



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 6/1/2020**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114964 CCF #200047**

<b>Property</b>	2720 E. BRADFORD AV.	North Point North
<b>Owner/Applicant</b>	MATTHEW J FLYNN & MARY HW 2720 E BRADFORD AVE MILWAUKEE WI 53211	Mary Flynn 2720 E Bradford Ave Milwaukee, WI 53211 Phone: (414) 964-8902
<b>Proposal</b>	Change roofing material from cedar shingle to asphalt dimensional shingle.	
<b>Staff comments</b>	<p>This is an uncommon request. As a matter of general practice, only changes in the type of roofing material that are not substantiated by documentary evidence are brought before the Commission. The present cedar roof dates to 1991 and was installed by the current owners. Given that age, the roof is realistically at its lifespan. The owners have included a contractor's report showing damage and recommending replacement instead of repair.</p> <p>The roofing history that could be established for the subject house is as follows: 1905: construction, plans exist, but are inaccessible at Central Library presently. 1910: cedar shingle was present 1951: asbestos tile was present 1991: cedar shingle installed</p> <p>The one historic photo that could be readily accessed suggests that the asbestos roof lasted until 1991. The 1991 application lacks any photos or details on what the roof was at that time.</p> <p>Generally the preference of the Commission is to keep historic roofing materials. The present roof is obviously not original, but matches the original roof. The applicant worked with staff to pick an asphalt product that would be automatically approved if it did not constitute a change in materials. The selected product of CertainTeed Landmark in the weathered wood color is such a material and is regularly used by homeowners in the historic districts and on city-owned homes.</p> <p>That being said, because of the prior restoration to cedar shingle, staff leans slightly on the side of denying the application. Replacement in kind with new cedar shingles would be preferable.</p>	
<b>Recommendation</b>	Recommend HPC Denial	
<b>Conditions</b>		
<b>Previous HPC action</b>		
<b>Previous Council action</b>		