



# Certificate of Appropriateness

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

**Property** 2683 N. SUMMIT AV. North Point North Historic District  
**Description of work** Re-roof house (and garage if desired) per attached specs and shingle type and color. Restore rafter tails. Build custom copper gutters to fit profile of restored rafter tails.  
**Date issued** 6/12/2017 PTS ID 114301 COA: roof, gutters, rafter tails

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 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 (Park or Summit) and they must be painted to blend with the color of the roofing material. The continuous ridge vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed.

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 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/build](http://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)

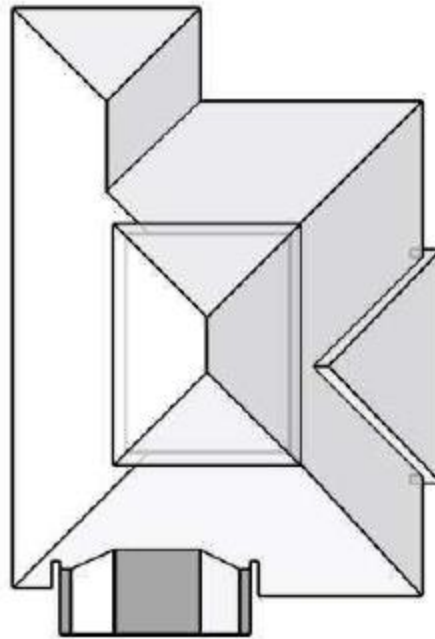
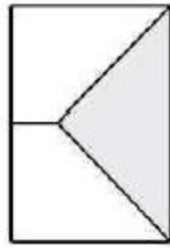
- 1) REMOVAL OF 3 LAYERS COMPOSITION SHINGLES AND ONE LAYER OF CEDAR SHAKE. GARBAGE DISPOSAL INC.
- 2) INSTALL A 7/16" OSB SHEATHING OVER EXISTING BOARDS.
- 3) INSTALL ICE & WATER SHIELD ALONG GUTTER LINES 6' UP, AND IN VALLEYS.
- 4) INSTALL HIGH PERFORMANCE PAPER ON REMAINING ROOF.
- 5) REPLACE STOP TIN FLASHING AT CHIMNEYS, INSTALL NEW METAL W. VALLEY, AND REPLACE HEAD STOP FLASHING.
- 6) INSTALL RIDGE CAP VENTING FOR UPPER ROOF, AND LOW PROFILE VENTING FOR ALL OTHER VENTING AS NECESSARY.
- 7) INSTALL A GAF/ELK TIMBERLINE NATURAL SHADOW ARCHITECTURAL SHINGLES. COLOR IS WEATHERED WOOD. PER HISTORICAL COLOR KINGS.
- 8) REMOVE RUBBER ROOFING AND INSULATION BOARD FOR FRONT PORCH, TIE ROOF TIES INTO SHINGLED AREA OF EAST ROOF. INSTALL NEW RUBBER AND INSULATION BOARD.

Construction specs. Approved subject to conditions about vents on page one.

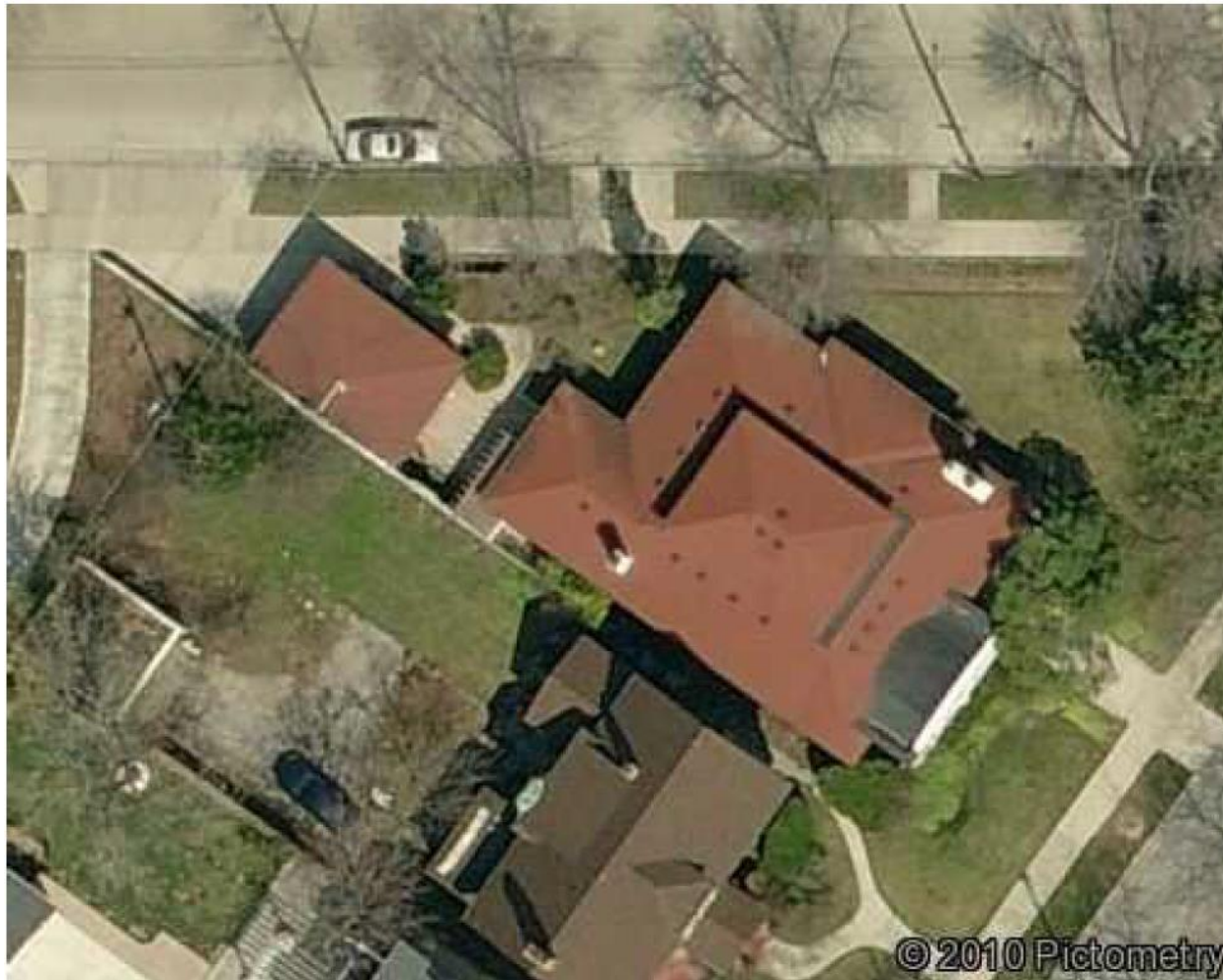


Current conditions





In this 3D model, facets appear as semi-transparent to reveal overhangs.  
Roof plan as existing.



Aerial view of existing. Box vents are not permitted to face Summit Avenue or Park Place. Low profile venting is permitted on all but the Summit Avenue face.



Typical existing conditions as of 3/25/2016.



Approved replacement shingle, subtle green and beige tones.