



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

2234 N. TERRACE AV. North Point South

Description of work

Repairs to small section of slate roof on SE corner of building over 2nd floor porch to correct leaking. This will only include the south facing section of the roof area over 2nd floor porch, unless it is determined that repairs are also needed on smaller section of east facing area over 2nd floor porch.

Slate will be removed and reused or replaced as needed. Any new slate will match color of existing slate. Wood and underlayment will be replaced as needed to stop leaking.

Date issued

8/26/2021

PTS ID 115180 COA: SLATE ROOF REPAIR

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

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.

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4263>

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact hpc@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)

Apologies for the crude writing on the photo, but essentially we will be working on section A-B and depending on what he finds and budget, it may be from A-C. It would include the dormer.

The East section was repaired in 2017. It is the same roofer with the same specifications.
This is essentially continuing the repair work approved in 2017.

