



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/4/2023
Staff reviewer: Andrew Stern

Ald. Brostoff
CCF # 231047

Property 2626 N. Terrace Ave. North Point North

Owner/Applicant David Robert Haas
 Dana Onnolee Stevens

Proposal

Remove chimney from rear slope of roof to below the roofline and patch the roof with matching slate and copper gutters.

Staff comments

The applicant has had three roofing contractors examine the chimney and all have concluded that the chimney is in an unsafe condition and a full rebuild above the roofline would be required if the chimney were to stay. While repair is always preferred, our guidelines do allow for unused chimneys that are not a significant decorative or architectural feature to be removed (*Living With History*, p. 20). This chimney is on the rear slope of the roof and while a prominent feature when viewed from behind the house, it is not visible from the right of way. The chimney was originally for an incinerator, which is no longer used.

Recommendation Approve

Conditions The roof shall be repaired/patched per the Wisconsin Historical Society's slate roofing standards: <https://www.wisconsinhistory.org/Records/Article/CS4263>

Previous HPC action

Previous Council action