



## Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 4/20/2015**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Carlen Hatala**  
**PTS #102016**

**Property** 926 N. 34TH ST. Concordia Historic District

**Owner/Applicant** MAGGIE L MCCRACKEN Margaret McCracken  
926 N 34TH ST  
MILWAUKEE WI 53208 Phone: (414) 213-5823

**Proposal** The applicant proposes to do a number of projects on her house. The trim, back porch/balcony and front porch will be restored/repared, scraped and painted. Special attention will be paid to front porch columns which will have repairs done to the bases and capitals.

The roof will also be replaced and include D style painted aluminum drip edge, W style aluminum flashing in the valleys, and turtle style (pan) metal roof vents. The shingles will be of the same style (3-tab) as the present roof. New gutters will match the current ones.

As part of the re-roofing, the applicant proposes to add three thermal skylights to the roof. They are manufactured by Wasco and will be 22" by 46" in dimension, with double paned thermal windows that have venting and self-flashing.

**Staff comments**

The current house was built in 1901 as an investment property for Hugo Teweles, member of the prominent seed brokerage family. The house was later used as a rooming house and 3<sup>rd</sup> floor occupancy was discontinued in 1949 following city orders. The house is currently single family.

Classically inspired porch columns and turned balusters (no longer extant) were the prominent features of the house. The house was extensively renovated in 1984-1985 before the Concordia Historic District was formed. It may have been at this time the front porch approach was changed and the turned balusters replaced with picket style balusters.

The proposed repairs to the house that include painting and replacement of the roof appear to be appropriate.

The approval of skylights will have to be determined by the HPC. The current owner has owned the property since 1996. She is seeking to install 3 skylights to better illuminate the third floor living space, allow for better ventilation and reduce heating bills in winter. The owner also seeks to take advantage of the Federal Energy Tax Credits for the installation of Energy Star efficient skylights and windows. The energy credit is in effect until 1916.

The guidelines for the Concordia Historic District state “Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way.”

Typically, the HPC has approved skylights that have been located behind a cross gable or a dormer and not visible from the front of the house. In this instance the simple gable roof has no such gable or dormer and the entire south slope is visible. The skylights here will be located from about mid-point of the roof to the east end of the roof.

**Recommendation**

Approval of general repairs and re-roofing, and painting as per conditions. Potential approval of skylights if commissioners determine they are placed far enough away from the front of the house.

**Conditions**

All painting and repair work to follow as described in the application. Trim may not be removed and discarded unless new trim is installed that exactly matches the original. It is preferable to use an epoxy product for filling small areas of deterioration than removing original historic material. If larger areas of deterioration are encountered replacement of details should be replicated in a wood species that is resistant to rot. Particular attention should be paid to the porch columns, especially the bases and capitals.

**Previous HPC action****Previous Council action**