



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2433 N. Wahl Ave., North Point North Historic District

1. Replace leaking gutter and downspout on NW portion of house. New gutter of 20 ounce copper to match existing profile. Downspout of 16 ounce copper. Replace broken and missing slate tiles on roof.
2. Replace leaking SE corner downspout. Add custom funnel top to fit existing copper drain detail. Replace heat cables.
3. Patch and repair the roof trough at front of house (not visible from the street.). Replace about 20 broken slate tiles on east side of house directly above the trough.
4. Replace other broken or missing slate tiles on balance of house and garage.
5. Patch west side lower flat roof. Coat flat roof with aluminum roof coating and replace gutter/downspout heating cables.
6. Replace exiting rusted tin flashing on garage roof with new 20 ounce ridge.

Date issued 5/5/23

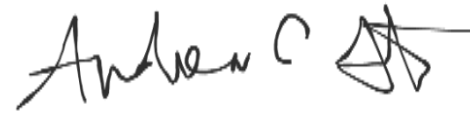
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following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

1. 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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: 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/lms, or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Andrew C." followed by a stylized monogram or initials.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff



SE corner downspout to be replaced



Roof trough to be patched



North elevation gutter and downspout to be replaced



Flat roof detail



Rusted tin flashing to be replaced with new 20 ounce ridge.