



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property	1681 N. PROSPECT AV.
Description of work	<p>The project is replacement of the slate roof and copper gutter system and repair of the exterior bricks and stone masonry.</p> <p>The work is removing the existing slate roof, the gutters and downspouts. The slate will be replaced in kind using dark grey Buckingham slate. Note that the grey slate on the tower is original. The green and grey slate on the rest of the house was installed about 10 years ago and the roof has failed. New and old slate photos are attached. New waterproofing underlayments will be installed.</p> <p>The half round copper gutters will be replaced with half round copper gutters.</p> <p>The tower finial is deteriorated and will be replaced with a brass and copper replica. Ridges, including terminal finials will match the historic. See attached photograph.</p> <p>A low-profile cross snow fence will be installed above the glass bay on the south elevation to prevent snow and ice damage.</p> <p>On the west chimney the mortar joints will be repointed, and the five top courses rebuilt. The southeast chimney will be rebuilt. The existing brick will be reused for all chimneys. Four areas of the brick and stone walls shown on the attached photos will be repaired and repointed.</p>
Date issued	5/27/2020

PTS ID 114956 COA: roof and masonry repairs

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:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business, Masonry Chapters*, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

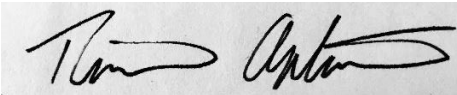
New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

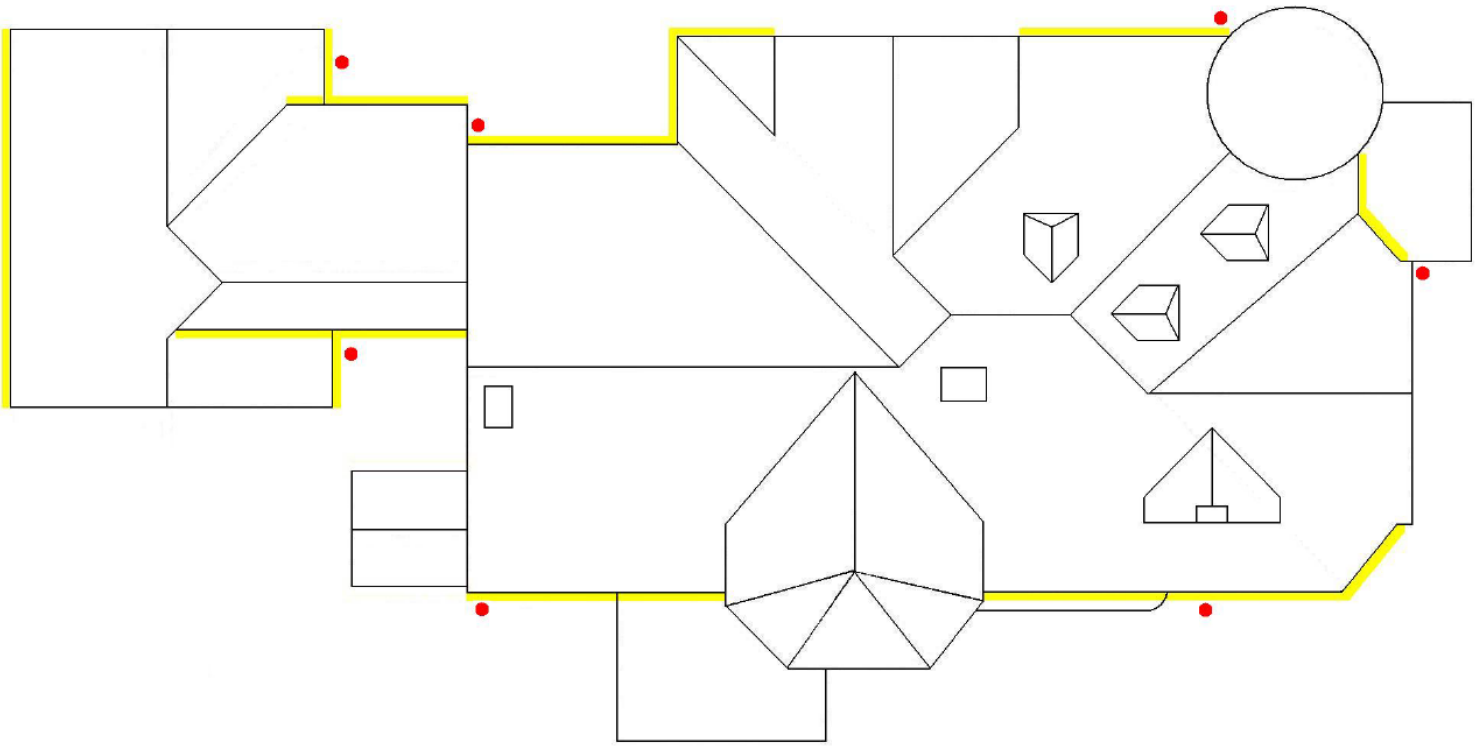
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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

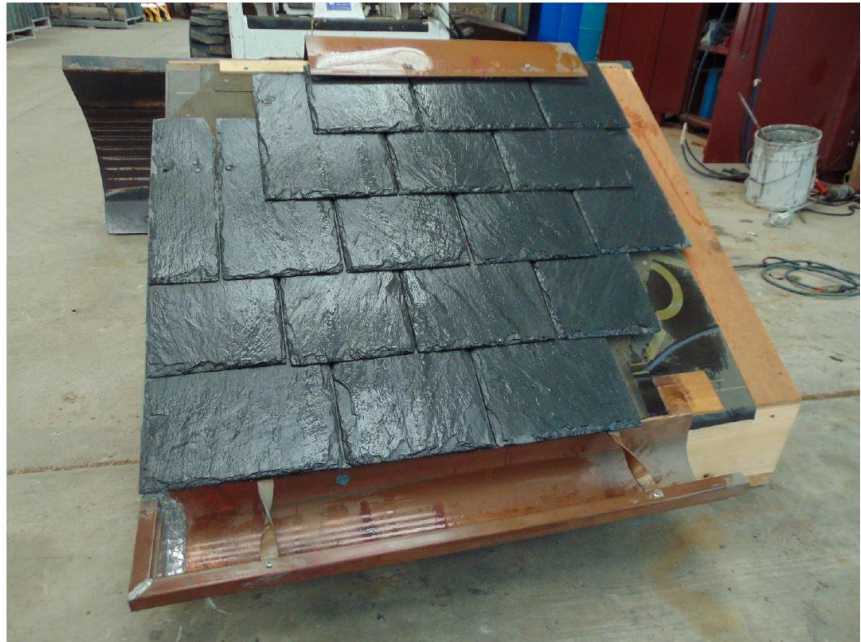
Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



Roof plan with gutters and downspouts. New copper half-round gutters and corrugated copper downspouts will be installed. They will be similar to existing.



The new slate roof will match the original 1880 roof which is still on the tower. Buckingham Virginia slate will be used.



Here is a sample board for the Buckingham slate roof and copper gutter. Other examples of Milwaukee Buckingham slate roofs are: Immanuel Presbyterian, 1100 N. Astor St. Gesu Church, 1145 W. Wisconsin Ave. St. James Episcopal, 833 W. Wisconsin Ave.



The current slate was installed about 10 years ago and the roof has failed. It is a mix of grey and green slate and not appropriate for this building.

Color is approved based on wet vs. dry sample photos and comparison to the Imanuel Presbyterian roof being used by staff as an example of dry conditions.



Damaged finial will be replicated exactly in new cuprous material.

