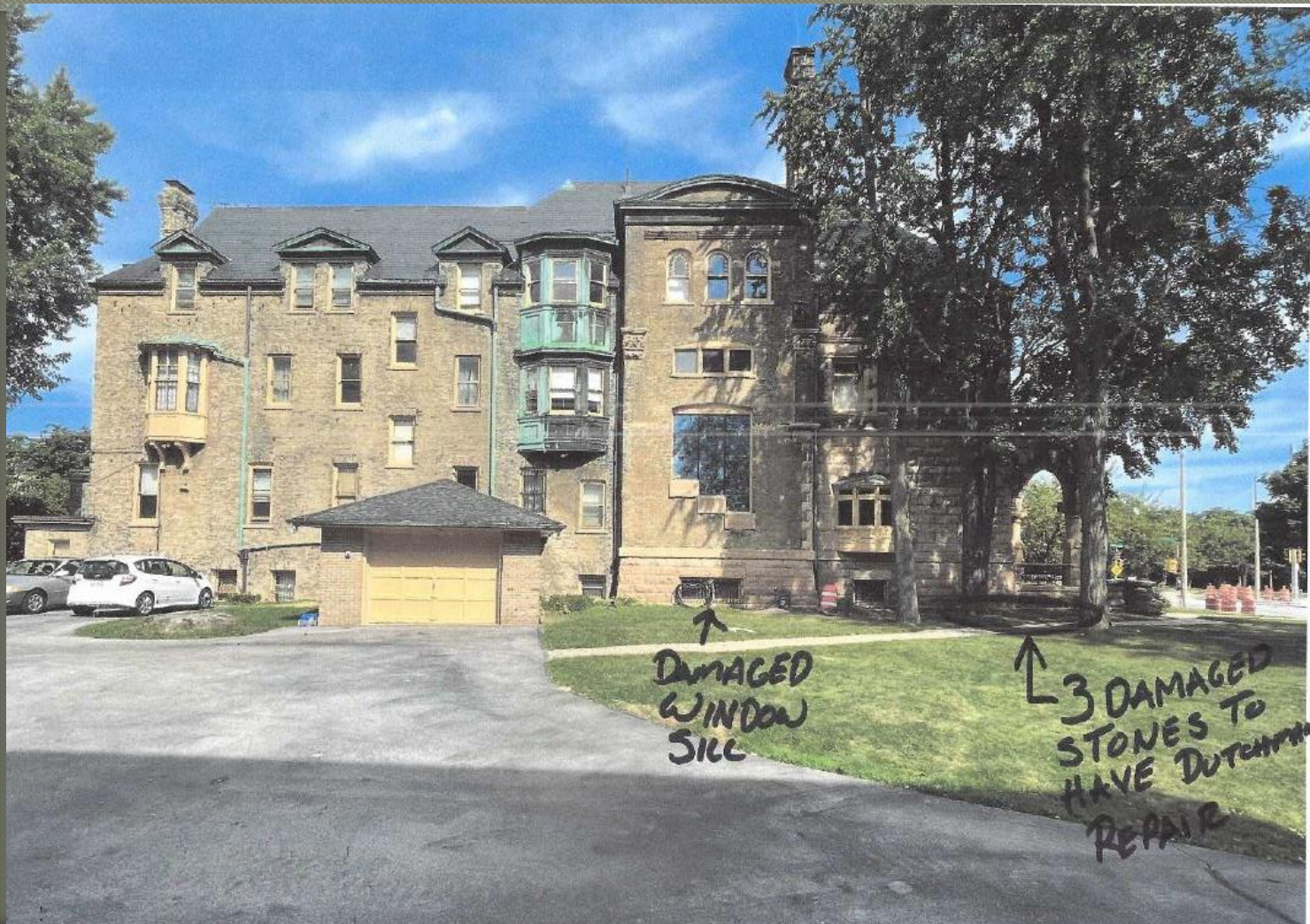


EXTENT



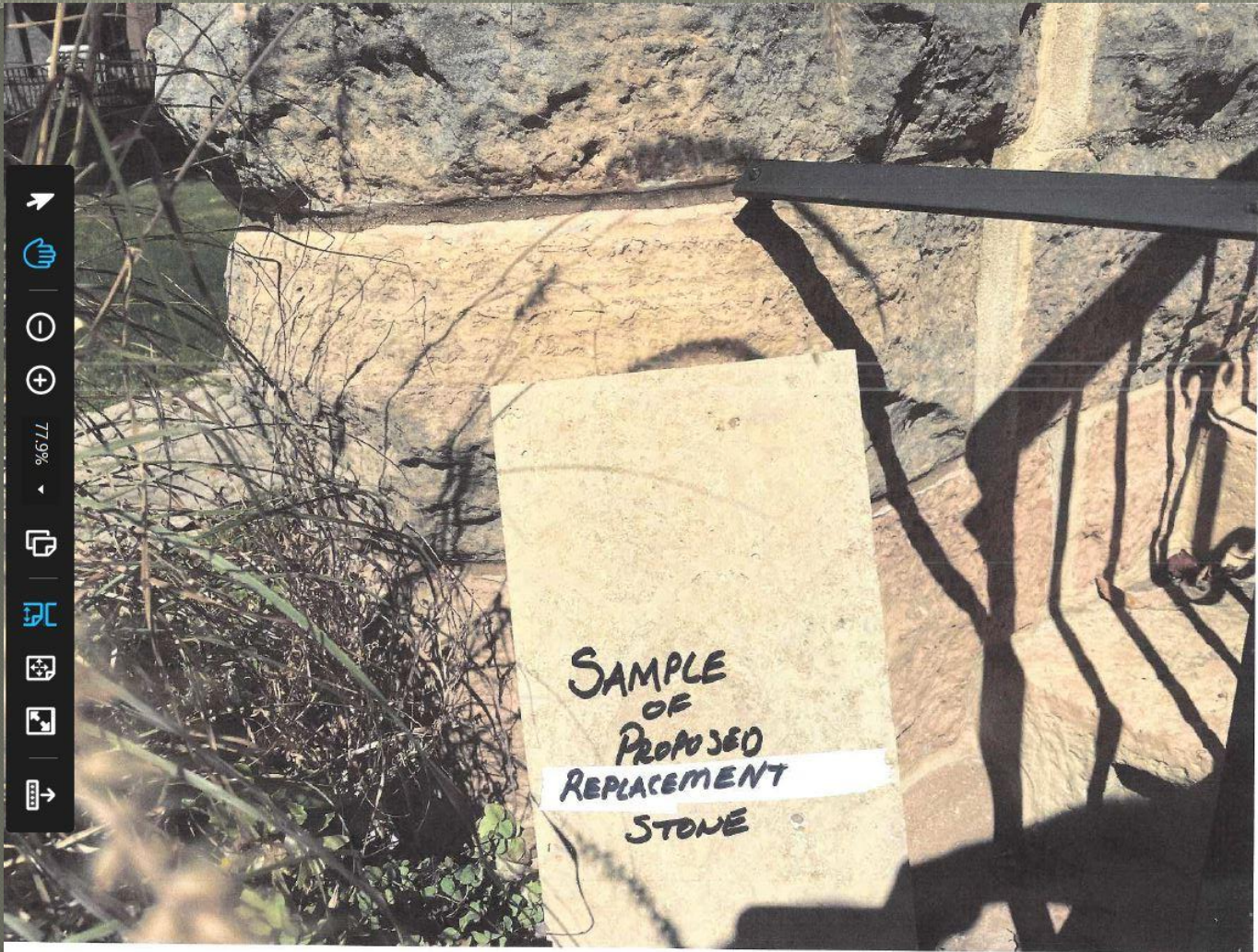
REMOVE MORTAR
CHUNK

RESET
DAMAGED
STONE



↑
DAMAGED
WINDOW
SILL

↑
3 DAMAGED
STONES TO
HAVE DUTCHMAN
REPAIR



11/7/2022

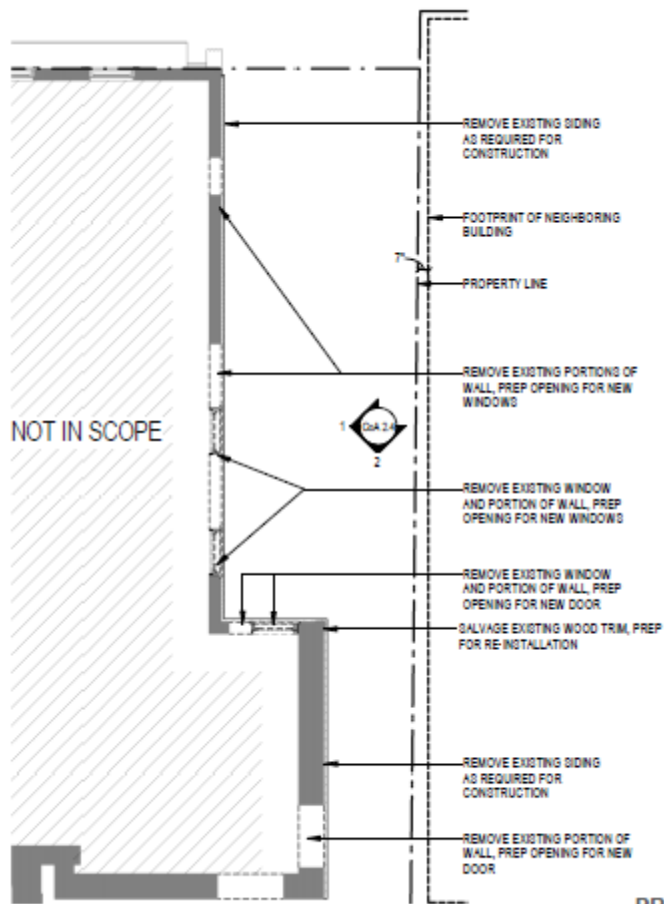




Survey Photo



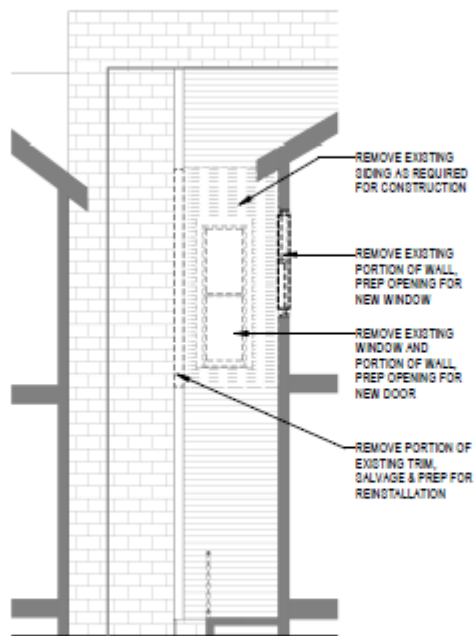
11/7/2022



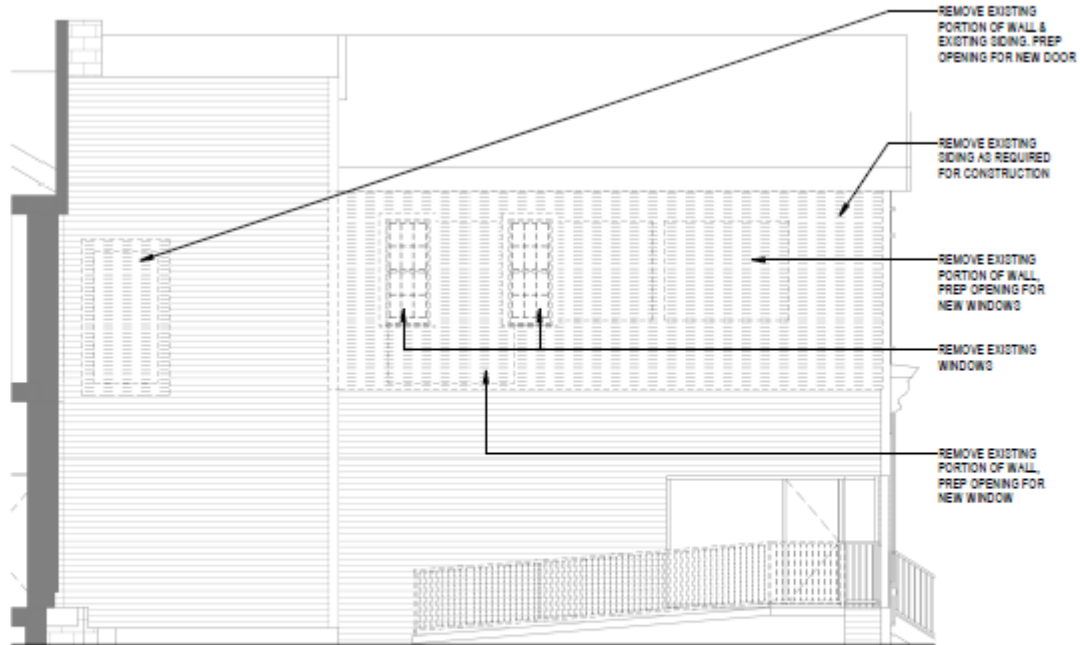
PROPOSED 2ND FLOOR DEMOLITION PLAN

CoA 2.3 | 10/11/2022

11/7/2022



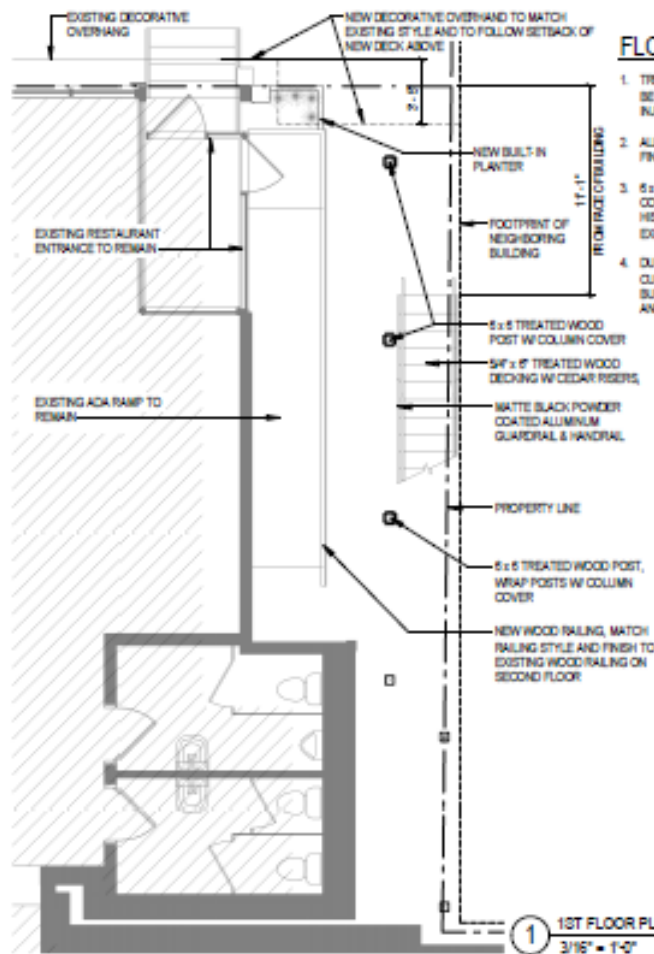
2 PROPOSED DEMOLITION ELEVATION - NORTH
3/16" = 1'-0"



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

PROPOSED DEMOLITION ELEVATION

11/7/2022

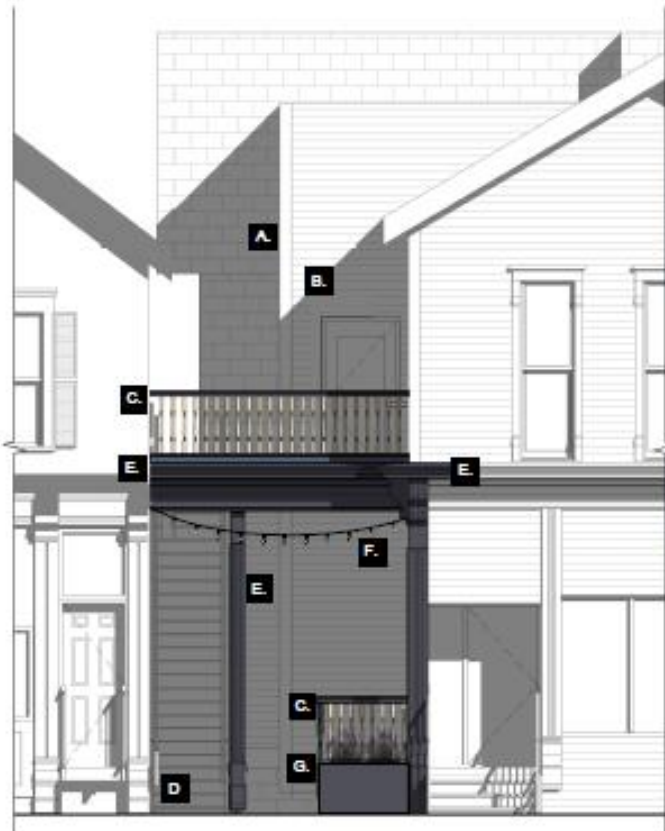


FLOOR PLAN GENERAL NOTES

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 TREADED 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:

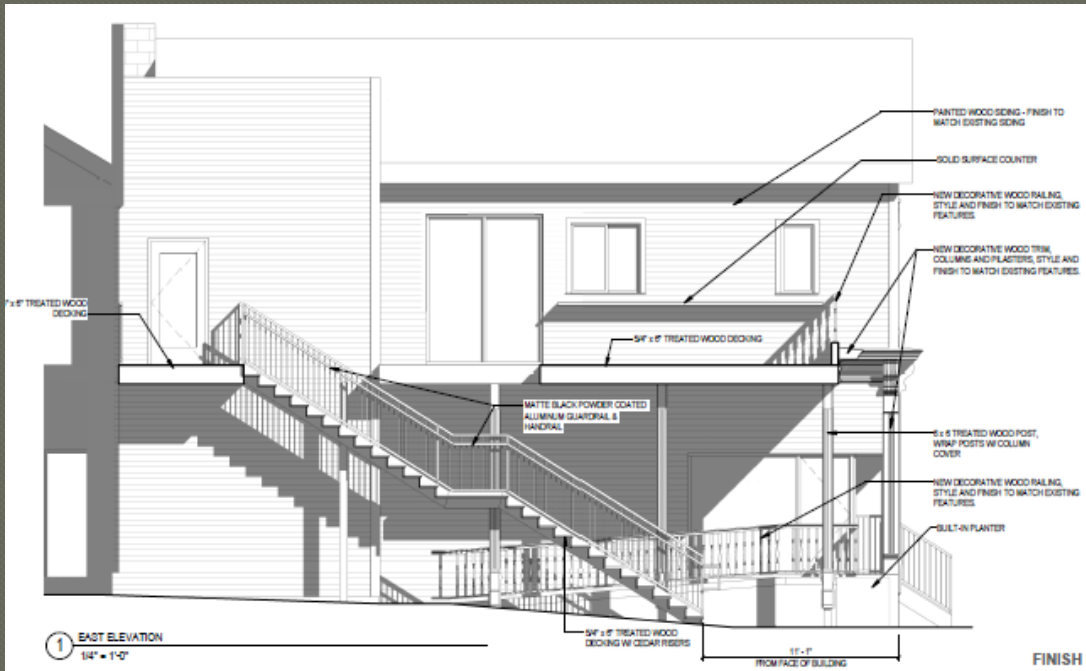
Adding a built-in planter will help to further define the space as well and contribute to a welcoming ambience.

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



