



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

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

November 20, 2000

AGENDA ITEM:

5.C.

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 requesting a Certificate of Appropriateness (COA) to allow for replacement of the 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 replaced with 3-tab shingles before the owner could be contacted.

Staff has been on the World Wide Web for several days hunting down comparable materials. The contractor has also found a metal tile design that comes in sheets up to 3' x 20' long that would work for this project. If the owner consents to the installation of the metal tile design the project may start immediately. 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 not 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 approval of a Certificate of Appropriateness (as amended) for re-roofing proposed at 2831-33 N. Sherman Boulevard subject to 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.

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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.



