



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

## Property

3112 W. KILBOURN AV. Concordia Historic District

## Description of work

The current proposal is to remove the original slate roof and replace it with CertainTeed Landmark dimensional asphalt shingles in the Colonial Slate color. This color and texture closely matches the previously approved garage roofing.

The owners have been careful stewards of their house over the years and have replaced selected slates as well as have done repairs to their roof over time.

Currently, the roof has numerous leaks. Evaluations by reputable slate roof specialists determined that the slate has reached the end of its lifespan. The cost of a new slate roof versus the assessed value of the house has made this option financially infeasible.

The proposal is to also add two skylights at the back of the roof.

## Date issued

12/20/2016

PTS ID 114163 COA Replace slate roof

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

**The new shingles will be as described above and pictured in this COA.**

**The slate cladding of the dormers will be retained as will the copper gutters.**

**The new skylights will be installed as shown in the accompanying image. They will not be visible from Kilbourn Avenue.**

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-5722 E-mail: [chatal@milwaukee.gov](mailto:chatal@milwaukee.gov).

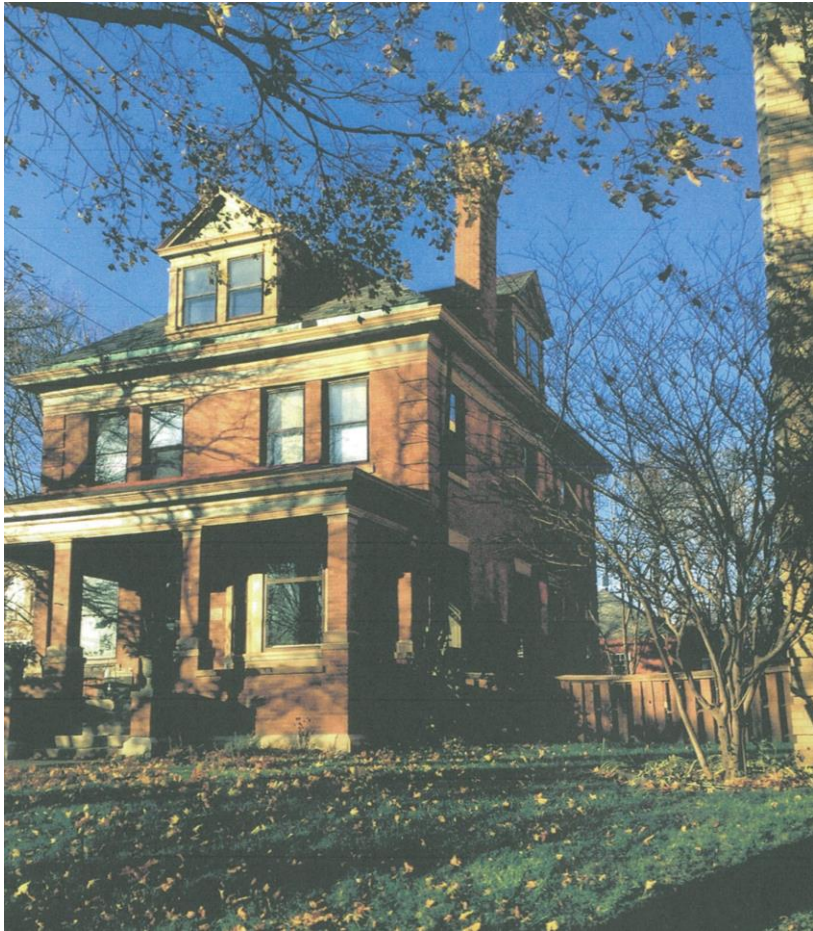
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in black ink, reading "Carlen Hatala". The signature is written in a cursive style with a long horizontal stroke at the end.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Dave Pedersen (286-2540)



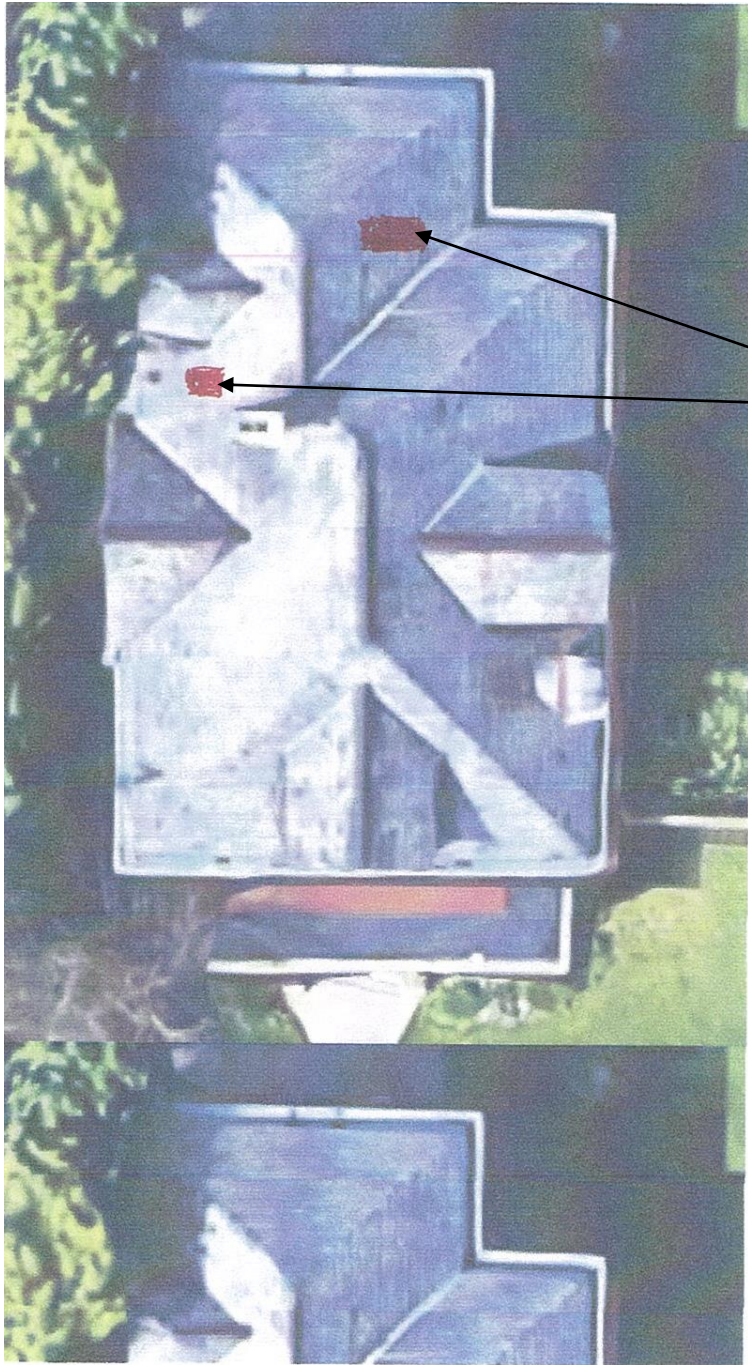
3112 West Kilbourn Avenue at left. Slate cladding on dormers will be retained.





The asphalt shingles that will be used. Colonial slate is the color.





Locations of the skylights. Dormers will screen the skylights from view.