



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

2228 N. TERRACE AV.

North Point South Historic District

Description of work

The historic Gustav and Hilda Pabst House was constructed in 1906 and retained its original, green glazed roof tiles. Those tiles are now spalling and cracking. The applicant proposes to remove the existing tiles and old roof felt on the north and west sides of the sloped roof. New tile was found to approximate the original in shape and color and will be installed in these areas. Flashings on chimneys and dormer side walls will be reworked to function with the new tile. The south and east sides of the sloped roof had been re-roofed in the past with asphalt shingles. These will be removed and replaced with new asphalt shingles. The original skylight at the apex of the roof will be retained. Low sloped areas of the roof are clad in metal panels. The metal panels will be removed and a new EPDM membrane roof will be installed. All copper details on the roof trim and dormers are to remain or replicated with new copper.

Date issued

10-01-2015

PTS ID 106128 COA re-roof

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 work to be carried out as proposed.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@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.

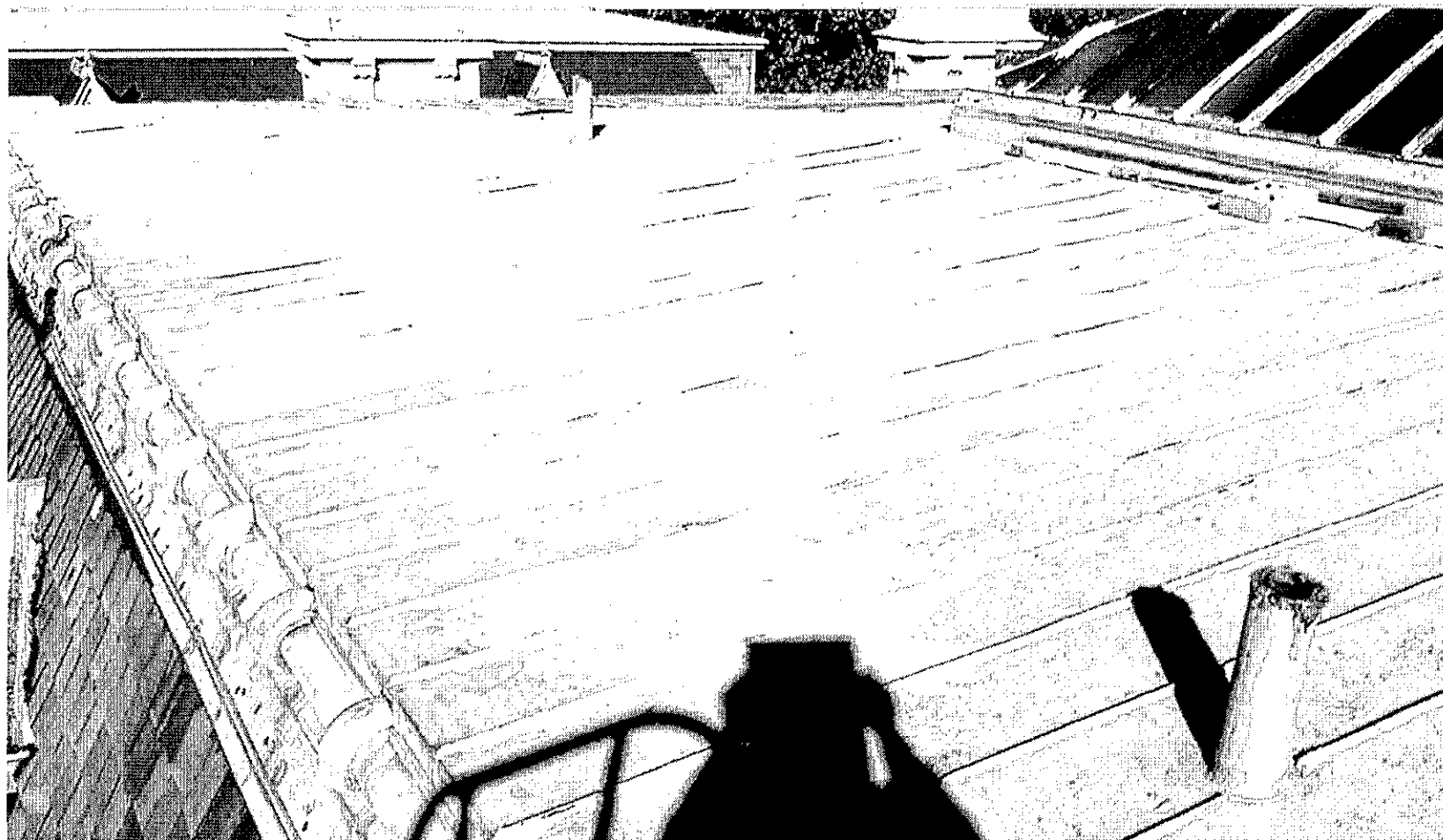


City of Milwaukee Historic Preservation Staff

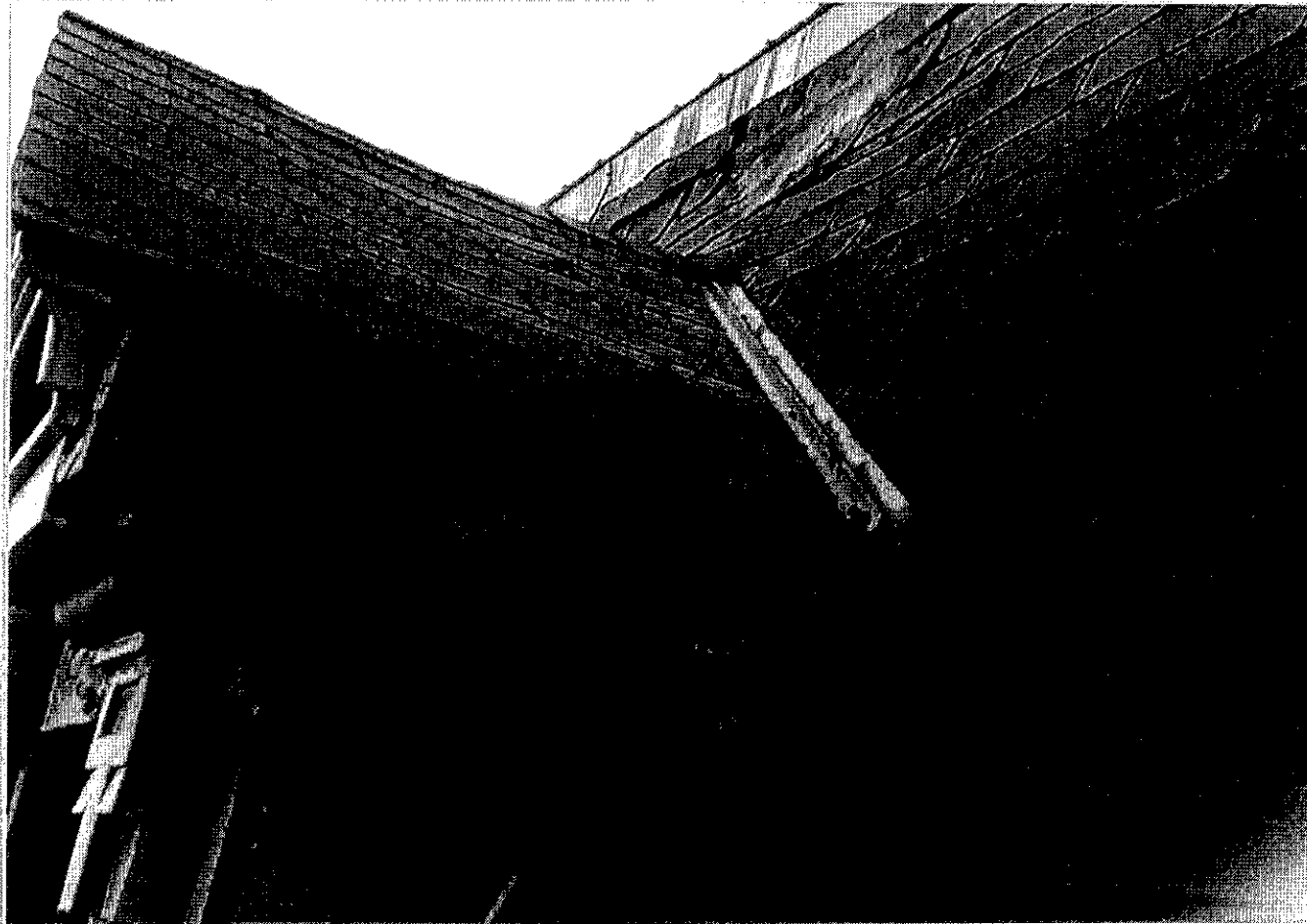
Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Construction Section (286-2513)



Original roof tiles are spalling and cracking. They will be replaced with new tiles that match as closely as possible. All fine copper detail to be retained or replicated if necessary.



Shallower roof slope is now clad in metal panels. These will be removed and replaced by an EPDM membrane material. The original skylight will remain.



Asphalt shingles on south and east elevations will be removed and replaced with new asphalt shingles. All copper detail to be retained.