



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 2/11/2013
Ald. Milele Coggs District: 6
Staff reviewer: Paul Jakubovich
PTS #85459

Property	2640 N. 1ST ST., Love Tabernacle/Henry Palmer Lodge Historic Building	
Owner/Applicant	LOVE TABERNACLE CHURCH INC PO BOX 599 MILWAUKEE WI 53201-0599	Touissaint Harris 5301 N. 56th St. Milwaukee, WI 53218 Phone: (414) 519-6626
Proposal	Applicant requests a mothball certificate in order to set a timeline for completely replacing the deteriorated flat roof covering.	
Staff comments	<p>Replacing the flat roof covering with new EPDM material is the first big step towards reclaiming the building which has been damaged by water leaks over a period of years. Known historically as the Henry Palmer Lodge and now as Love Tabernacle, it was recently locally-designated at the request of the owners. Their application for a mothball certificate, which includes a Sept. 21, 2013 completion date for the new roof, is a good faith effort to put in place a plan that tackles a major piece of restoration. In the meantime, the mothball certificate would help the owners by suspending possible fines, citations or raze orders. A Certificate of Appropriateness will be issued for the new roof and flashings after the application for that work is received by HPC staff.</p> <p>Leaks in the roof have been temporarily patched by a roofing contractor and the congregation has begun fundraising for a new roof. The work is projected to begin by mid-June 2013. At this time the second and third floors cannot be used due to water damage and the owners have proposed to barricade them from public use until they can be repaired. Though this step is important in order to temporarily put the first floor back into service, it is part of a separate proposal to the Department of Neighborhood Services and is not part of the HPC review process for the mothball certificate. With a new roof in place, however, work can then begin in earnest on repairing the interior.</p> <p>Love Tabernacle is a major historic building and its continued preservation is important to the surrounding neighborhood and the City of Milwaukee. The time frame for completing the re-roofing is reasonable and it should be finished before any new leaks develop.</p>	
Recommendation	Recommend HPC Approval of a mothball certificate for re-roofing that will expire Sept. 21, 2013.	
Conditions		
Previous HPC action		
Previous Council action		