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Title: Resolution appealing a decision by the Historic Preservation Commission (HPC) regarding the historic salvaging and permanent preservation of one element in conjunction with the City Hall Restoration Project, being one clock gable.

Sponsors: THE CHAIR

Indexes: CITY HALL, HISTORIC PRESERVATION, HISTORIC PRESERVATION COMMISSION, PUBLIC BUILDINGS

Attachments: 1. Buildings and Fleet Cover Letter.pdf, 2. Fiscal Note.pdf, 3. CHR Salvage Materials Packet.pdf, 4. HPC Certificate.pdf, 5. HPC Salvage Denial Document.pdf, 6. Buildings and Fleet Services Letter.PDF

Date	Ver.	Action By	Action	Result	Tally
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6/13/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PLACING ON FILE	Pass	4:0
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ORIGINAL
Reference

THE CHAIR

Resolution appealing a decision by the Historic Preservation Commission (HPC) regarding the historic salvaging and permanent preservation of one element in conjunction with the City Hall Restoration Project, being one clock gable. This resolution appeals a denial by the HPC regarding the acceptance of a \$250,000 credit from the contractor offered to eliminate the salvaging of one terra-cotta Flemish Renaissance Clock Gable in a manner that would allow for storage and potential public use at some other location at some future date. The contractor would still carefully remove the pieces as necessary for reproduction/duplication for new installation on the City Hall as part of the historic restoration. Packaging and shipping of the pieces would be less cumbersome and they would not have to be shipped back from California under the credit proposal. The estimated \$250,000 credit would be applied to project contingencies at this time and may result in future project budget savings providing the full contingency fund is not used. Whereas, Plans, specifications, and estimates were developed as part of the Historic City Hall Restoration Project; and

Whereas, Said documents specified certain potentially significant elements of the structure be carefully salvaged for potential future public display and/or use; and

Whereas, Said documents were presented to the HPC for a Certificate of Appropriateness due to the historic status of Milwaukee City Hall; and

Whereas, The HPC issued a Certificate of Appropriateness (COA) on December 12, 2004, regarding the following work described as: Extensive renovation of City Hall exterior to include extensive replacement of existing terra-cotta with new, matching terra-cotta; rebuilding of upper level Tower and installation of reinforced concrete beams above the observation deck level; replication of replacement of brick as needed; new copper roof on steeple; new cresting in metal roof; rebuilding of side gables as needed; new slate roof; new glazing in all windows; tuckpointing as needed; and

Whereas, The COA contained the following conditions: All glass should be clear (no tint or low-e); brick samples should be reviewed and approved by HPC before installation, the Department of Public Works will consult with HPC on the disposition of original terra-cotta, brick, copper, and stone removed from the building; and

Whereas, The contractor has proposed a change in the amount of \$250,000 that would eliminate the manner of salvaging one large multi-section element of the City Hall materials to the extent necessary for future reuse, but would not affect the ability to replicate the piece for restoration purposes; and

Whereas, The proposed change was presented to the HPC at their meeting of February 13, 2006; and

Whereas, Upon consideration, the HPC issued a letter of denial, dated February 16, 2006, for a Certificate of Appropriateness relative to the proposed \$250,000 credit by the contractor, J. P. Cullen; and

Whereas, Denial by the HPC allows for an appeals process, first through the HPC and then through a hearing before the Zoning, Neighborhoods and Development Committee of the Common Council, with provisions to waive Step 1 and proceed to Step 2 before the Zoning, Neighborhoods and Development Committee; and

Whereas, Given the denial by HPC and the significance of the magnitude of the proposed change order, we believe the issue merits a broader debate through proceeding directly to Step 2 of the appeals process; and

Whereas, A presentation of the salvaging of materials from the City Hall Restoration Project, a copy of which is attached to this file by reference and incorporated herein as though set forth in full, is made before the Zoning, Neighborhoods, and Development Committee of the Common Council; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it is in the best interests of the City of Milwaukee to accept the change order and credit of \$250,000 as offered by the contractor allowing for the removal of the clock gable in such a manner to successfully replicate the piece for reinstallation, but in lieu of salvaging one complete Flemish Renaissance Clock Gable in a manner that would allow for storage and future public use of said clock gable; and, be it

Further Resolved, That the Commissioner of Public Works is hereby directed to accept such a change order to the City Hall Restoration Project and that credit of \$250,000 associated with this decision be deposited in the project contingency line of the budget to be used as may be prudent and necessary to complete the City Hall Project in accord with the plans, specifications, and intent of the

project.
Department of Public Works
Bldgs & Fleet
JJM/mbm
3/16/06