



# Certificate of Appropriateness

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

## Property Description of work

### 259 N Lake Dr North Point South HD

#### Home and Garage Roof

- Tear off up to (1) layer of old asphalt singles of the entire house and detached garage.
- Remove and discard any old rubber, flat roofing on the house.
- Any rotten roof decking found not sound enough to hold a nail will need to be remove/ replaced.
- Install ice and water shield up to 6ft up from the gutters into the warm area, and around chimney.
- Install synthetic felt paper over the rest of the roof.
- Install new drip edge flashing in (Desert Sand) color.
- Install new stack pipe flashing, and new custom bent metal chimney flashing to blend with new roof
- On the flat roofs on the home, install new fiberboard (where needed), new counter flashing, plates, screws, adhesive, and new 60mm EPDM rubber roofing membrane and new termination strips where apprehensible.
- Install beautiful, new Certainteed landmark algae resistant, dimensional shingles on rest of house and detached garage.
- New shingle color: TBD. **New shingle color has to be black/gray/earth tone and with minimal shadow lines**
- New Certainteed shingles include a limited lifetime material warranty and extended 50 year non-prorated labor warranty.
- Measure and install new 5" seamless K-Style aluminum gutters on the two areas above the west, 2<sup>nd</sup> floor on the house and new 4" downspouts on the (3) spouts on the northwest corner and (2) spouts on southeast corner of house.
- New Gutter/Downspout Color: Desert Sand/ Redwood.
- Run all new downspouts to similar locations back to the drains.

#### North and South Chimney Exterior

- Grind out cracked mortar joints 1/8<sup>th</sup> inch thick or greater from roofline to top
- Tuckpoint needed areas 1/8<sup>th</sup> inch thick or greater from roofline to top
- Water repel entire chimney exteriors using Chim-Saver water repellent.
- Remove metal banding and top 1 to 2 courses of chimneys per masons discretion
- Set metal forms and prep for concrete pour by installing bonds breaks between flue tiles and brickwork.
- Pour 4" thick concrete crown with nominal 2" drip ledge overhang
- Includes new clay top tiles as needed.

## 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:

**New shingle color has to be earth tone and with minimal shadow lines. City will accept any asphalt/composition/fiberglass shingle approved by WHS without additional review.**

**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. 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.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.  
A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box 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 patched 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.

We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing;  
<https://www.wisconsinhistory.org/Records/Article/CS4260>  
<https://www.wisconsinhistory.org/Records/Article/CS4266>

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](mailto: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](http://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.

*Tom Adams*

City of Milwaukee Historic Preservation

