



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/13/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #113427

Property	3011 W. STATE ST.	Concordia Historic District
Owner/Applicant	THOMAS E MATTHEWS 3011 W STATE ST MILWAUKEE WI 53208	Thomas Matthews Phone: (414) 331-3489

Proposal This house was built c. 1850 by Robert Faries, an early dentist in the city and an amateur astronomer. He lived on the property through February 1854. Later owners included Sydney L. Rood (1854-1863) and Philetus Yale (1863-1905). The house stood on a multi-acre site that was later subdivided. It stands as the oldest house in the Concordia Historic District.

The current proposal is to remove the slate roof and replace it with an asphalt dimensional shingle. Between the COA application and the attached contractor's estimate the following replacement roofing was presented: GAF Slateline, GAF Timberline HD, Owens Corning TruDefinition Duration, Owens Corning Oakridge, and CertainTeed Landmark.

Staff comments A roof inspection conducted by Hansiak Inspection Service, Inc. summarizes that the current slate roof is in satisfactory condition, that some flashing needs attention, that gutters and downspouts need maintenance, and no leaks were apparent but there was evidence of past leaks and that the chimney needed maintenance.

No documentation has been received by Historic Preservation staff that justifies the removal of the slate roof or why a new slate roof cannot be installed.

Mr. Matthews was e-mailed by staff to provide a reason for the request to replace the slate and recommended that slate roof specialists be called upon for an evaluation. Staff has received no response.

The Historic Preservation office has received objections from neighbors about the removal of the slate roof.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action