



## Certificate of Appropriateness

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

<b>Property</b>	2565 N. TERRACE AV.	North Point South HD
<b>Description of work</b>	Replace roofing, repair/replace gutters, downspouts, eaves and soffits as needed per attached scope of work and conditions of approval. Roof will be Timberline Natural Shadow in a gray color. All replacement pieces in soffits and eaves shall be made out of natural wood, excepting materials that are not currently wood or roofing components (drip edges, valleys, concrete, etc.). Correct violations listed in <u>ORD-19-06140</u> with natural wood materials to match existing or original sizes, reveals, and details. Replace front door with 4-panel wood or wood veneer door.	
<b>Date issued</b>	4/26/2019	PTS ID 114746 COA: roof etc.

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 or powered 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.

All finish wood must be smooth and free of knots and must be painted upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased.

The use of a naturally decay-resistant wood species for exterior finish applications is highly recommended but not required. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

All work must be done in a craftsman-like manner, and must be completed within a timeline coordinated with the assigned building inspector that is not to exceed one year from 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) 286-5712 E-mail: [hpc@milwaukee.gov](mailto: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.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor

**Correct By Date:** 08/01/2019

2) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).

**Correct By Date:** 08/01/2019

3) 275-32.3.b All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

4) 275-32.3 Replace defective trim boards on exterior walls.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

5) 275-32.3 Replace trim boards missing from exterior walls.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

6) 275-32.3.g Repair or replace defective porch guardrail.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

7) 275-32.3.g Repair or remove defective skirting around porches.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

8) 275-32.3.g Repair or replace defective porch step treads.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

9) 275-32.3.g Replace defective porch floor boards and secure to supporting structure.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

10) 275-32.3 Replace defective fascia boards.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

11) 275-32.3 Replace defective boards in roof eave.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

12) 275-32.6 Repair or replace defective downspout.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

13) 275-32.3 Replace defective boards in roof eave.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

14) 275-32.3 Replace defective fascia boards.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

15) 275-32.3 Replace defective siding on exterior walls.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

16) 275-32.3 Replace trim boards missing from exterior walls.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

17) 275-32.3 Replace defective trim boards on exterior walls.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

18) 275-32.3 Restore exterior wall to a watertight condition.

**Violation Location:** South Side

**Correct By Date:** 08/01/2019

19) 275-32.3 Replace mortar missing from foundation wall-tuckpoint.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

20) 275-32.3 Replace defective trim boards on exterior walls.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

21) 275-32.3 Replace trim boards missing from exterior walls.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

22) 275-32.3 Replace defective fascia boards.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

23) 275-32.3 Replace defective boards in roof eave.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

24) 275-32.3 Replace missing boards in roof eave.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

25) 275-32.3 Replace defective siding on exterior walls.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

26) 275-32.3 Replace defective siding on exterior walls.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

27) 275-32.3 Replace missing siding on exterior walls.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

28) 225-4.2 Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

29) 275-32.3 Replace defective trim boards on exterior walls.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

30) 275-32.3 Replace trim boards missing from exterior walls.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

31) 275-32.3 Replace defective boards in roof eave.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

32) 275-32.3 Replace mortar missing from foundation wall-tuckpoint.

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

33) 275-32.6 Connect downspout to receiver and seal connection.

**Correct By Date:** 08/01/2019

34) 275-32.4.a Replace all missing or defective window putty.

**Violation Location:** East Side

**Correct By Date:** 08/01/2019

35) 275-32.10 Repair or replace defective service walk.

**Violation Location:** West Side

**Correct By Date:** 08/01/2019

36) 275-32.3.f Replace mortar missing in chimney (tuckpoint).

**Violation Location:** North Side

**Correct By Date:** 08/01/2019

37) 275-32.3 Repair or replace the defective exhaust vent.

## Roofing Section

	Qty	Unit	Per
Remove and dispose of one layer of existing shingles	62	SQ	
Remove and dispose of second additional layer of shingles	62	SQ	
Remove and dispose of third or more layers of asphalt shingles	62	SQ	
Remove and dispose of cedar shake roofing material	62	SQ	
Hard access charge for additional labor to transport waste from ground to dump trailer. Price based on total amount of squares being removed from roof.	120	SQ	
Install Alco Ice and Water Shield _____ feet on eaves.	10	EA	
Install 15# felt paper - 4 squares per roll	11	EA	
Install GAF ProStart on eaves and rakes. 120' per bundle	6	EA	
Install GAF Timberline HD or Natural Shadow Lifetime Dimensional Shingles	62	SQ	
Install aluminum drip edge - 10' per stick	12	EA	
Install aluminum gutter apron - 10' per stick	63	EA	
Install aluminum slant back vent	14	EA	
Install new 4" Broan bath vent	2	EA	
Install 8" Broan kitchen vent	1	EA	
Install new closed-cut valley with new metal and 3' leak barrier underneath - 50' per roll	4	EA	
Install new aluminum pipe jack flashing	2	EA	
Install new lead boot pipe flashing	3	EA	
Install new chimney flashing - extra large	3	EA	
Install 25-year 3-tab shingles as ridge cap. 25' per bundle	18	EA	
Install new caulking as needed	10	EA	
Matching spray paint	2	EA	
Install using 1-1/4" coil roofing nails - 20 square per box	3	EA	
Steep charge 10/12 - 12/12 pitch roof	33	EA	
High charge two story roof	40	SQ	
High charge three story roof	20	SQ	
Seven year craftsmanship warranty. Lifetime limited warranty on shingles	1	EA	
Remove and Replace	440	LF	

### Rotted Wood, Roof Board

Yanky, Integrated Gutter system Repair	1	EA
Repair Hero		
Replace OSB decking	10	EA
Merchant Fee Credit Card	1	EA
Install new Certainteed Rolled roofing	1	EA

TOTAL



Subject property

Sentinel Dec 12, 1897







Typical roofline damage