



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 06/12/2023

District: 3, Ald. Brostoff

Staff reviewer: Andrew Stern

CC File # 230132

Property	2605 N. Summit Avenue	North Point North Historic District
Owner/Applicant	James & Agnes Stearns 2605 N. Summit Avenue Milwaukee, WI 53211	Community Roofing and Restoration
Proposal	Applicant has a red tile roof that is failing and has been determined to need replacement by Community Roofing and Restoration. Community Roofing and Restoration has provided a quote to replace the tile roof with red asphalt shingles. They have requested a quote from a manufacturer of terracotta replacement tile but have not received final numbers and staff has not been presented with a quote for replacement terracotta tile or a cement tile that will approximate tile replacement. The homeowner anticipates the replacement tile will be outside of their budget.	
Staff comments	Since the texture of the roof is important to the style of his house, the applicant has been encouraged to select a terracotta tile or cement tile that will approximate the look of the original flat tile roof. North Point North Guideline 1.b. Retain the original roofing materials where ever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.	
Recommendation	HOLD the application until all the necessary information is received for quotes for terracotta tile or cement tile replacement.	
Conditions	Should the HPC approve the asphalt replacement roof, the following conditions will apply: 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 sealed 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 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>

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice.

<https://www.wisconsinhistory.org/Records/Article/CS4263>

Previous HPC action

Previous Council action