



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 07/10/2023

District: 4, Ald. Bauman
Staff reviewer: Andrew Stern
CC File # 230313

Property 936 N. 31st St. Concordia Historic District

Owner/Applicant Gail L. Sahagun
936 N. 31st St.
Milwaukee, WI 53208

Proposal The applicant is proposing replacing the deteriorated siding on the non-historic garage with smooth Hardie fiber cement siding with a 6" exposure. Smooth Hardie fiber cement will also be installed in the soffit and fascia of the garage. The existing asphalt roof on the garage will be removed and replaced with GAF Timberline HDZ shingles in Hunter Green to match the shingles on the house. While HD shingles are typically not allowed, the general rule allows for exceptions when a color match is needed. The applicant is also proposing adding solar panels to the south-facing roof of the garage. The vertical plywood siding is proposed to remain in the front gable of the garage.

Staff comments The non-historic garage is located behind the house and is minimally visible from the right of way. The smooth Hardie siding with a 6" exposure is an adequate replacement material for this garage. The proposed solar panels on the garage adhere to the HPC policy for siting.

Recommendation Approve

Conditions No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment

is an acceptable alternative to 30lb felt.)
<https://www.wisconsinhistory.org/Records/Article/CS4260>

Previous HPC action

Previous Council action