



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/11/2021

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #115202 CCF #210779

Property	2640 N. LAKE DR.	North Point North
Owner/Applicant	RUSSELL D CASE DOROTHY A CASE 2640 N LAKE DR MILWAUKEE WI 532113837	Russell Case Case Law Firm 400 N. Broadway Milwaukee, WI 53202 Phone: (414) 847-7000
Proposal	Retroactive approval of re-roofing, gutter lining, applying synthetic siding to a rear dormer, repointing/rebuilding a chimney and installing straight line flashing.	
Staff comments	<p>A citizen contacted HPC staff to indicate that there was a sign in the yard for a roofing contractor and inquired if there was a COA on file in July. There was no COA on file and DNS responded and issued an order. The roofing work and choice of shingles appear to be acceptable. Gutters were relined with a membrane, this also appears acceptable, if not best practice.</p> <p>During the review process, it became clear that it was more than just a roofing project. The owners had applied for the tax credit, but not all work was performed as explicitly required in their written conditions nor was all work to be done disclosed in the tax credit application.</p> <p>The chimney was rebuilt with improper flashing. It has been our standard and the WHS standard for many years that only step flashing is acceptable on a brick chimney. The city's current standard condition for approval of chimney flashing is a direct quote of Mark Buechel. Even with a new reviewer in the position, the WHS position has not changed. Straight line flashing is inherently harmful to historic brick because it cuts into the face of it rather than following along the sacrificial mortar joints. At most times this is done, step flashing should be an obvious choice, as the mortar should be soft. The area needing new flashing is subject to heavy weathering and typically should be repointed when new flashing is performed.</p> <p>A rear dormer was resided in textured Smartside. This Commission has never approved textured Smartside. It is not appropriate for the location to which it was applied.</p> <p>Company that performed the work lacked a city license for home improvement contractor (record search 10/7/21).</p> <p>The Commission may choose to recommend an enforcement timeline to Neighborhood Services, but the project is not acceptable as completed and the application should be denied.</p>	
Recommendation	Recommend HPC Denial	
Conditions		
Previous HPC action		
Previous Council action		

