



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

2125 N Lake Dr North Point South HD

1. Remove and dispose of all existing flat lock panels and trim pieces.
2. Clean and inspect the existing roof deck surface. To include sweeping the surface clean, removing and / or flattening nails, securing any loose decking. Materials found to be deteriorated shall be replaced to match existing conditions.
3. Furnish and install Certainteed WinterGuard HT (High Temperature) ice and water shield to cover the entire portico roof area. This ice and water shield is specially designed to resist high roof temperatures under metal roofs.
4. Custom fabricate and install 20-ounce lead coated copper flatlock panels to match the length and width of the existing flat lock panels. All copper joints to be soldered with 50/50 solder.
5. Custom fabricate and install new 20-ounce copper drip edge metal along the lower edge of the roof on the North and South sides.
6. Custom fabricate and install new 20-ounce copper drip edge metal along the radius edge of the roof on the East side, matching the existing radius profile of the portico.
7. Custom fabricate and install new 20-ounce copper counter flashing where the portico roof meets the masonry wall, following the profile of the existing flashings. New flashing to be installed by cutting a $\frac{3}{4}$ " reglet into the masonry, with the new copper tucked into the cut joint and further sealed with

Date issued

3/26/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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 must be done in a craftsman-like manner. 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.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one

year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Per Note 1 of Detailed Scope of Work

Per Note 7 of Detailed Scope of Work



North Elevation

Per Note 6 of Detailed Scope of Work

Overview of Proposed Scope of Work

Restoration work to include removal of existing lead coated copper flat lock panels, full inspection of the existing roof deck, replacement of deteriorated decking materials if needed, installation of ice and water barrier over full surface of roof deck, fabrication and installation of new copper drip edge to match the radius of the existing portico, fabrication and installation of new copper counter flashings at existing masonry wall, fabrication and installation of new copper flat lock panels to cover the arched roof.

View of subject metal roof