



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 7/6/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114975 CCF #200240**

<b>Property</b>	2051 W. WISCONSIN AV.
<b>Owner/Applicant</b>	WOMEN'S SUPPORT CENTERS OF MILWAUKEE INC 2051 W WISCONSIN AVE MILWAUKEE WI 53233 Community Roofing & Restoration 1928 E Park Pl. Milwaukee, WI 53211
<b>Proposal</b>	<ol style="list-style-type: none"><li>1. Re-roof with Certaineed Landmark Burnt Sienna color</li><li>2. Rebuild built-in gutters on front structure with new soldered copper over new ice and water shield</li><li>3. Replace K-type gutters on rear section in-kind</li><li>4. Remove one chimney from rear section</li></ol>
<b>Staff comments</b>	<p>The project meets all standards work for roofing and gutters. K-type tends to look more appropriate on hipped roofs where there is no evidence of an architecturally detailed cornice line, so staff recommends permitting the in-kind replacement.</p> <p>The issue of consequence before you is the removal of one chimney. It is not street visible because of the very tight west property line.</p>
<b>Recommendation</b>	Recommend HPC Approval with standard roof project conditions
<b>Conditions</b>	<p>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.</p> <p>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.) <a href="https://www.wisconsinhistory.org/Records/Article/CS4260">https://www.wisconsinhistory.org/Records/Article/CS4260</a></p>
<b>Previous HPC action</b>	
<b>Previous Council action</b>	