



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/15/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #114163

Property	3112 W. KILBOURN AV. Concordia Historic District
Owner/Applicant	EDWARD B HOFFMANN JR Edward B Hoffmann Jr. ANNE A DEVITT 3112 W KILBOURN AV Phone: (414) 933-9965 MILWAUKEE WI 53208
Proposal	<p>This house was constructed in 1891 and by the 1930s, if not earlier, was occupied by clergy associated with Concordia College.</p> <p>The current proposal is to remove the original slate roof and replace it with Certain Teed Landmark Pro asphalt shingles. The proposal is to also add two Velux skylights.</p>
Staff comments	<p>The owners have been careful stewards of their house over the years and have replaced selected slates as well as have done repairs to their roof over time.</p> <p>Currently, the roof has developed numerous leaks and evaluations by slate roof specialists have determined that the slate has reached the end of its lifespan.</p> <p>The specific location for the skylights has not been identified. They may be approved only if they are installed where not visible to the public. Several requests for skylights in the Concordia Historic District have been denied in recent years because of their visibility.</p> <p>To be consistent with prior staff reports and commission decisions, staff cannot recommend the replacement of the historic slate roof.</p>
Recommendation	Recommend HPC Denial for the roof replacement and condition the approval of any skylights on their not being visible to the public.
Conditions	<p>Should the commission approve the replacement of the slate roof, there should be conditions on preserving the copper gutters and preserving the slate cladding on the dormer side walls and gable ends.</p> <p>Any new asphalt shingles should feature minimal shadow lines.</p>
Previous HPC action	
Previous Council action	