

935 N. 31 St.
Milwaukee, WI 53208

November 6, 2016

Ms. Patricia Keating-Kahn, Chair
Milwaukee Historic Preservation Commission
c/o Office of the City Clerk
200 E. Wells St., Room 205
Milwaukee, WI 53202

Dear Ms. Keating-Kahn:

We are writing to share our support for the application for a Certificate of Appropriateness allowing replacement of a slate roof with a high-quality asphalt roof at 3312 W. Kilbourn Ave., in the Concordia Historic District.

As home owner-occupants in the district since 1985, we understand the responsibility assumed by the owner of a property within a historic district. To be effective stewards of historic properties, owners must repair or replace aging components.

A failing roof is the most serious threat to the preservation of any home. The much-repaired slate roof at 3312 W. Kilbourn Ave. is failing now. Water infiltration has already damaged interior walls and the ceiling plaster.

As responsible home owners, Anne Devitt and Ned Hoffmann have put forward a reasonable plan to replace the roof at 3312 W. Kilbourn in order to prevent additional damage and preserve the property for many years to come. Though financial constraints prevent the installation of a new slate roof at a cost of \$90,000, they have found a contractor and roofing product that will protect the structural integrity of their property with minimal impact to its architectural quality.

The preservation guidelines for the District regarding roof replacement recognize that new roof materials may be used as long as they do not significantly alter the appearance of the building. The asphalt roof shingle selected by the applicants meets that standard, and the cost is sufficiently affordable to allow the owners to undertake the project.

Issuing a COA to allow the installation of a high-quality asphalt roof at the property will not damage the integrity of the Concordia Historic District. In fact, by making it financially possible for the owners to preserve a contributing property in the district, this COA will have the opposite effect. At a time when multiple Concordia properties are foreclosed and vacant, the HPC has an opportunity to express its support for two property owners who have made significant investments in their home and their neighborhood.

We urge the Commission to approve the COA application.

Sincerely,


Martha L. Brown


W. Tony Lam