



Department of City Development
Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner
Michal A. Dawson
Deputy Commissioner

November 21, 2000

S.C.

Ronald Nowlin
2831-33 N. Sherman Boulevard
Milwaukee, WI 53210

Re: **Certificate of Appropriateness for 2831-33 N. Sherman Boulevard,**
(Sherman Boulevard Historic District)

Dear Mr. Nowlin:

The Milwaukee Historic Preservation Commission reviewed your request for a Certificate of Appropriateness for the above-described property on November 20, 2000. They determined that the house and garage roof replacement, (as amended by staff) were consistent with the preservation guidelines established for the district and that these repairs would not adversely impact the historic and architectural significance of the property. Therefore, in accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, a Certificate of Appropriateness was approved under the following conditions:

1. The roof must be replaced with like-with-like pressed metal tiles of a Spanish tile design or a comparable metal panel design approved by staff. No 3-tab asphalt or fiberglass shingles must be installed.
2. The garage roof must be refinished to resemble the main house. Upon completion both the house and garage should have a similar roof design and appearance.
3. All gutters may be replaced using like-with-like materials. Galvanized metal gutters may be installed, but must be painted to match the house trim.
4. No window or storm window alterations or installation is approved at this time.
5. All work must be done in a craftsman-like manner, and any changes, or additions to this certificate must be reviewed by staff prior to beginning. Any work that is not completed in accordance with this certificate may be subject to correction orders being issued. All work must be corrected within six months from the date of this approval.

You are responsible for obtaining any applicable permits from the Milwaukee Development Center before beginning construction on the project. Your project should follow the material specifications outlined above. If you wish to contest this decision you must contact the Historic Preservation Section by phone or in writing by December 6, 2000 so that a public hearing may be set to evaluate any new evidence. If you have questions, please feel free to contact me at 286-5705.

Sincerely,

Brian J. Pionke
Historic Preservation Officer

- c: Virginia Kleinheinz (copy 1-desk)
Virginia Kleinheinz (copy 2-microfilm)



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**REPORT TO THE MILWAUKEE
HISTORIC PRESERVATION COMMISSION:**

December 18, 2000

AGENDA ITEM:

4.D.

FILE NUMBER:

2831-33 N. Sherman Boulevard
(Sherman Boulevard H.D.)

OWNER & APPLICANT:

Ronald Nowlin
2831-33 N. Sherman Boulevard
Milwaukee, WI 53210

STAFF REPORT:

The applicant is appealing the Certificate of Appropriateness (COA). He has requested a public hearing be conducted regarding the need to install pressed metal Spanish tile roofing material on the house and garage located at 2831-33 N. Sherman Boulevard. The house was built in 1924, is constructed of brick and has Mediterranean Revival influence. This house roof design is similar to at least 14 other buildings in the district. The metal roofing tiles at 2831 N Sherman boulevard appear to be original and have been in poor shape for many years according to the applicant who has owned the property since 1983. The main house roof tear-off had already begun before the contractor could be notified of the COA requirement. Unfortunately, the roof on the garage was partially replaced with 3-tab shingles before the owner could be contacted.

Staff has found a contractor out of lacrosse that could finish this job in 2 weeks perhaps as soon as the beginning of January if the applicant agreed to hire him. The roofing material proposed would be a stone-coated metal roofing panel manufactured by Malik. The original bid for the 25-year warrant 3-tab shingle installation was \$24,000. The bid for this 50-year warranted metal panel design (with a lifetime warrant against leaking) is \$27,075. The material selected by staff is the closest thing available. However, the asphalt/fiberglass architectural shingle is not appropriate for this house, and should not be installed. The shingles on the garage should also be shingled over to maintain the consistency of the site. The roofing replacement as amended by staff is in keeping with the preservation guidelines for the district.

Other work proposed for the site includes gutter replacement, and window or storm window replacement. Gutters may be replaced using like-with-like material or galvanized steel that has been painted. All window replacement will require additional staff review.

STAFF RECOMMENDATION:

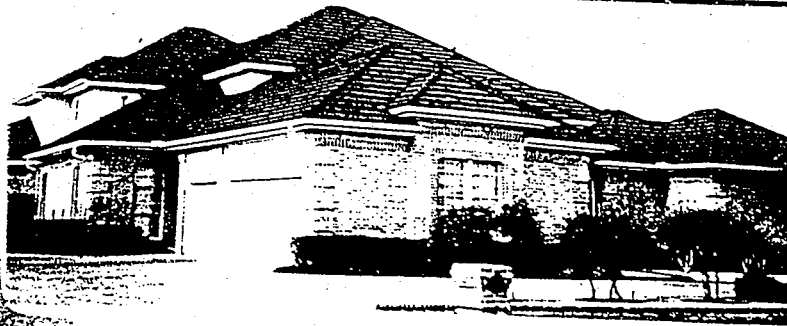
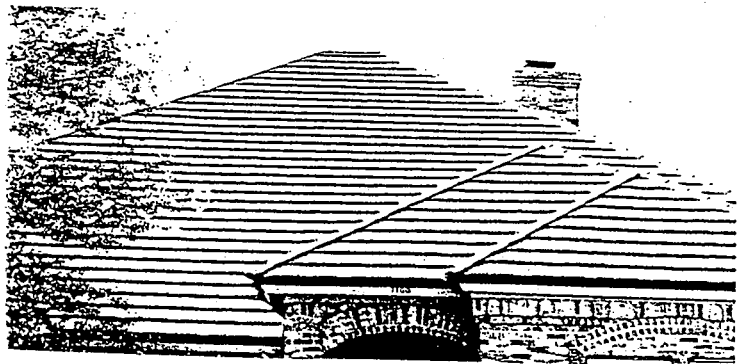
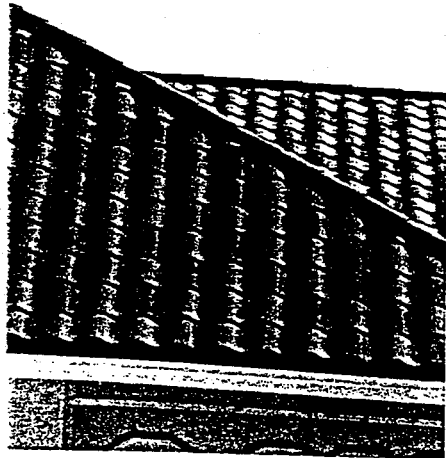
Staff recommends denial of a Certificate of Appropriateness to re-roof using 3-tab shingles at 2831-33 N. Sherman Boulevard for the following reasons:

1. Section X.A.2.b.(i) states, "Retain original material, whenever possible. Avoid the removal of architectural features that are an essential part of the building's character and appearance." The tile roof design and material are an essential part of a Mediterranean Revival Style building.

Stone Coated Steel



Stone coated roofing systems are the ideal roof for every home. Manufactured with ultra lightweight steel covered with ceramic-coated stone chips and sealed with an exclusive polymer coating, stone coated roofing systems are the most beautiful, durable, and trouble free roofs available.



Stone coated shake is the ultimate replacement roof. Shake offers the beautiful look of random cedar shakes and the protection of an exclusive stone and steel design. Your stone coated shake roof system will last a lifetime.

