



Certificate of Appropriateness

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

Property 2623 N. WAHL AV. North Point North Historic District CCF #170588
Description of work Reinstall original lamppost on front porch. Repair roof structure and underside of roof of front sleeping porch per attached applicant narrative. Replace roof of turret with copper, repair windows, sills, various trimwork, and decorative railing per attached applicant narrative.
Date issued 7/20/2017 PTS ID 114320 COA: turret, porch, and lamppost

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:

N/A

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: 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, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

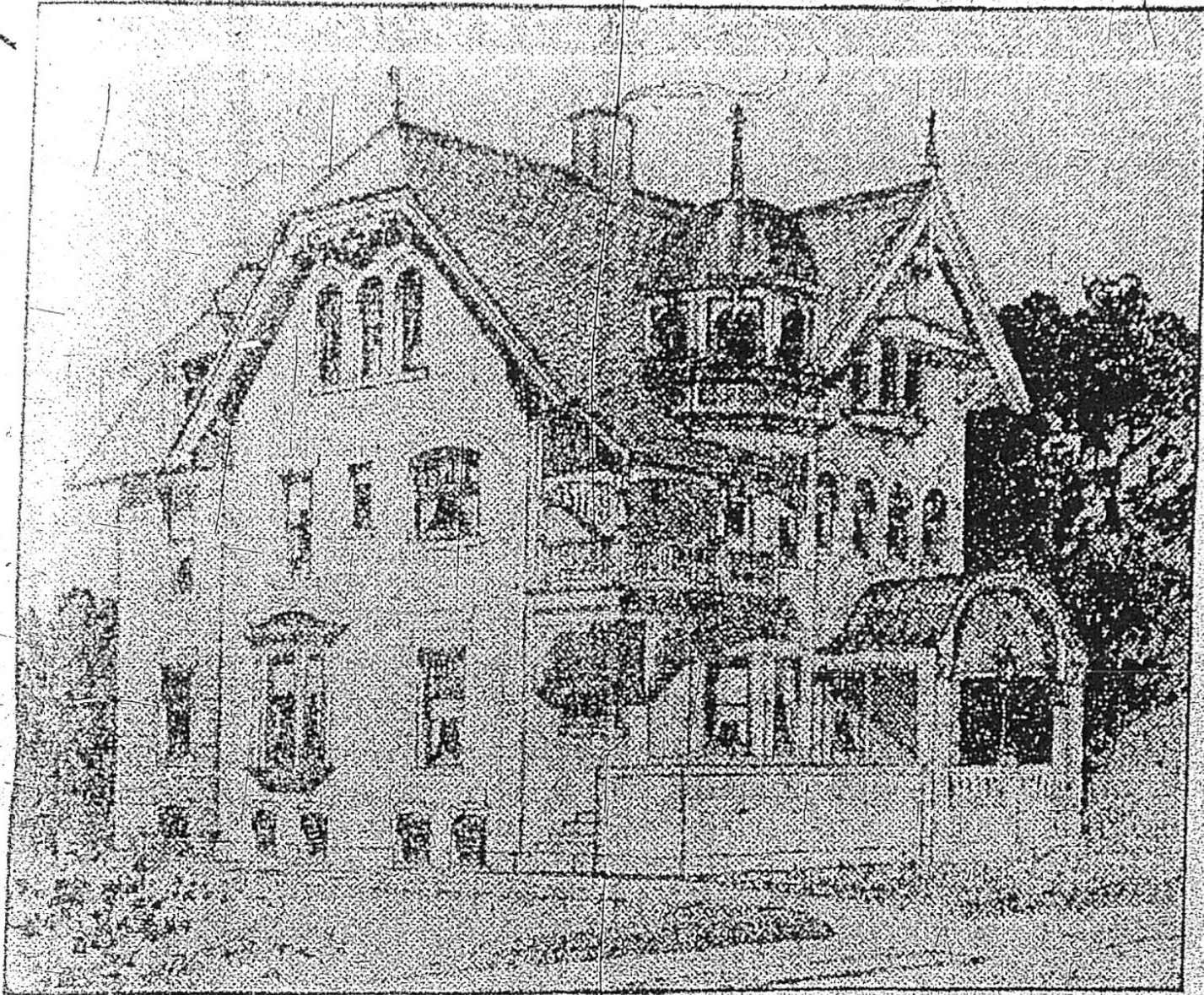
Copies to: Development Center, Ald. Nik Kovac, Inspector Kim Lyona



Conditions as of April 18, 2017. Note lamppost on porch at stairs.

Remove failed existing torch down roofing from valley above and around turret; remove rubber roof membrane from over the consumption porch (not original), remove tin metal cladding from the turret that runs from window sills over ledge and towards the roof/wall transition (not original). Remove and replace existing tin metal panels from turret roof (not original) with copper. Remove mini faux rail, sandblast and repaint. Install ice and water barrier on exposed wood as needed. At window sills, perform necessary wood removal and restoration as needed to properly flash new roofing and old tin metal work with copper. Remove and replace consumption porch ceiling beaded board as needed. Repair roof over consumption porch, capping with copper d-edging. Rebuild all of the above with copper, soldering as needed. This includes a new saddle/valley above the turret and connecting into the back section of its roof, new ledge just beneath turret's windows (copper as original), new flashing behind and around turret window sills (copper as original), new roof/wall transition to copper roof on consumption porch (as original), copper box-style gutters on turret and on consumption porch (as original), and new flat-seamed copper roof on turret (as original). Reinstall stripped, powder coated, and repainted original mini-faux rail.

Applicant project narrative.



1902 *Evening Wisconsin* image showing original condition of turret and presence of porch lamppost

b4
turret trim



Condition of trim work on turret



10/13/2017

Underside of sleeping porch roof
requiring repair

East Side C1
Consumption Perch
Roofing

New ledge beneath turret window sills d2
copper replacing tin and restored railing



New ledges on turret and railing before removal and repair

E2
East view turret
restoration complete.



Work complete, except for reinstallation of turret railing.