



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 1/13/2025
Staff reviewer: Andrew Stern

Ald. Bauman
CCF # 241365

Property 2713 W. McKinley Blvd. Cold Spring Park Historic District

Owner/Applicant Joseph P. Heinen
N68W12415 Appleton Ave.
Menomonee Falls, WI 53051

Proposal

The applicant is seeking after-the-fact approval of an asphalt roof replacement.

Staff comments

A new Atlas Castlebrook architectural shingle roof was installed without a COA. This shingle is generally not approved by HPC staff or the Wisconsin Historical Society for tax credit projects because of the large shadow line on the shingles. The applicant has installed the "weathered wood" color shingle, which has a less pronounced shadow line than other colors in this product line. While this is not a shingle staff would normally approve, the roof is not highly visible from N. 27th St. and the roof has a steep pitch that reduces the visibility of the shadow line. Staff recommends a one-time approval given the roof has already been installed.

Recommendation Recommend HPC Approval with Conditions

Conditions

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.)

<https://www.wisconsinhistory.org/Records/Article/CS4260>

Previous HPC action

Previous Council action