

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

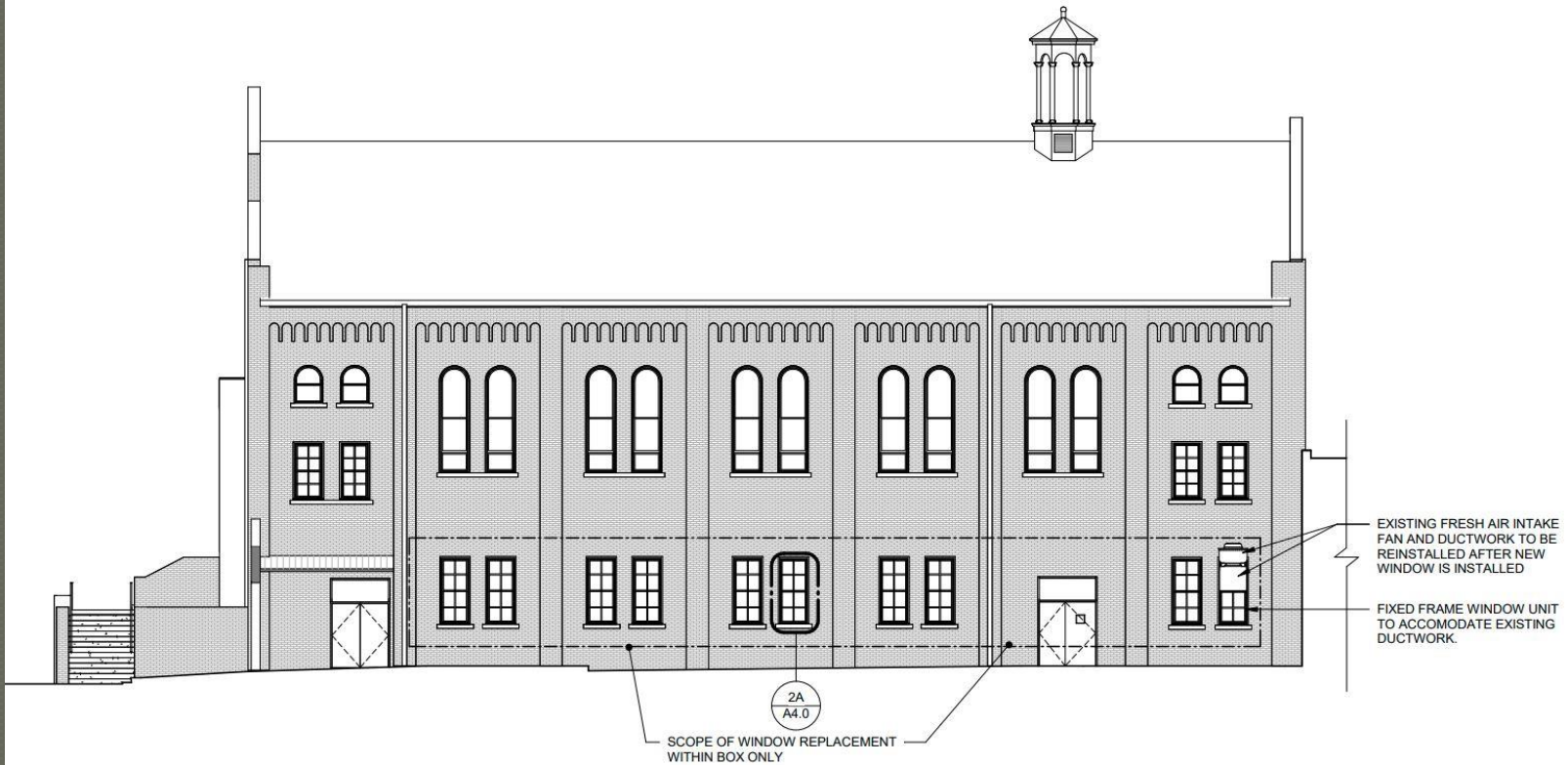
1. 220754

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



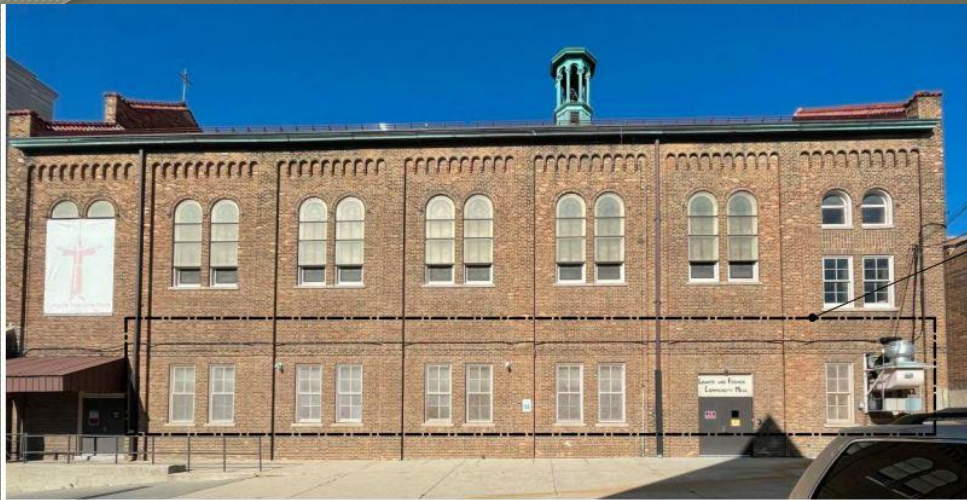


St. Benedict the Moor
 930 West State Street
 Milwaukee, Wisconsin

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

A2.2
 09/06/22





EAST ELEVATION OVERALL



TYPICAL EAST WINDOW & DETAILS



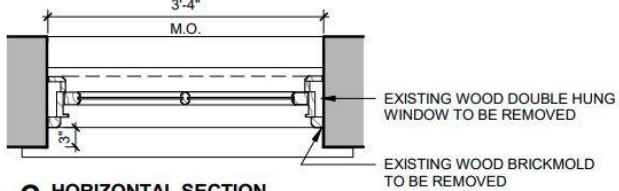
TYPICAL EXISTING EAST WINDOW - INTERIOR



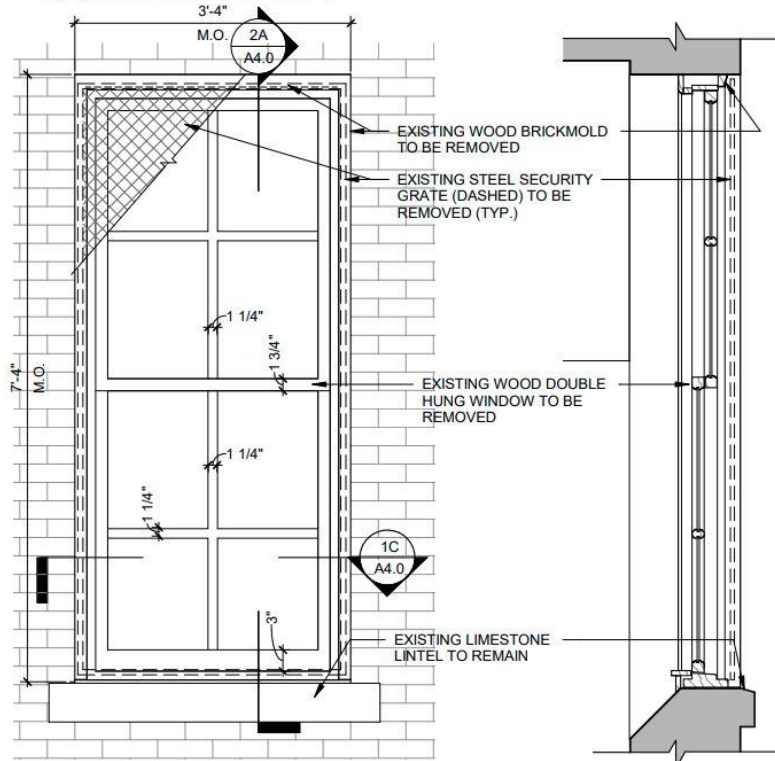
SCOPE OF WINDOW
REPLACEMENT
WITHIN BOX ONLY



WEST ELEVATION OVERALL



C HORIZONTAL SECTION

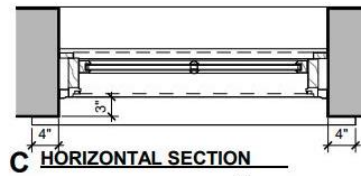


A ELEVATION

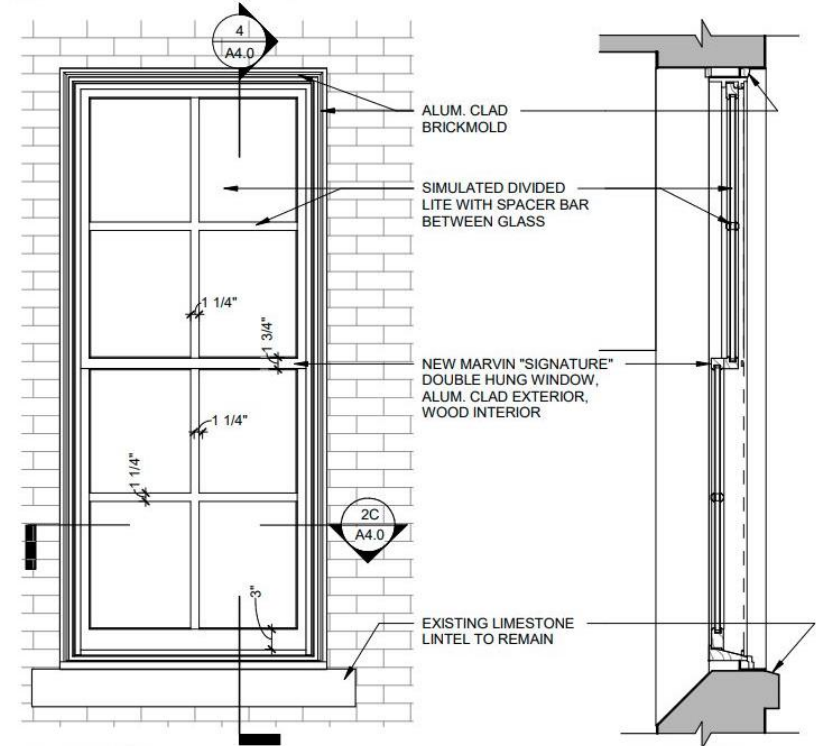
B SECTION

1 EXISTING EAST WINDOWS

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



C HORIZONTAL SECTION



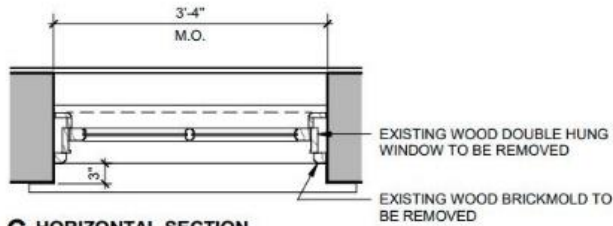
A ELEVATION

B SECTION

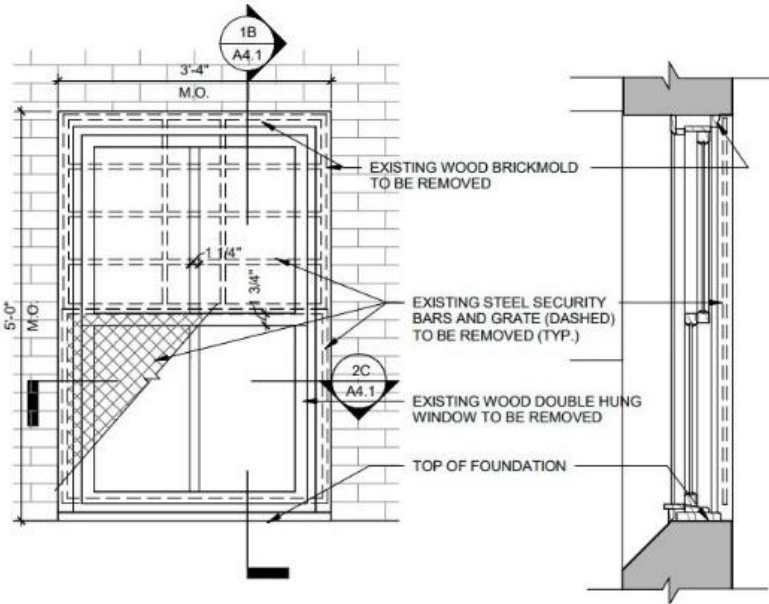
2 PROPOSED EAST WINDOWS

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





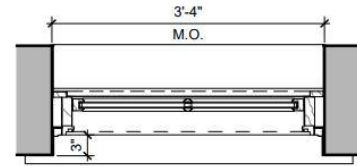
C HORIZONTAL SECTION



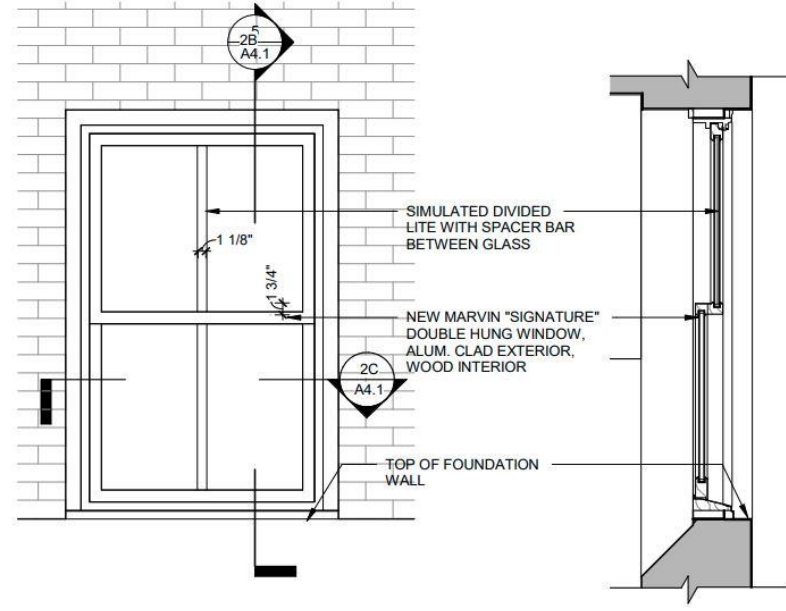
A ELEVATION

1 EXISTING WEST WINDOWS

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



C HORIZONTAL SECTION



A ELEVATION

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

181 KayKayan

SITE ADDRESS

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

LEGAL DESCRIPTION

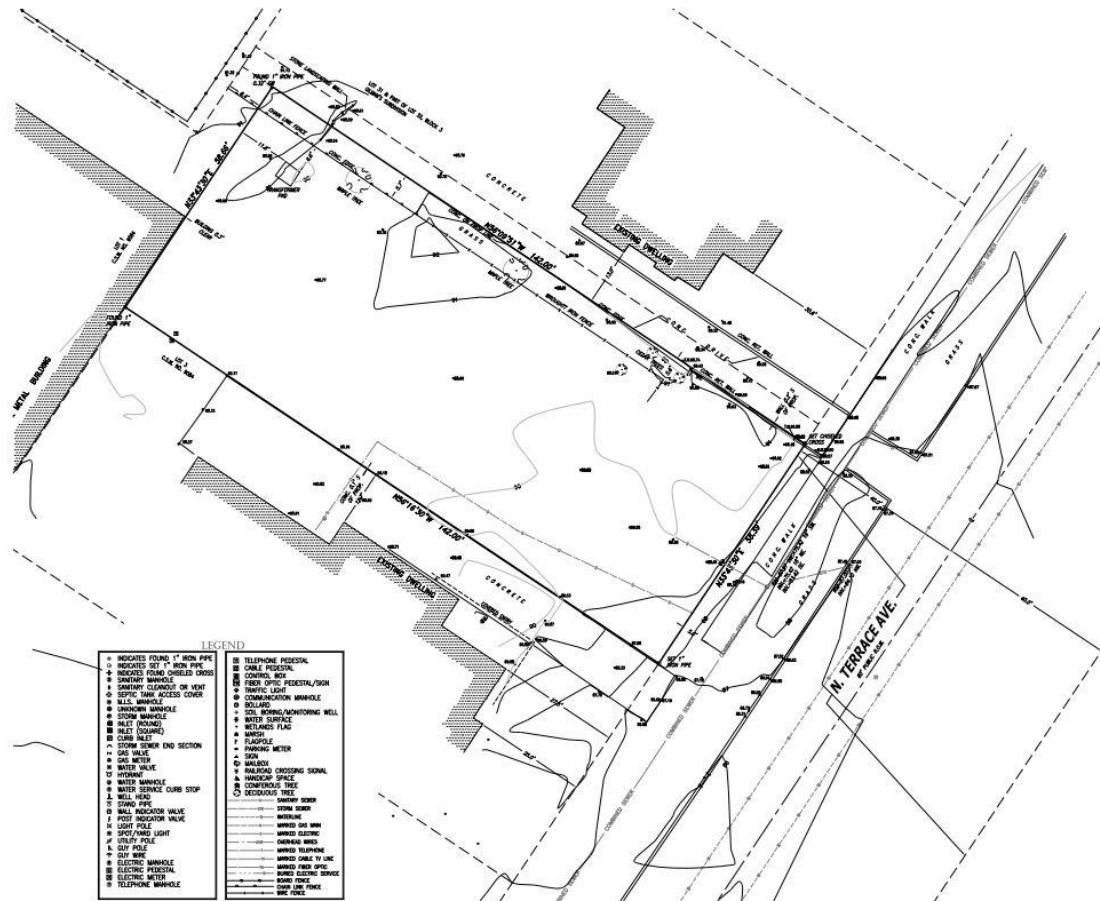
Lot 2 of Certified Survey Map No. 9084, recorded October 29, 2018 as Document No. 10823442, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 15, 40 in the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

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 N82°12'21".
... Vertical datum is based on City of Milwaukee Vertical datum which is NAD83 2012 - 180,603.

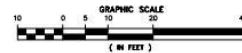
LAND AREA

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



STARTING BENCHMARK: 87.67
187 APRIL 1857 100 FEET

VICINITY MAP



LEGEND	
○ INDICATES FOUND 1" MIN PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" MIN PIPE	○ CABLE PEDESTAL
○ INDICATES FOUND OR BORED CHES	○ CONTROL BOX
○ SANITARY MANHOLE	○ FIBER OPTIC PEDESTAL/BOX
○ SANITARY CLEANOUT OR VENT	○ TRAFFIC LIGHT
○ SEPTIC TANK ACCESS COVER	○ COMMUNICATION MANHOLE
○ 8" I.C. MANHOLE	○ SOL. BORGING/MONITORING WELL
○ UNKNOWN MANHOLE	○ WETTER SURFACE
○ STORM MANHOLE	○ WETLANDS FLAG
○ INLET (ROUND)	○ MARK
○ INLET (SQUARE)	○ FLAGPOLE
○ CURB INLET	○ PARKING METER
○ STORM CURB END SECTION	○ SIGN
○ GAS METER	○ MANHOLE
○ WATER METER	○ BALANCED CROSSING SIGNAL
○ HYDRANT	○ HANGOVER SPACE
○ WATER MANHOLE	○ CONSPICUOUS TREE
○ WATER SERVICE CURB STOP	○ RECREATION TREE
○ 12" WELLS	○ SIGN STOP
○ STAFF PIPE	○ WARMED SIGN
○ WALL INGRESS VALVE	○ WARMED SIGN
○ LIGHT POLE	○ WARMED SIGN
○ SPOT/FLOOD LIGHT	○ WARMED SIGN
○ UTILITY POLE	○ WARMED SIGN
○ GUY POLE	○ WARMED SIGN
○ GUY WIRE	○ WARMED SIGN
○ ELECTRIC MANHOLE	○ WARMED SIGN
○ ELECTRIC PEDESTAL	○ WARMED SIGN
○ ELECTRIC METER	○ WARMED SIGN
○ TELEPHONE MANHOLE	○ WARMED SIGN

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. Chapat
Professional Land Surveyor
Registration Number S-1316

CHAPAT
LAND SURVEYS

2425 N. Terrace Ave., Milwaukee, WI 53208
414.224.1100
www.chapatland.com

Date:	Revision Description:

1
SP1.1

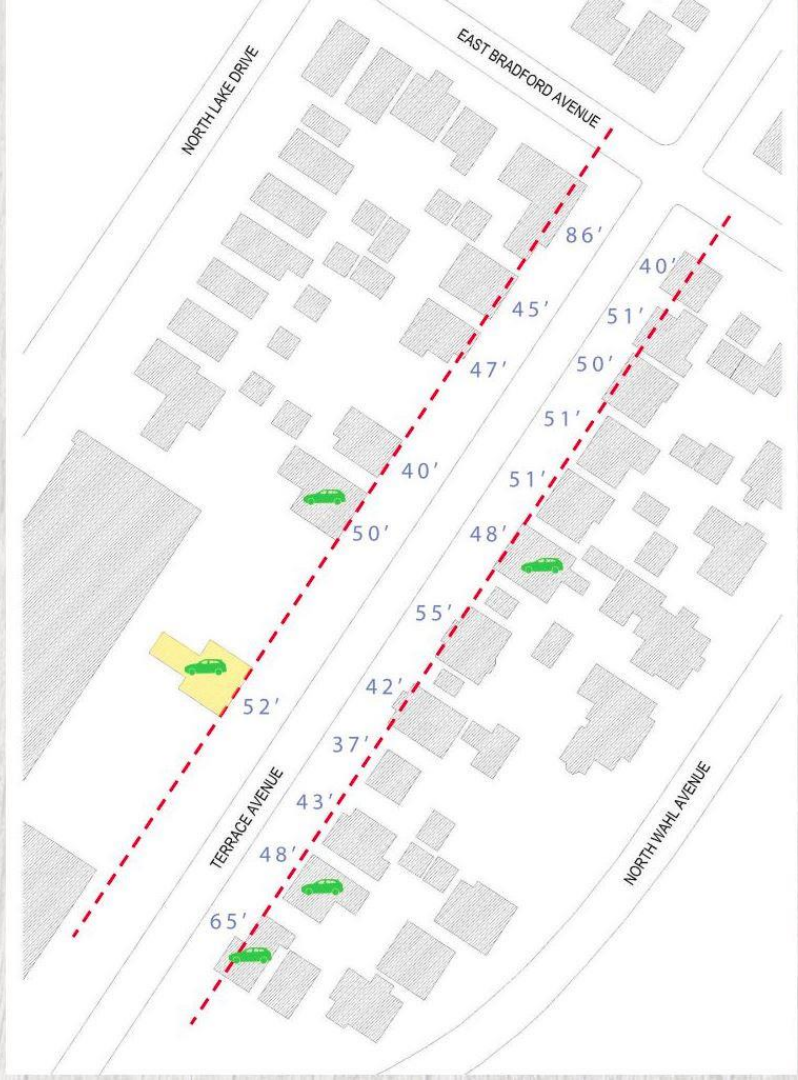
SURVEY
SCALE: GRAPHIC

SITING

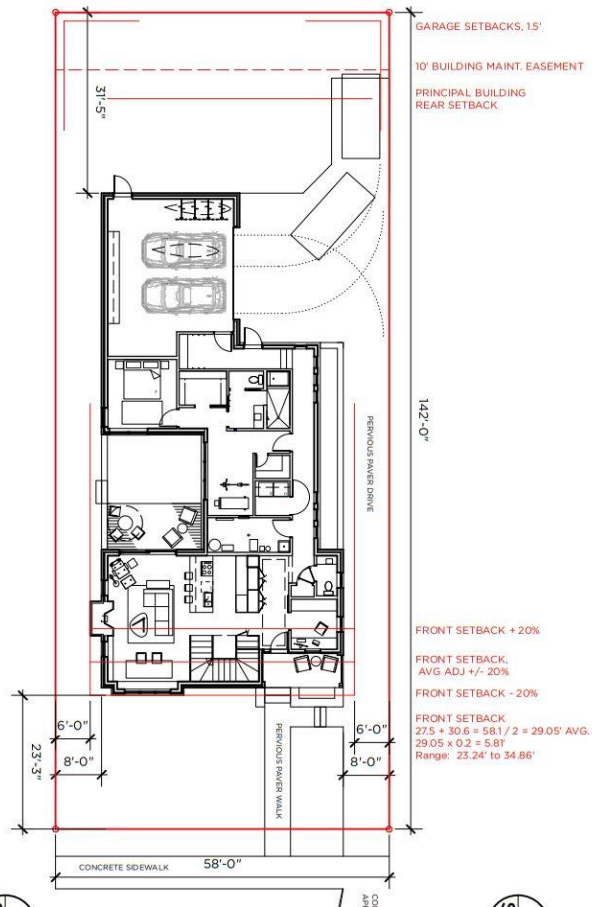
- ~50' SETBACK FROM CURB IS AVERAGE FOR TERRACE AVENUE
- WIDTH OF HOUSES ON BLOCK
- HOUSES THAT HAVE ATTACHED GARAGE



(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

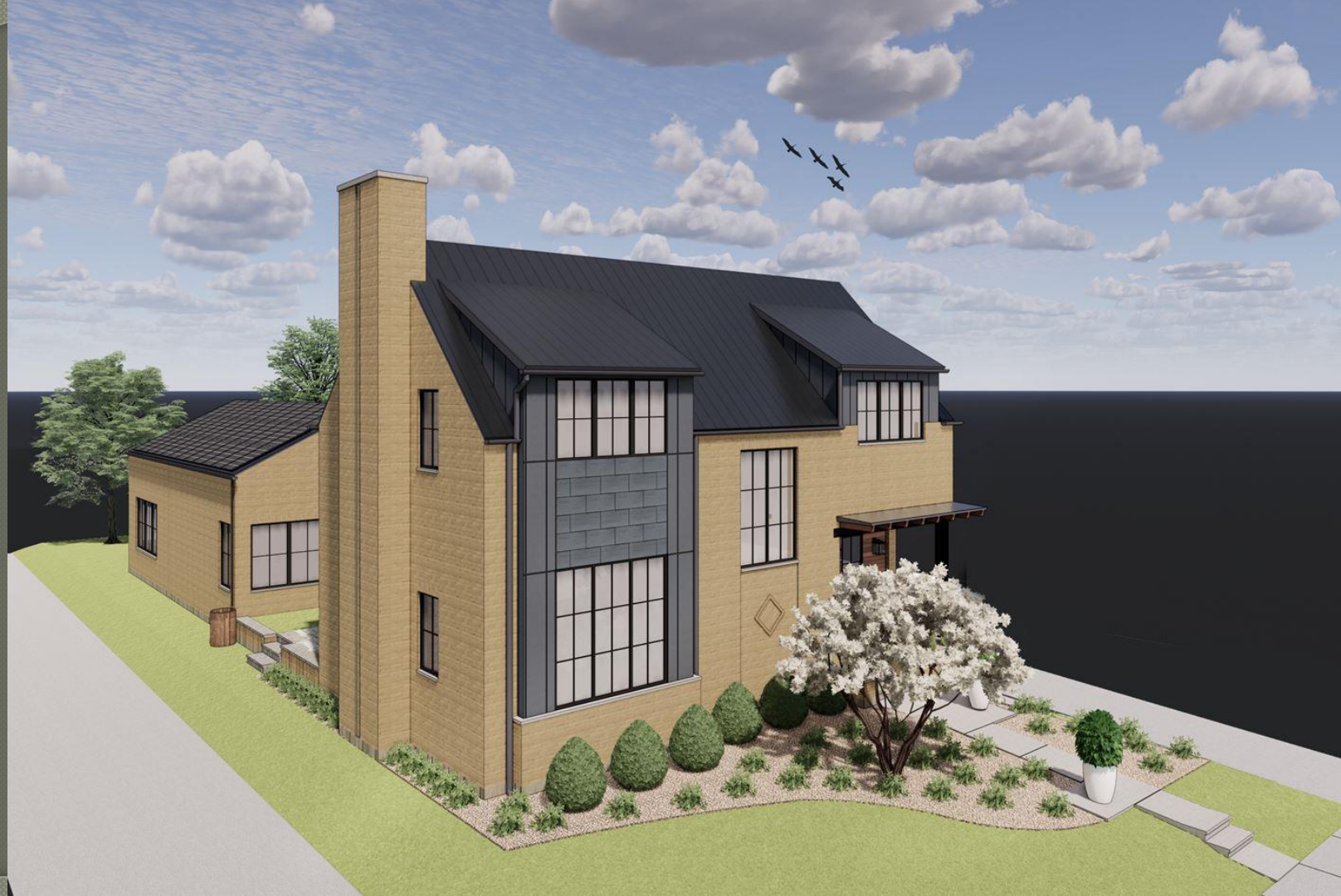


11/7/2022

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

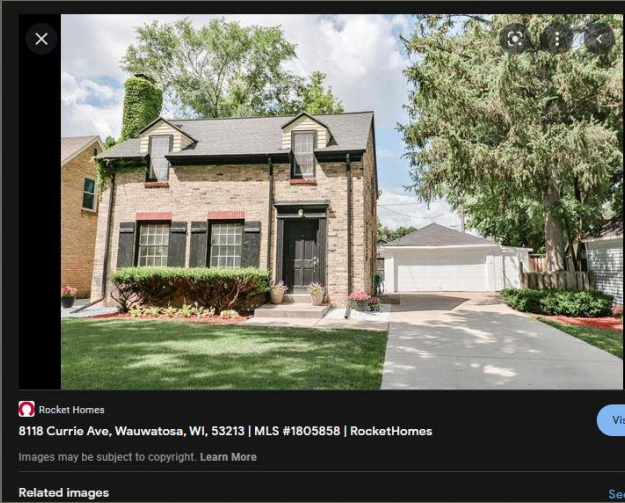


November version



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

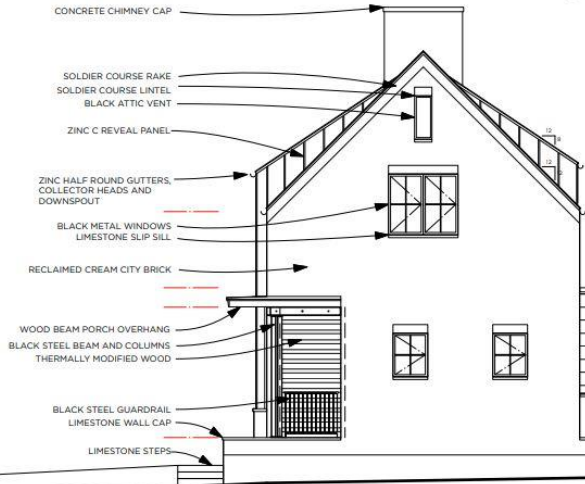
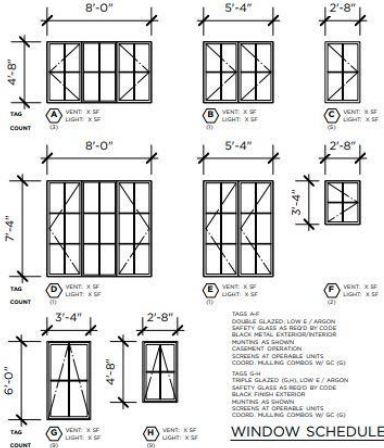


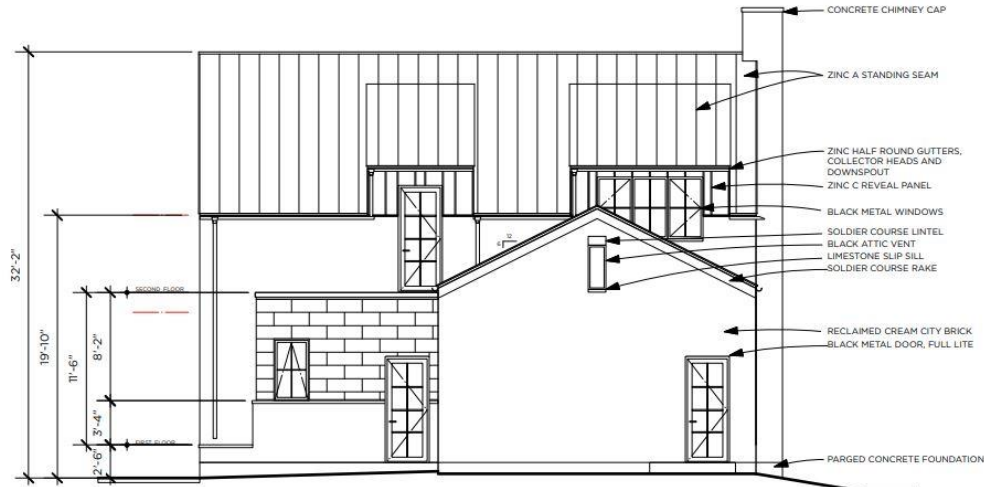
Standing seam zinc for roofs and cladding



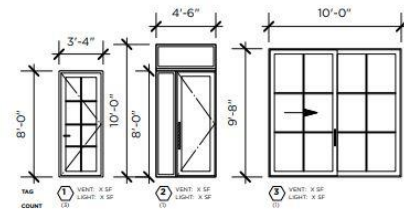


11/7/2022

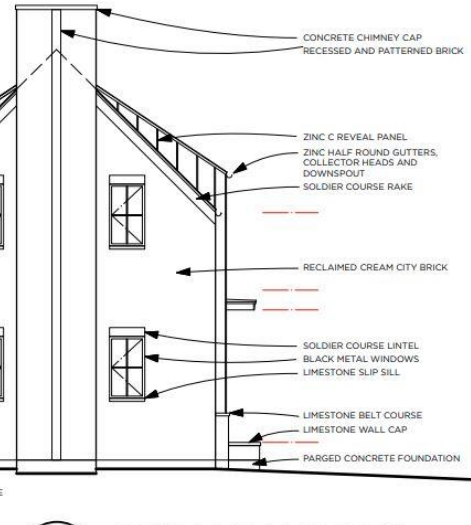
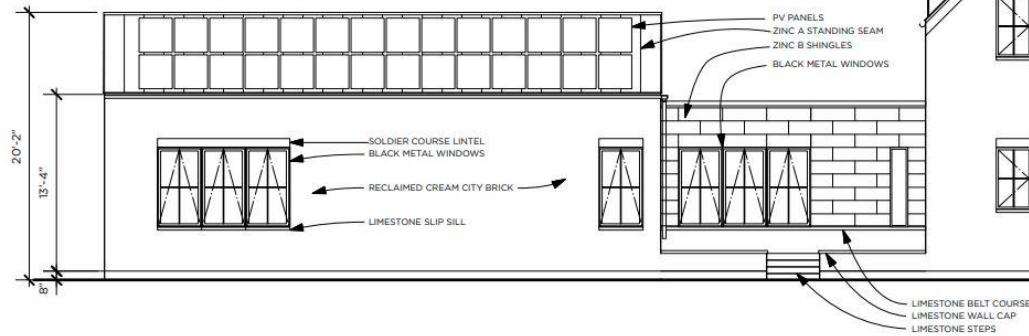




1
A2.2 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



DOORS / ENTRY



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



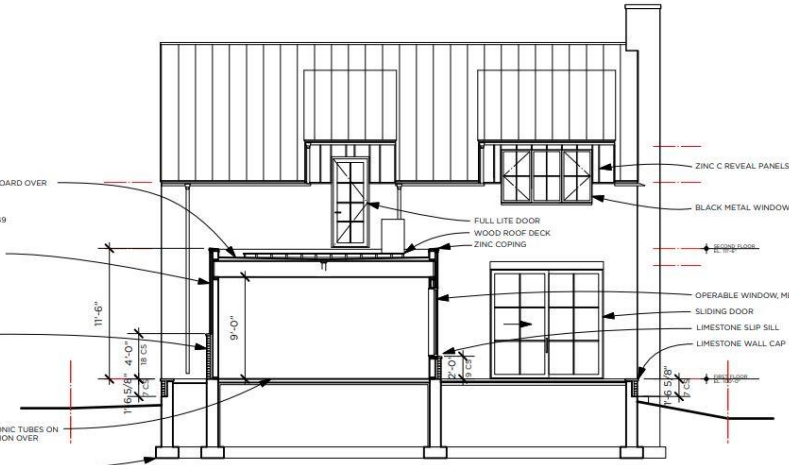
ROOF ASSEMBLY 2
 MEMBRANE ROOFING ON PROTECTION BOARD OVER
 TAPERED POLYISO INSULATION ON
 3/4" T&G ROOF DECK ON
 PRE-ENG 2X WOOD TRUSSES W/
 SUPPLEMENTAL INSULATION TOTAL G R-49
 AND 1/2" GB CEILING FOR PT

WALL ASSEMBLY 2
 ZINC B SHINGLES ON
 MFG 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

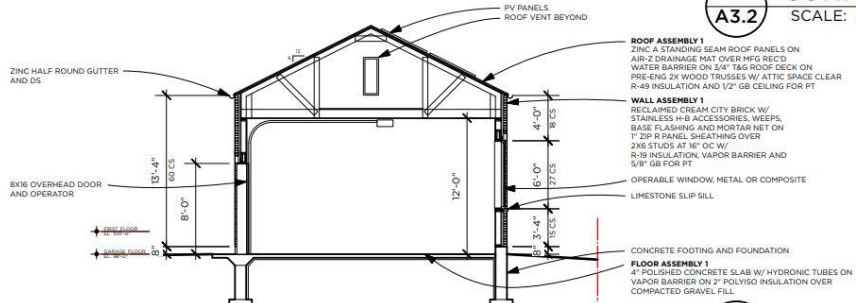
WALL ASSEMBLY 1
 RECLAIMED CREAM CITY BRICK W/
 STAINLESS H-B ACCESSORIES, WEEPS,
 BASE FLASHING AND MORTAR NET ON
 1" ZIP R PANEL SHEATHING OVER
 2X6 STUDS AT 16" OC W/
 R-19 INSULATION, VAPOR BARRIER AND
 5/8" GB FOR PT

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

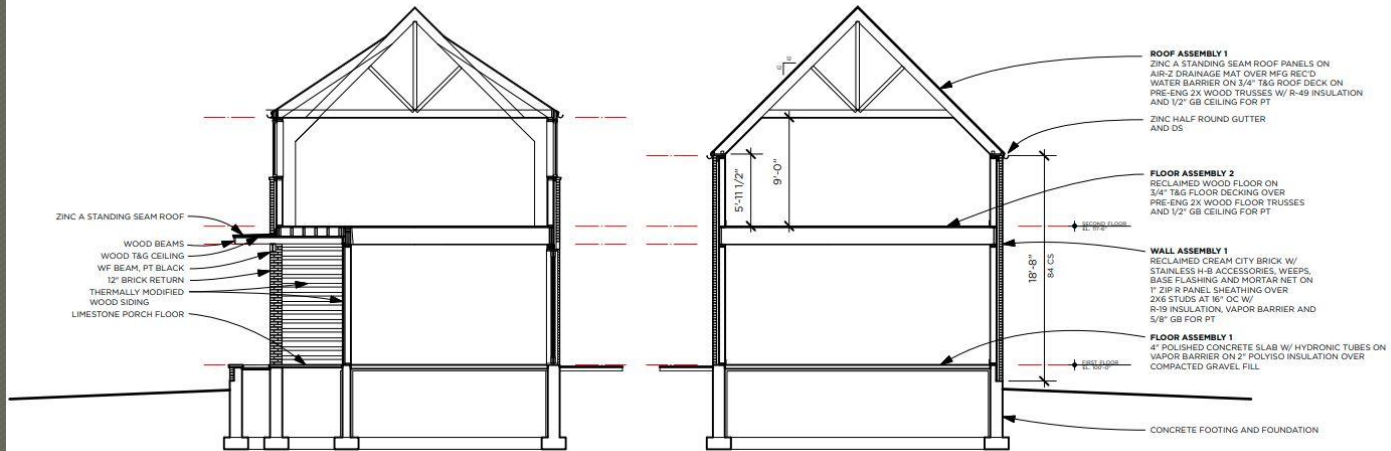
CONCRETE FOOTING AND FOUNDATION



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

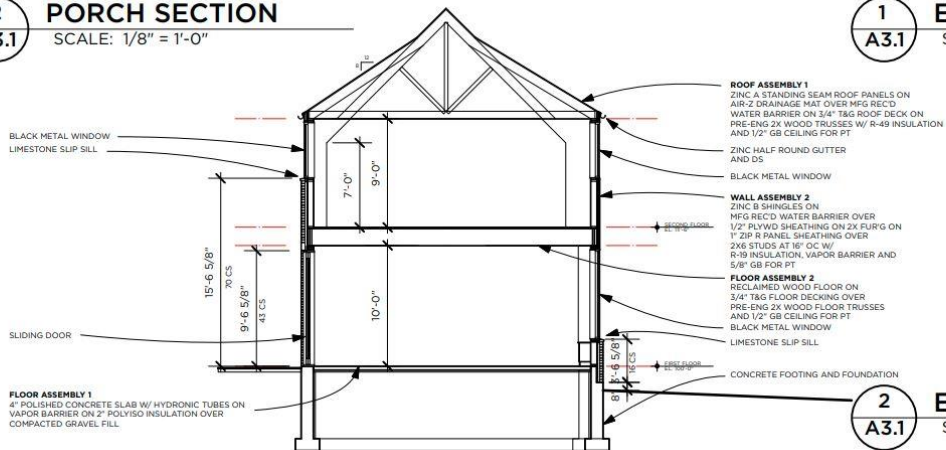


2
A3.2 **GARAGE SECTION**
 SCALE: 1/8" = 1'-0"

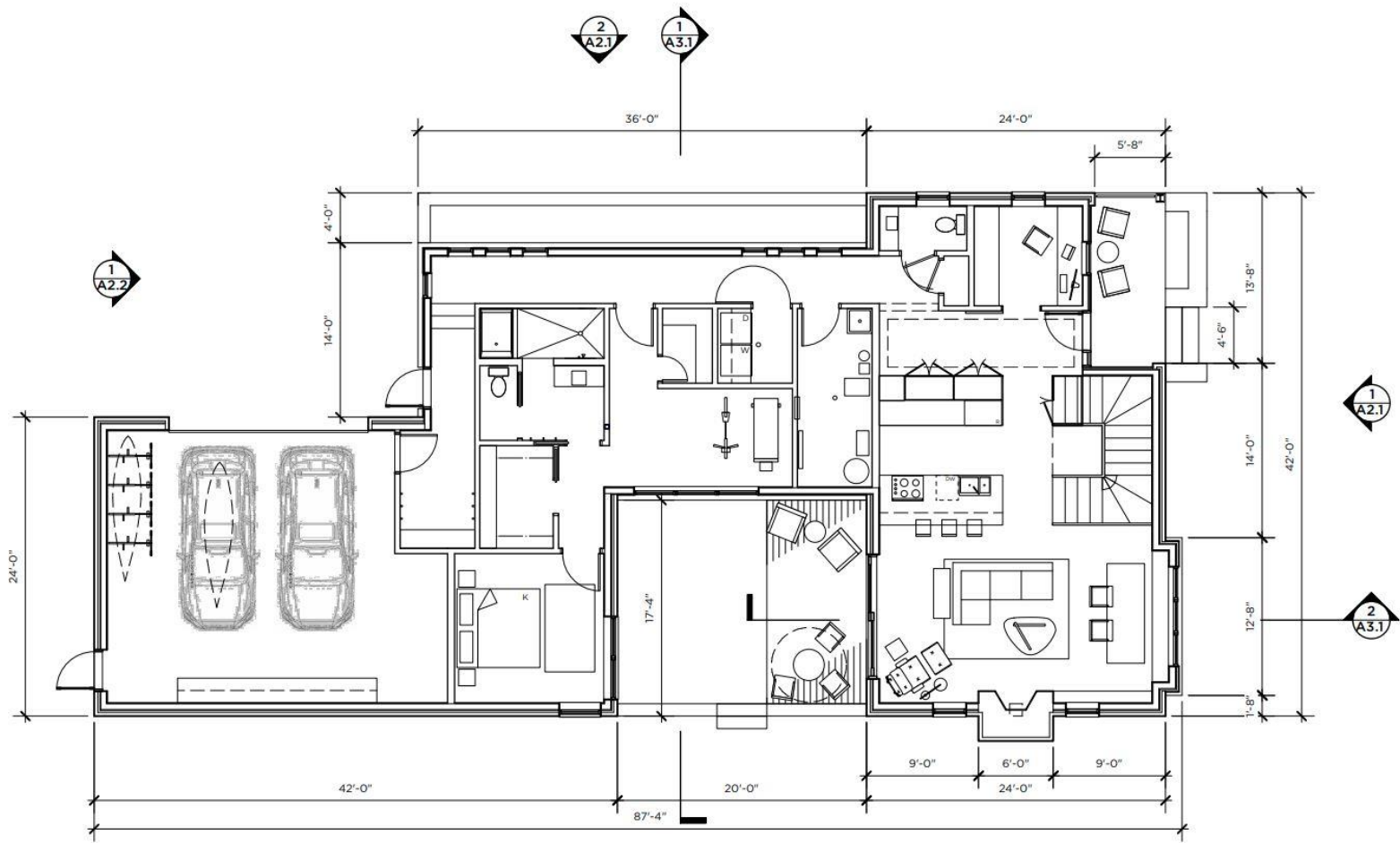


2
A3.1 **PORCH SECTION**
SCALE: 1/8" = 1'-0"

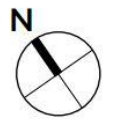
1
A3.1 **E-W SECTION**
SCALE: 1/8" = 1'-0"

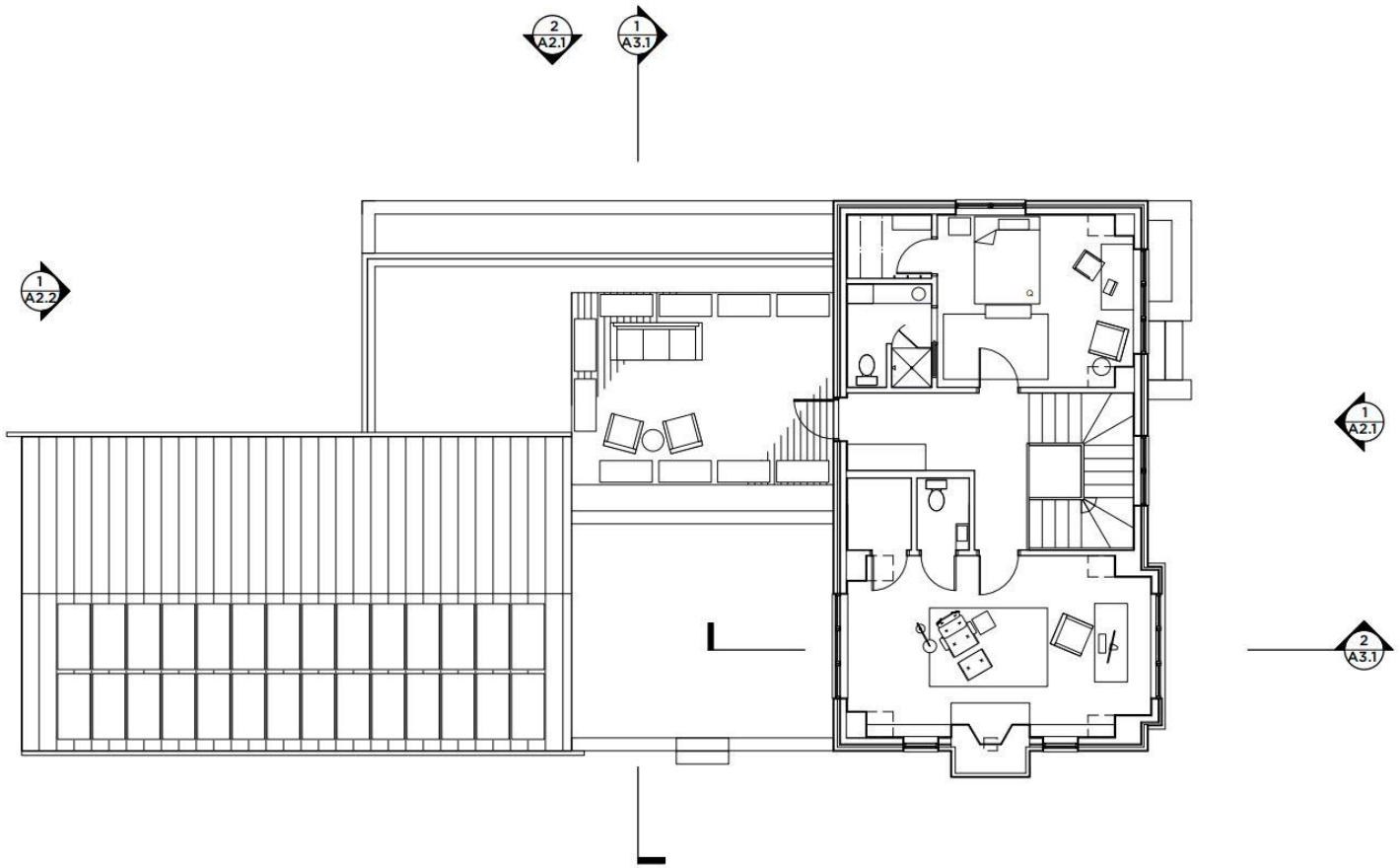


2
A3.1 **E-W SECTION**
SCALE: 1/8" = 1'-0"



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



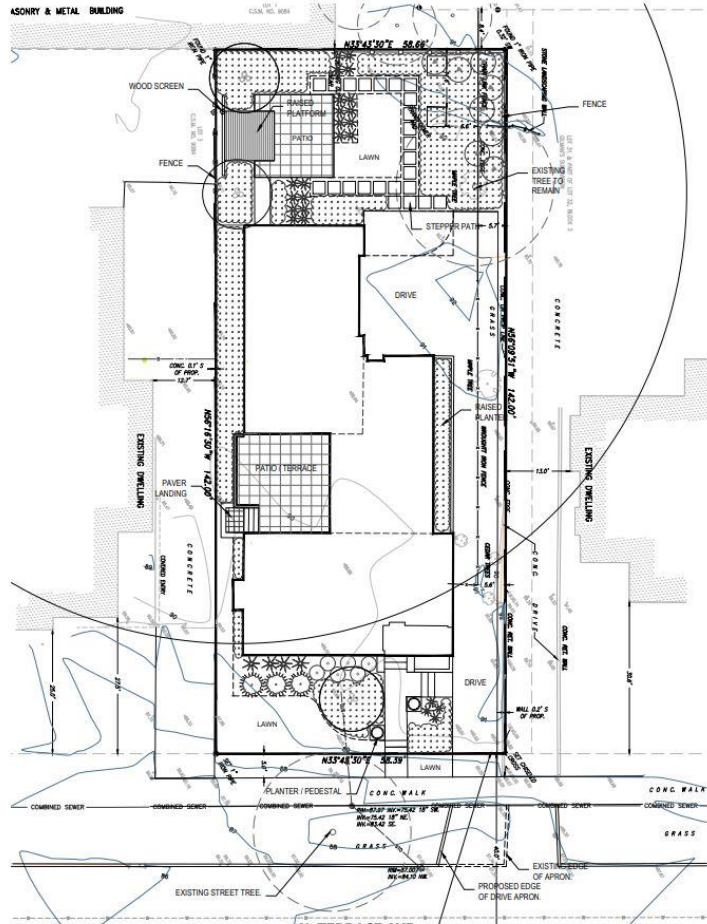


1
A1.2

SECOND FLOOR PLAN

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



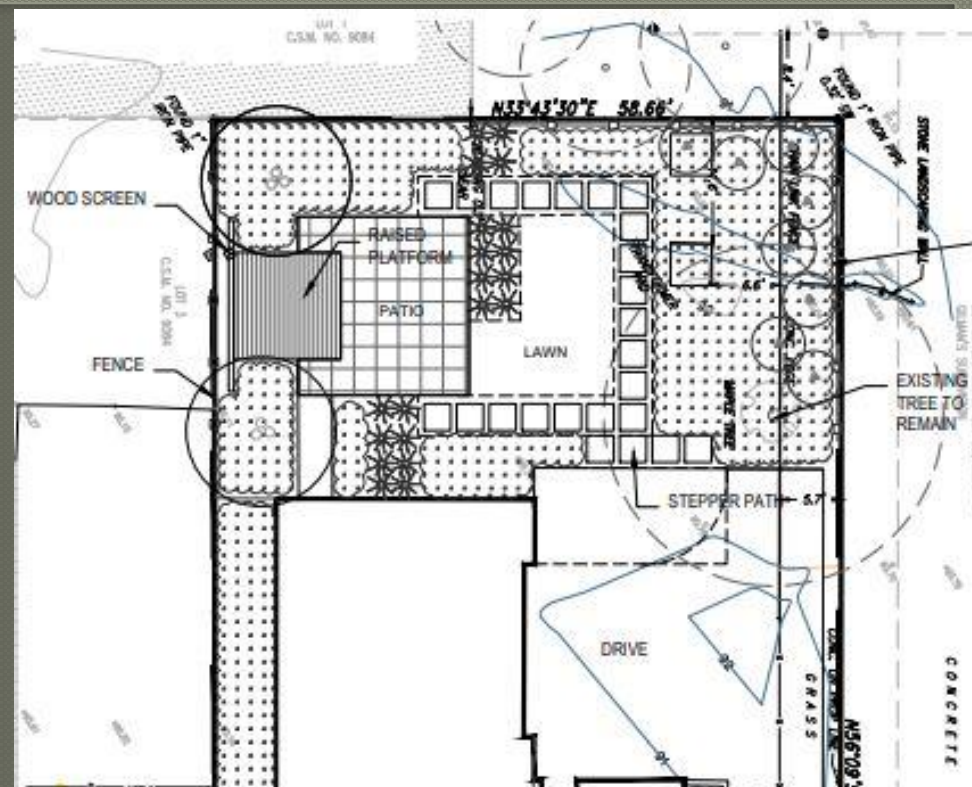
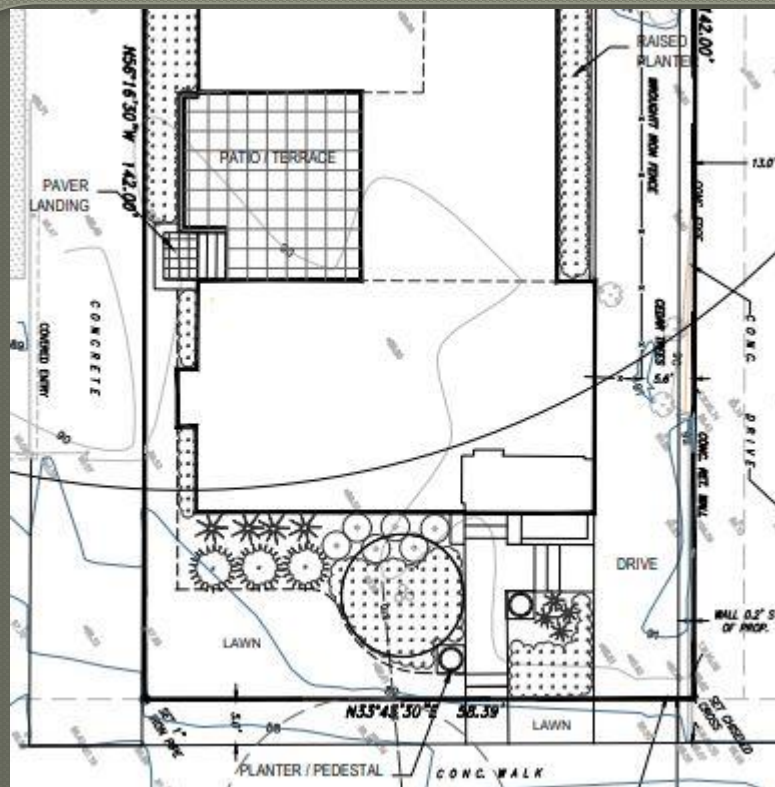


1
L100

SITE LANDSCAPE PLAN

SCALE: 1" = 10'-0"

THE LANDSCAPE/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.



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



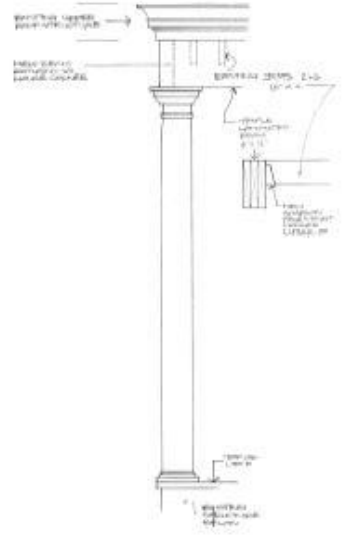
Survey Photo 1980



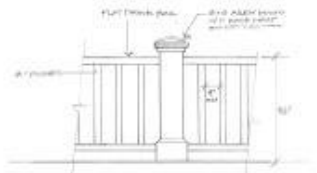








(A) COLUMN ELEVATION
Scale: 1/4" = 1'-0"



(B) COLUMN CROSS SECTION
Scale: 1/4" = 1'-0"



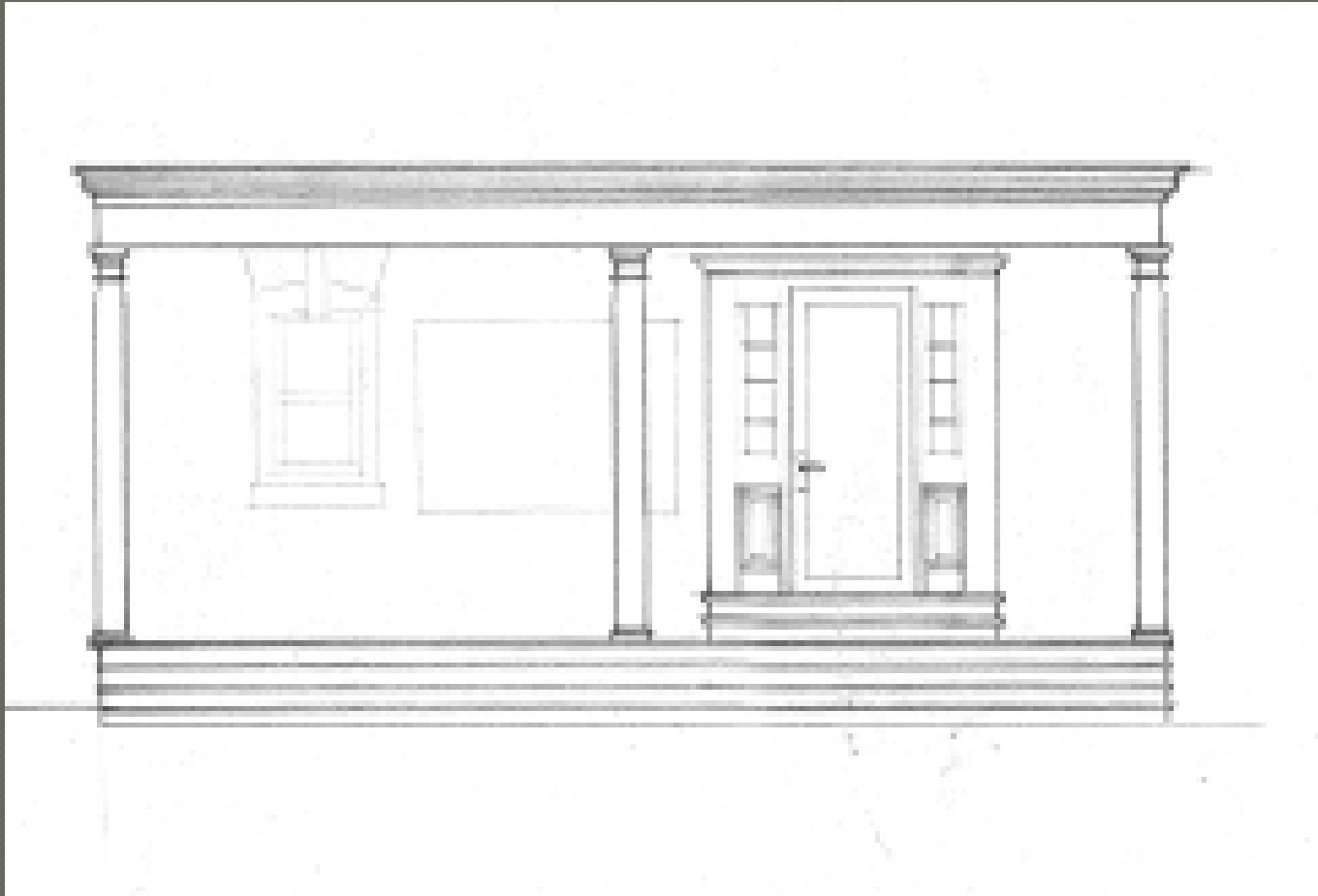
Interior Door/Tray
60x80 (1/2" x 1/2")
Lath/Plaster
1/2" Dry
1/2" Gypsum
1/2" 1/2" 1/2"
1/2" 1/2" 1/2"
1/2" 1/2" 1/2"



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

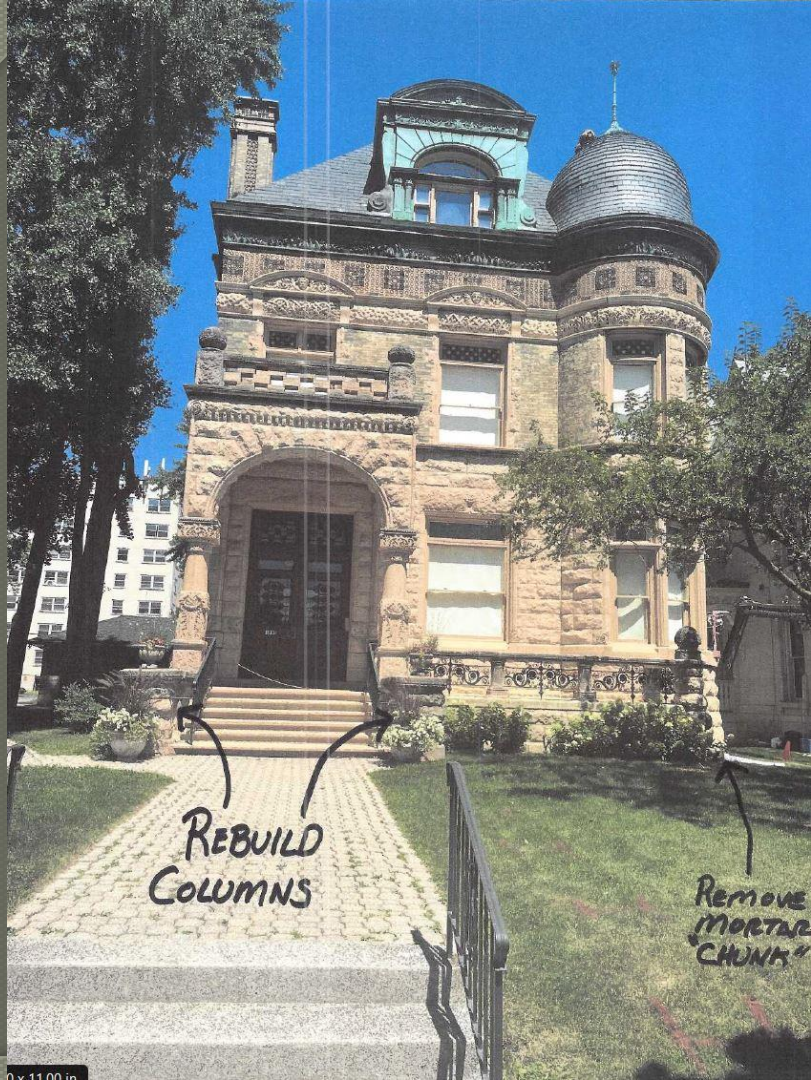
Resolution relating to a Certificate of Appropriateness for the repair of masonry at the front porch and other locations, at 1060 E. Juneau Avenue, in the First Ward Triangle Historic District, for GMC Miller House LLC, MRC Miller House..



1979 Survey Photo

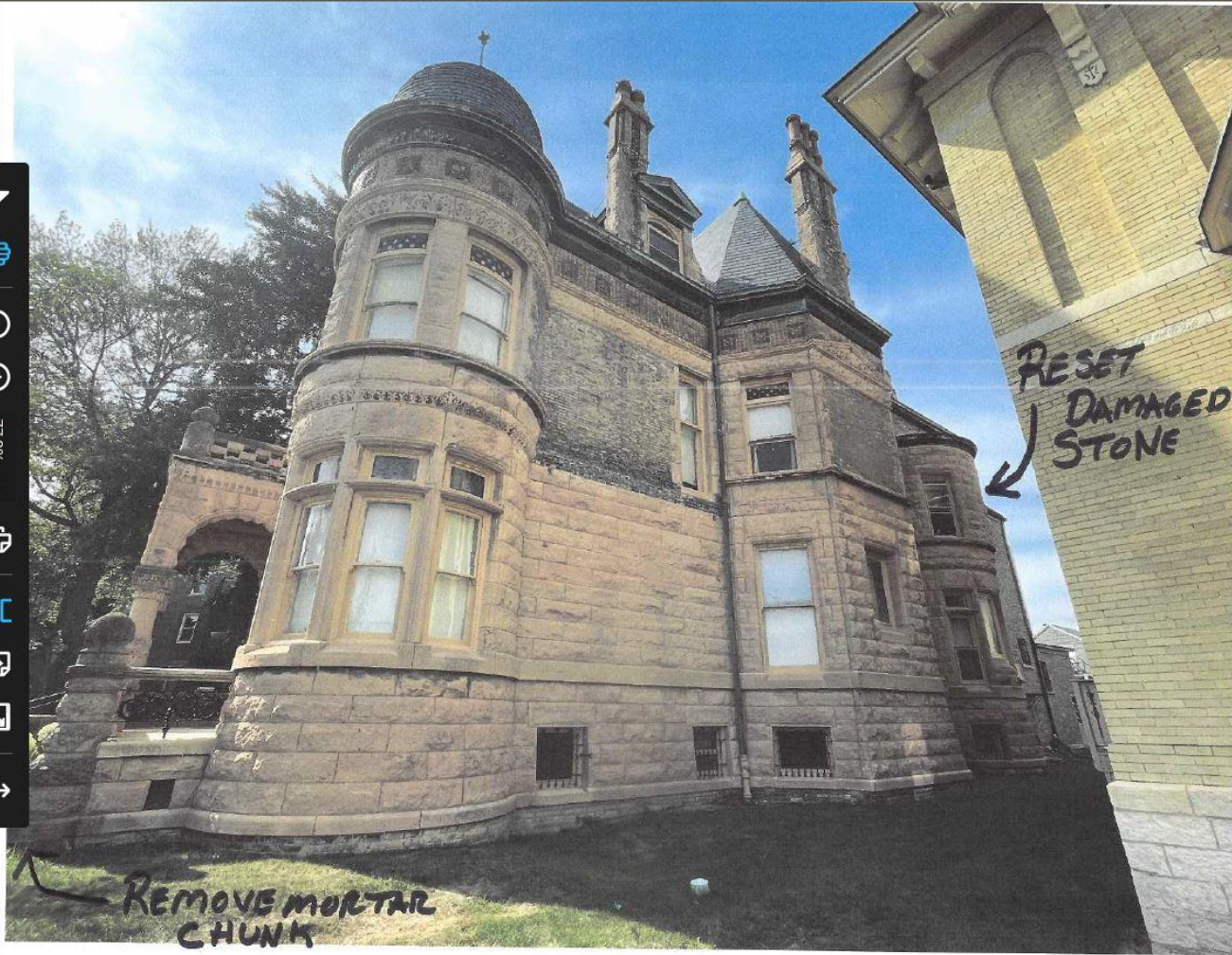


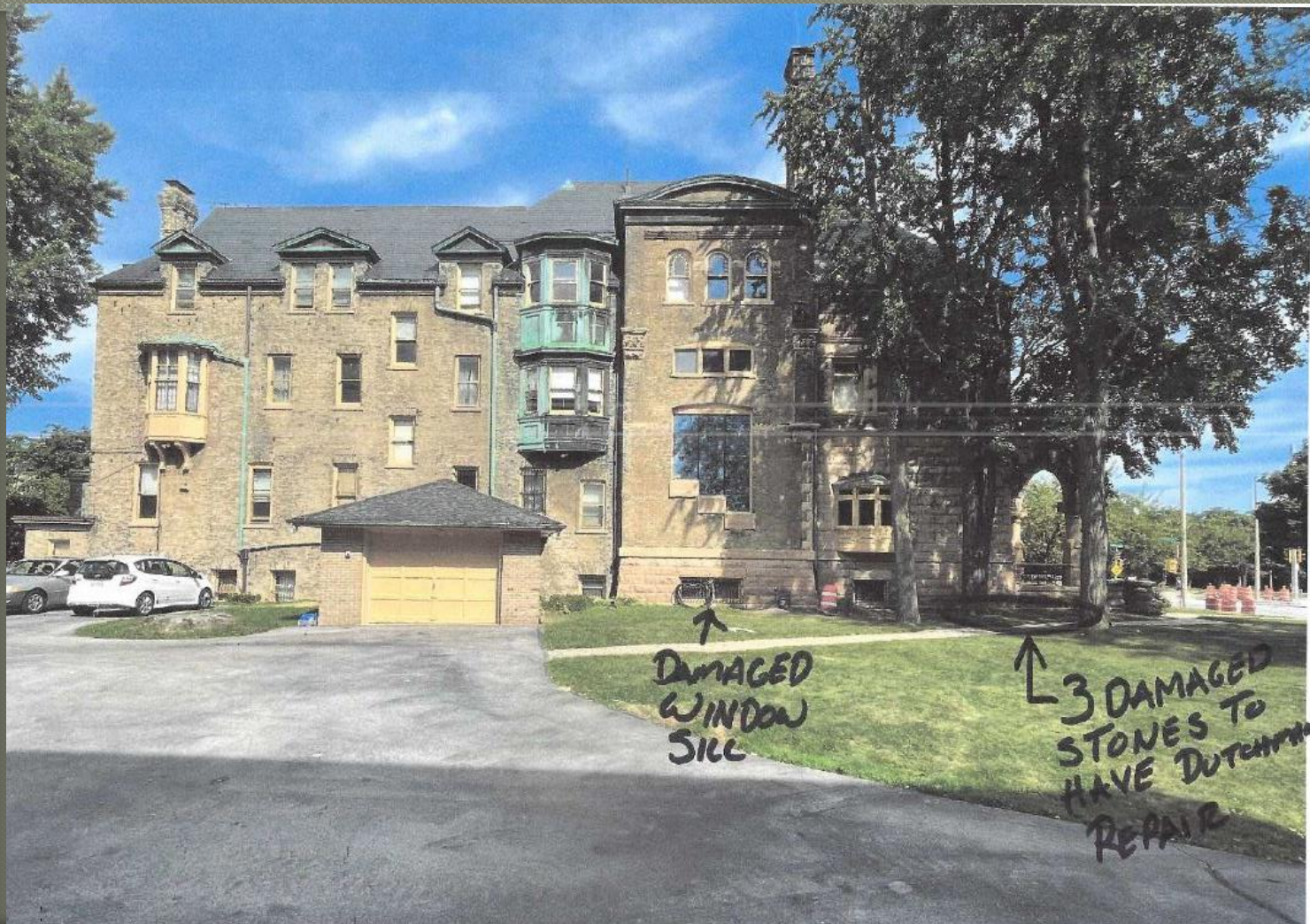
11/7/2022





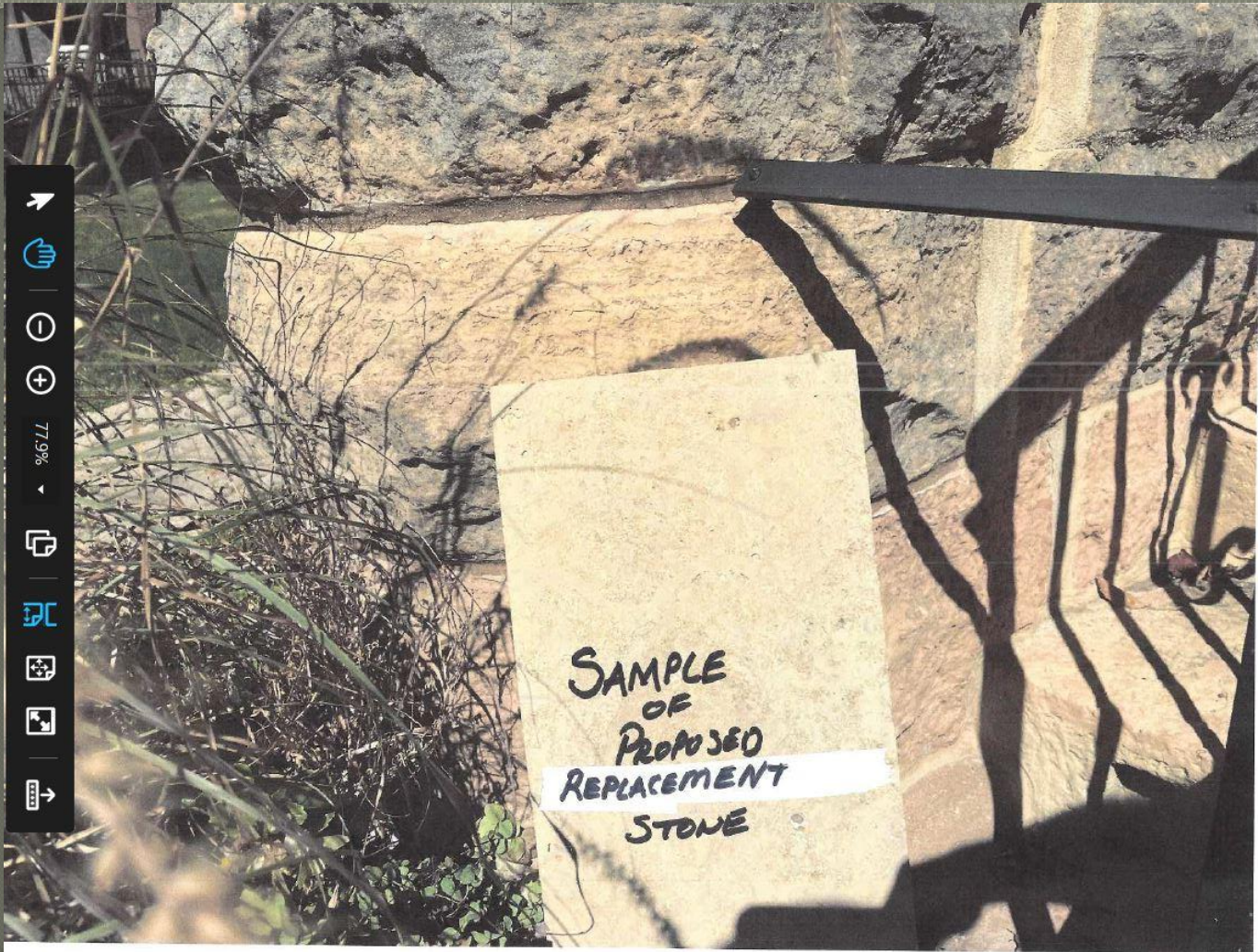
EXTENT





↑
DAMAGED
WINDOW
SILL

↑
3 DAMAGED
STONES TO
HAVE DUTCHMAN
REPAIR



11/7/2022

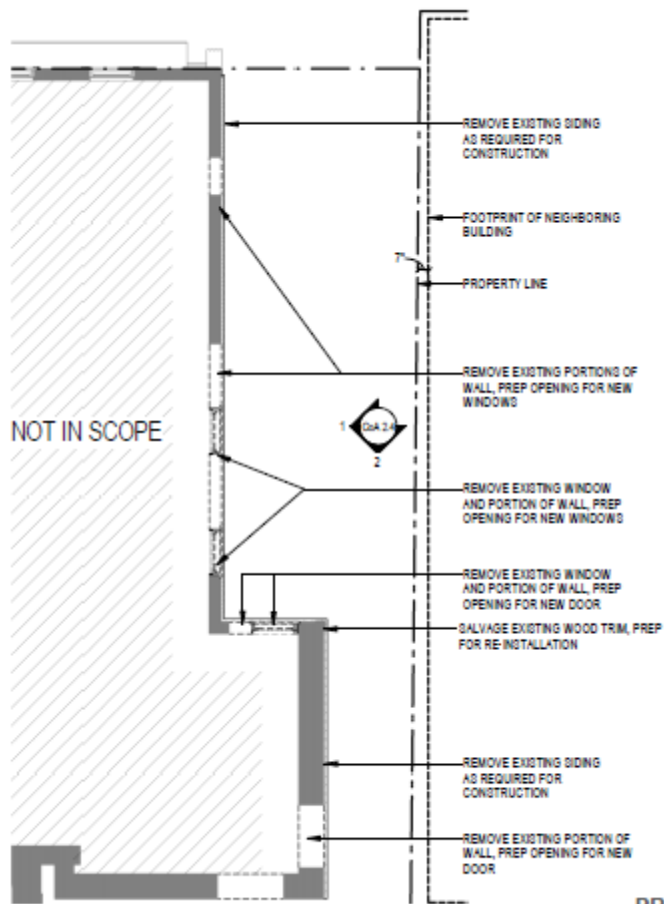




Survey Photo



11/7/2022



REMOVE EXISTING SIDING
AS REQUIRED FOR
CONSTRUCTION

FOOTPRINT OF NEIGHBORING
BUILDING

PROPERTY LINE

REMOVE EXISTING PORTIONS OF
WALL, PREP OPENING FOR NEW
WINDOW

NOT IN SCOPE

1
GA 2.3
2

REMOVE EXISTING WINDOW
AND PORTION OF WALL, PREP
OPENING FOR NEW WINDOWS

REMOVE EXISTING WINDOW
AND PORTION OF WALL, PREP
OPENING FOR NEW DOOR

SALVAGE EXISTING WOOD TRIM, PREP
FOR RE-INSTALLATION

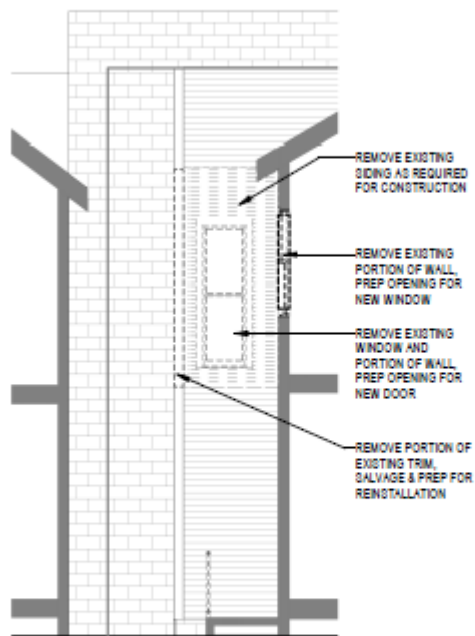
REMOVE EXISTING SIDING
AS REQUIRED FOR
CONSTRUCTION

REMOVE EXISTING PORTION OF
WALL, PREP OPENING FOR NEW
DOOR

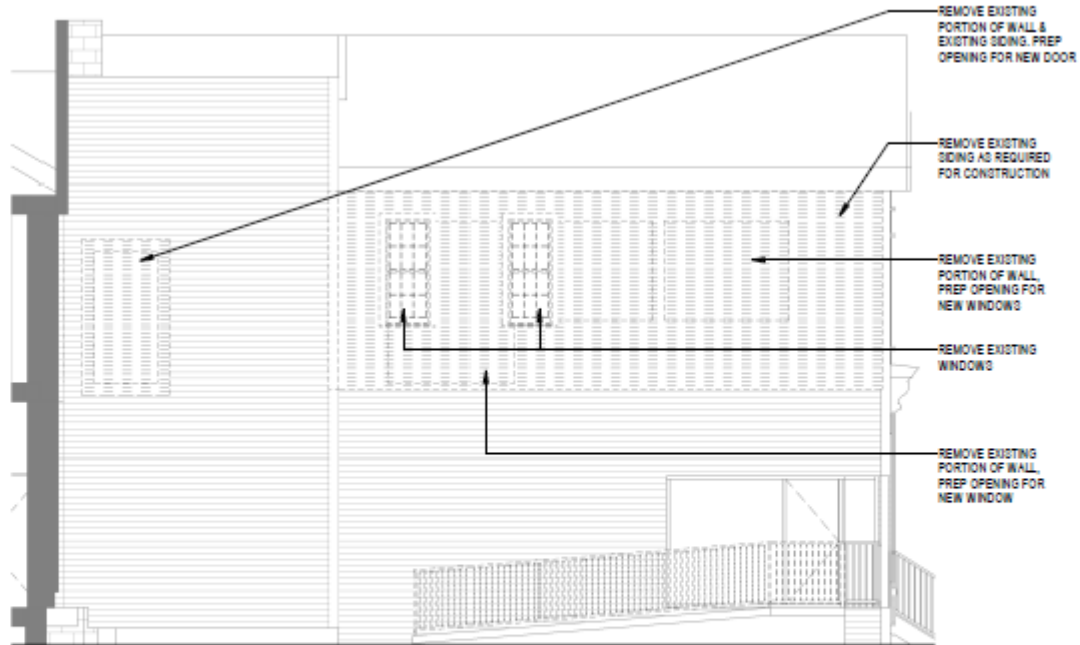
PROPOSED 2ND FLOOR DEMOLITION PLAN

CoA 2.3 | 10/11/2022

11/7/2022



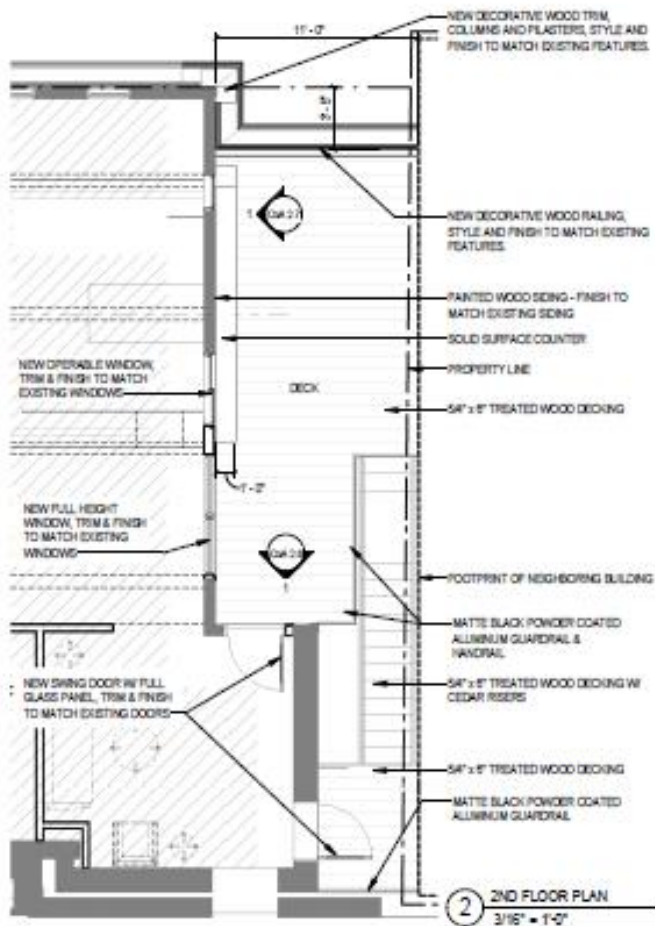
2 PROPOSED DEMOLITION ELEVATION - NORTH
3/16" = 1'-0"



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

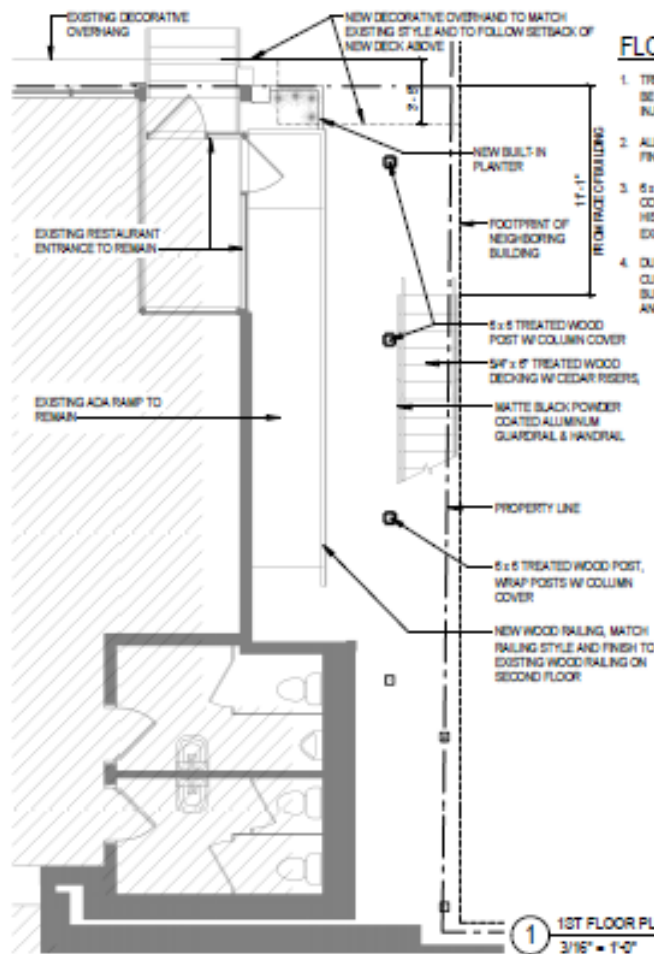
PROPOSED DEMOLITION ELEVATION

11/7/2022



Kahler Slater

JC Capital
Dorsia
1305 EAST BRADY STREET
MILWAUKEE, WI 53202

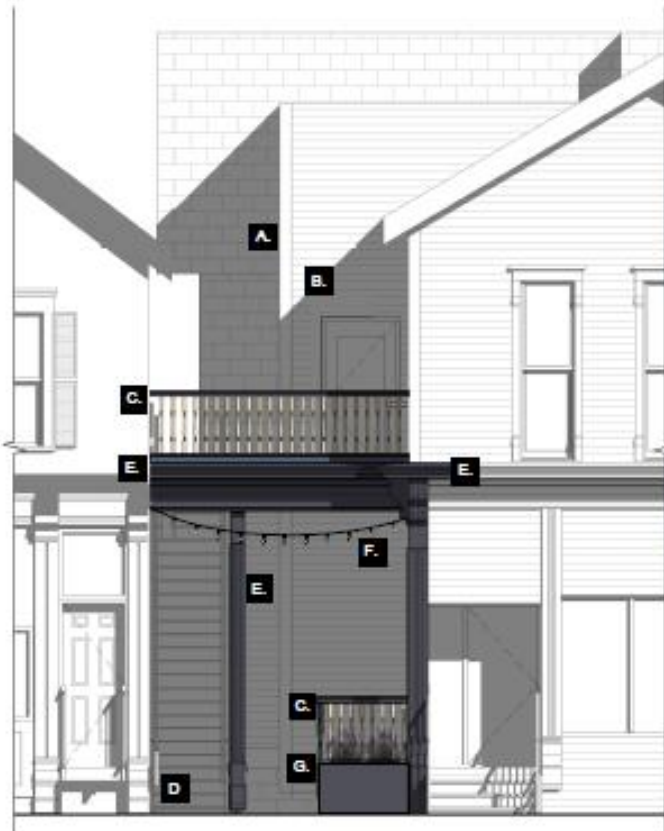


FLOOR PLAN GENERAL NOTES

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. 6 x 6 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:

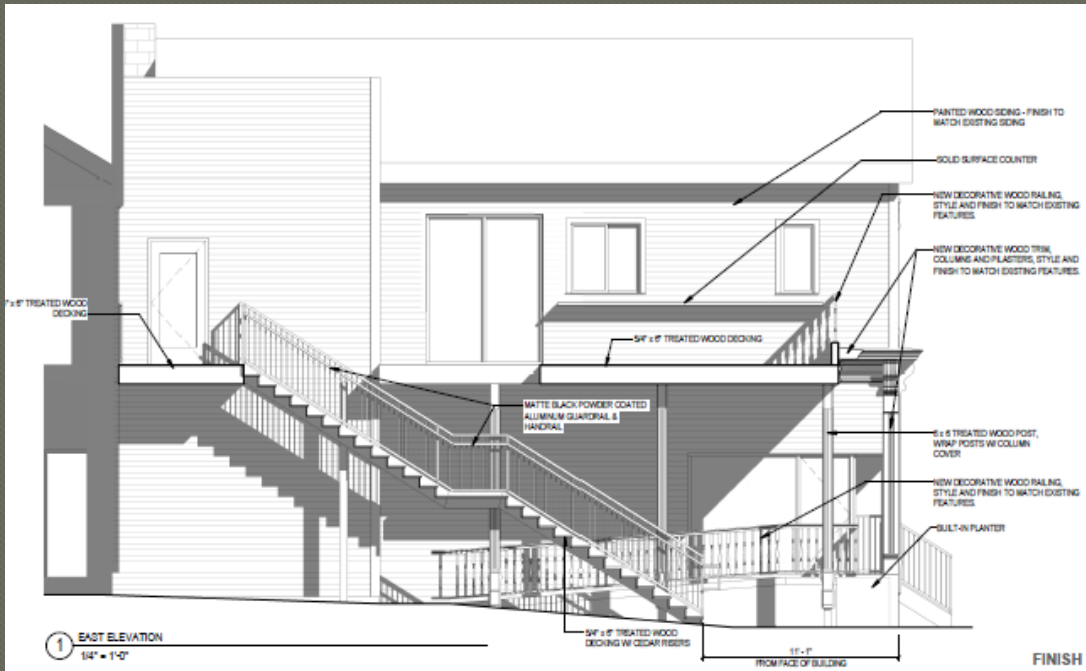
Adding a built-in planter will help to further define the space as well and contribute to a welcoming ambience.

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

Kahler Slater
 J/C Capital
 Dorsia
 1305 EAST BRADY STREET
 MILWAUKEE, WI 53202

FINISH PALLET
 C&A 2.7 | 10/11/2022



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



