



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/12/2017

Ald. Nik Kovac District: 3 North Point South Historic District

Staff reviewer: Tim Askin

PTS #114287 CCF #170233

Property 2415 E. WYOMING PL.

Owner/Applicant

DOUGLAS W ROSE
2415 E WYOMING PL
MILWAUKEE WI 53202

Doug Rose
2415 E Wyoming Pl
Milwaukee, WI 53202
Phone: (414) 274-1400

Proposal

1. Demolish attached garage that appears to be an unpermitted addition from the 1960s.
2. Re-roof and replace gutters.
3. Repair masonry where garage and vines were attached.
4. Repair/replace wood trim as needed around building and repair glazing on existing windows.

Staff comments

This is a commanding home facing Water Tower Park in the North Point South Historic District. It was designed by Howland Russell in 1903.

1. No permit record could be found for the construction of the garage, although later permits indicate that it was present by 1987. It is believed to date to the 1960s. It is entirely undistinguished architecturally and the owner believes it to be structurally unsound. The garage meets the demolition criteria.

2. Replace all roofing and gutters. Dimensional fiberglass shingle, copper valleys, copper K-type gutters, and copper flashing. Applicant considered half-round gutters, but previously altered details at the roofline have made this an impractical option.

3. Select masonry repairs and cleaning, including vine attachments, garage attachments, and settling front steps, removal of paint. Cleaning includes powerwashing and scraping. Staff recommends a maximum of 100 PSI on the pressure washing and would recommend a chemical treatment rather mechanical scraping of the brick.

4. Carpentry and glazing work is acceptable as proposed.

Recommendation

Recommend HPC Approval with conditions.

Conditions

1. Sprayed abrasive cleaning of masonry is not permitted and note that chemical cleaning requires additional staff review and a city permit.
2. Submit photographs or samples of proposed roofing materials.
3. Pressure washing of brick is not to exceed 100 PSI.

Previous HPC action

Previous Council action