

Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 9/8/2014 Ald. Milele Coggs District: 6 Staff reviewer: Paul Jakubovich

PTS #85459

Property 2640 N. 1ST ST. An individually-designated building known historically as the

Henry Palmer Lodge.

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

New mothball certificate for 2 years in order to repair/remove chimney, paint windows, replace missing balusters on front terrace; tuck point where needed and

repair deteriorated window sills where needed.

Staff comments

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 and approved a mothball request for this property at its March, 2013 meeting and that certificate expired in the spring of 2014. The applicants are now requesting a new mothball certificate for two years in order to suspend any fines or citations while the remaining required exterior work is completed.

Under the original mothball certificate, the owners completed Phase I of the work--a new flat roof and downspouts--but still need to complete Phases II and III. That work include the repair or removal of a utilitarian chimney at the rear of the building, the repair of wood window sills and sashes where needed, replacement of the missing, decorative stone balusters in the front terrace, tuckpointing where needed, and paint where needed. The applicants are requesting a mothball certificate for 2 years duration from the date of issue.

The owner has been working with HPC and DNS staff to address all relevant issues. The new flat roof was a major project which has stopped any leaks and is a big step towards the goal of preserving and rehabilitating the building. The work that remains on the exterior is minor in comparison. Staff concurs with the scope of work submitted by the owners but with the recommendation that the painting and repair of wood on the exterior be given top priority and moved up so that it is completed in one year rather than deferred to last phase of the project. This is because wood that is allowed to weather without paint will deteriorate rapidly.

Recommendation

Recommend HPC Approval with the understanding that window and trim repair and painting is done by the end of the first year.

Conditions

Previous HPC action

Previous Council action