



Certificate of Appropriateness

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

Property 2239 N. TERRACE AV.
Description of work Replace copper gutters with new copper gutters and repair rafter tails as needed per attached specifications.
Date issued 5/14/2018 PTS ID 114523 COA: 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:

All finish wood must be smooth and free of knots and must be painted upon completion.

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 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, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac

Copper Gutter Replacement.

Set scaffold up to the gutter level. Remove the bottom two courses of wood shingles and starter course. Remove the existing gutters and back flashings. Fabricate and install a new "box and liner" two piece gutter. Outer profile or "box" shall match the existing and lay flat in the decorative rafter tails. Inner profile or "liner" shall have a continuous high back and be pitched to drain toward the downspouts. Hangers from copper bar shall be spaced every 2'. New wood shingles shall be fitted in when new gutter is in place. Dismantle scaffold. All seams soldered.

Downspouts: Replace the existing downspouts with new copper downspouts to match the existing profile. All seams shall be soldered. Straps shall be from 1" copper bar and doubled at the bottom 8'.

NOTE: Any rotted roof decking or rafter tails shall be replaced replicating the existing trim

Approved scope of work.



Current front view





Typical current conditions