CCF# 191

Certificate of Appropriateness

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

Property 2617 N. Wahl Ave. North Point North HD

Description of work Project includes repairs to the roof, soffits, and masonry. The north parapet masonry wall and stone cap will be repointed. The front chimney will be tuck pointed and the area of the roof surrounding the chimney will be repaired. Front and rear gutters will be replaced. See attached approved descriptions of work from the Wisconsin State Historical Society.

Date issued 10/16/2019 PTS ID 114876 COA roof, masonry, and related repairs

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:

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.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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 (chimney, parapet wall), the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

Meet all requirements and assigned conditions of Wisconsin preservation tax credit program, including project closeout photographs.

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 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

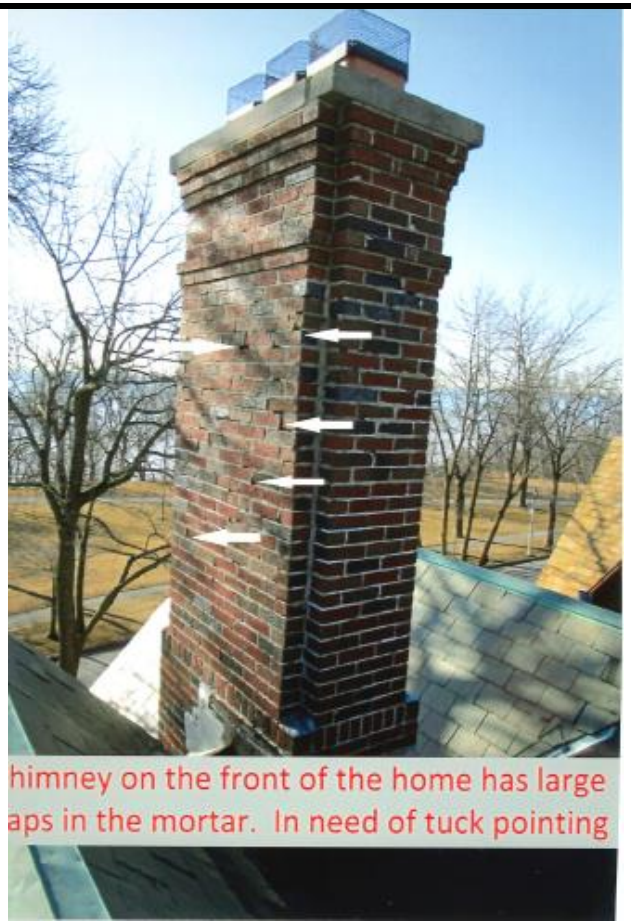
Copies to: Development Center, Ald. Nik Kovac

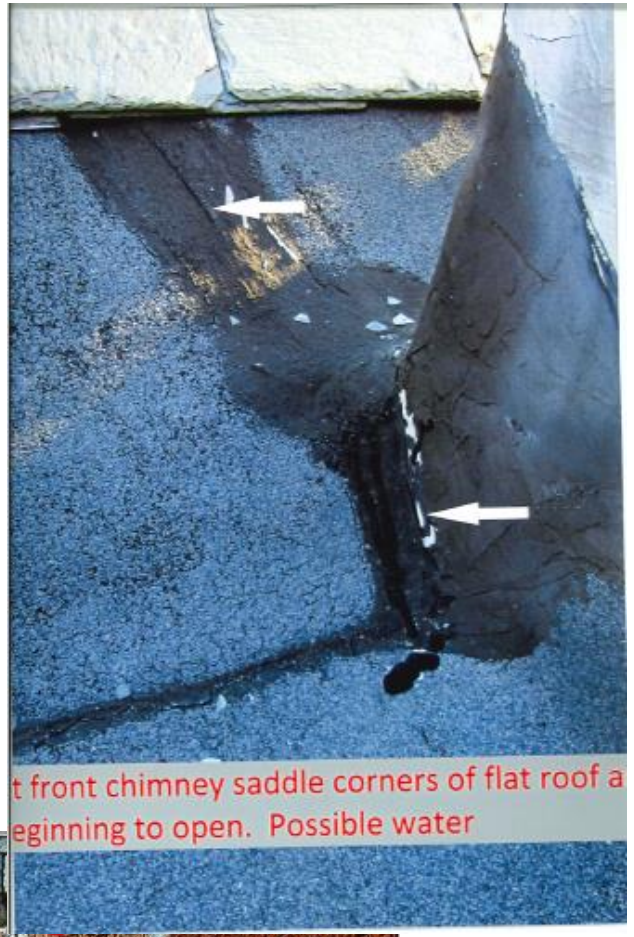
Street view of the home

Present condition of the north parapet wall

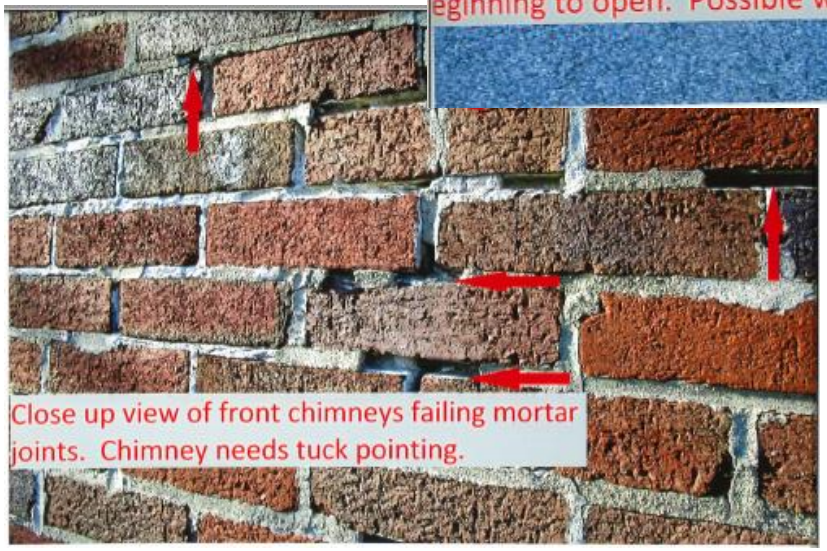
Caulk and mortar joints failing and flashing coming loose

Images of north parapet wall and eave, north facing side. Mortar joints failing, bricks will be checked for integrity, mortar joints between the masonry and along the limestone cap will be tuck pointed.



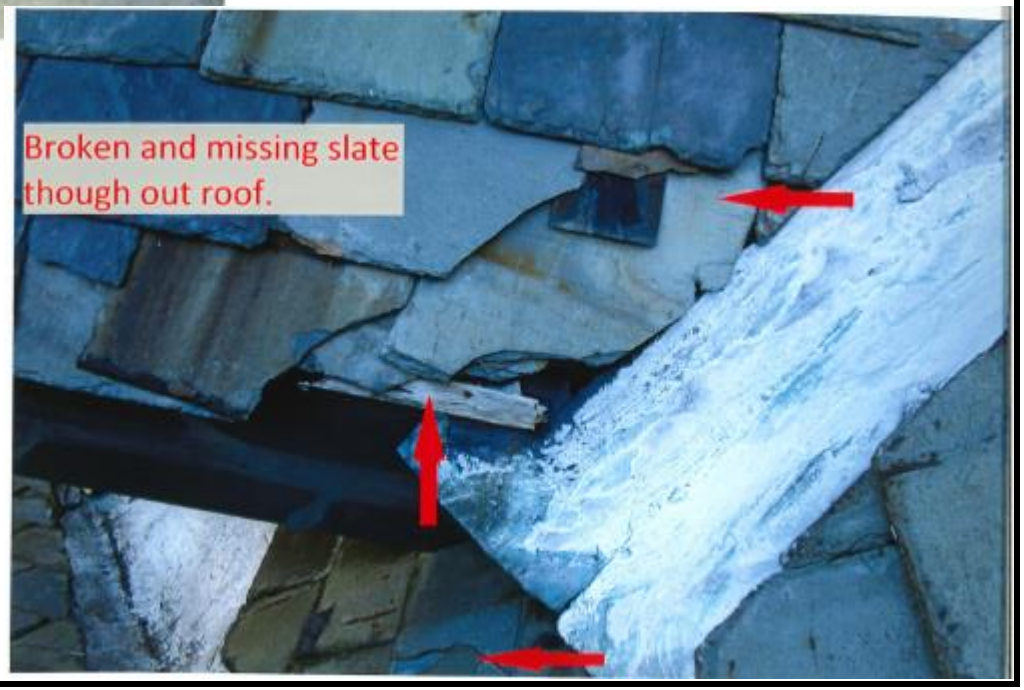


Images of front chimney conditions. Mortar joints failing, will be ground out and tuck pointed.
Roof flashing and slate repair surrounding the chimney, see attached description of work for details.



(Above) Gutters will be replaced, match existing profile and material

(Right) Damaged and missing slate throughout the roof will be removed and replaced



Approved description of work from the Wisconsin State Historical Society
WHS project no.18 0259

North parapet wall work redacted and included on project no. 19 0340 (attached below)

7. INSTRUCTIONS Describe each item of your project and the materials and methods you propose

~~Masonry repair/repair of North Parapet Wall~~

~~Remove slate, copper step shingles and flashing to gain proper access to the project~~.
~~Grind out the mortar joints necessary~~.
~~Perform test patch of mortar to match original color of mortar joints~~.
~~Apply new type N mortar~~.
~~Install new 3" copper band strip over every caulk joint in the parapet cap~~.
~~Replace existing slate to match original installation~~.
~~Install new 16 oz. step shingles with every row of slate against parapet wall~~
~~Install a new 16 oz copper step flashing over copper step shingles~~

Front chimney re-tuckpointing and saddle work

Grind out mortar joints to allow for new mortar down to the roof line.
Replace mortar as described above.
Remove and replace first three rows of slate around entire saddle area at chimney.
Replace broken slates as necessary.
Install Grace Ice and Water shield to the entire saddle area.
Install new 20 oz. copper deck sheets as needed.
Install new 16 oz. copper counter flashing at the chimney.
Reinstall existing slate to match original installation.

Slate repair

Inspect entire roof for broken and missing slate, and repair as needed.

Approved description of work from the Wisconsin State Historical Society
WHS project no.18 0260

Rear porch railing and post work is redacted

7. INSTRUCTIONS Describe each item of your project and the materials and methods you propose

Front gutter replacement

Remove two bottom rows of slate above the damaged gutter and set aside for re-install
Replace any broken slate with similar slate.
Remove exising gutter and bottom 2' of existing valley.
Inspect and replace any structural-framing damage, and soffet damage detected.
Install new 20 oz. copper gutter to match original. Seams to be soldered with 50/50 solder.
Install new 20. oz copper valley under existing valley.
Install a layer of Grace Ice and Water shield over gutter flange, and up under existing known good felt.
Install a 3/32 copper bus bar hanger every 2' on center. Hangers to be secured with S.S. modified truss screws.
Install a layer of 43 lb. organic base sheet over Ice & Water shield to complete roof being watertight.
Existing slate will be re-installed to match original.

Back Porch Copper Deck and Railings

Existing roofing on the back porch will be torn off down to the roof deck.
Any damage to structural-framing, wood replacement and soffit work necessary will be completed.
Install 5 new 4x4's through roof deck and secure to structural members to accommodate new Azek post sleeves.
Install a layer of Grace Ice & Water shield on the entire roof deck.
Install newly fabricated 20 oz. copper deck sheets. Seams to be soldered with 50/50 solder.
Install new 16 oz. copper counter flashing to back wall.
~~Flash 4x4 posts a minimum of 4" above roof deck with 16 oz. copper boots.~~
~~Install 5 new Azek post sleeves, white in color.~~
~~Install new railing system to meet all code requirements.~~

Back Porch Gutters

Remove and replace two rows of slate above the gutter to allow access to the work area.Remove existing copper gutter.
Repair any structural damage detected.
Install a newly fabricated 20 oz. custom copper gutter. Seams ti be sikdered wutg 50/50 solder.
Install a strip of Grace Ice & Water shield over gutter flange and up under known good felt.
Install new 3/32 copper bus bar hangers every 2' on center. secure hangers with S.S. modified truss screws.
Install a layer of 43 lb. felt over the ice and water shield to complete the watertight process.
Replace existing slate to match original installation.

Back porch is at center left of above photo. No railing will be constructed at this time.

Approved description of work from the Wisconsin State Historical Society
WHS project no.19 0340

North Parapet Wall and Northwest Eave Repair

Remove existing slates from along the north parapet wall, and the northwest roof eave, saving sound slates for re-installation.

Remove the existing counter-flashings and step flashings form the south side of the parapet wall.

Remove the felt underlayment form the exposed roof areas and dispose of them.

Replace the damaged tongue-and-groove bead-board as needed from the northwest soffit

Prime and paint new bead-board to match existing paint.

Any rotted structural-framing wood will be replaced.

Install new Grace ice and water shield over the exposed roof areas.

Install new 43 lb. felt underlayment over the exposed roof areas.

The mortar joints on the inside (south facing side) of the parapet walls will be mechanically ground out and bricks will be checked for integrity. Any poor brick will be replaced with matching.

A test patch will be performed to match original color of mortar joints. All the newly tuckpointed joints will match the appearance of the approved test patch.

Tuckpoint mortar joints with type N mortar.

A new 3" copper band strip will be installed over every caulk joint in the parapet cap. This includes a reglet be cut on each side of caulk joint to accept new copper band. Reglets will then be caulked with polyurethane caulking.

Mechanically grind out mortar joints of the north parapet wall limestone caps (12 locations).

Tuckpoint north parapet wall limestone cap joints with type N mortar.

GRINDING OF JOINTS IS ONLY ACCEPTABLE FOR JOINT WIDTHS GREATER THAN 3/8".

Approved description of work from the Wisconsin State Historical Society
WHS project no.19 0340

Upon completion of masonry work:

Re-install the original slates along the north parapet wall and northwest eave, with the appropriate length copper nails. Replace additional matching slates as needed.

Install new 16 oz copper step flashings and counter-flashings along the south side of the north parapet wall.

Seal new counter-flashings to masonry with colored urethane sealant.

Install new copper Berger Brother Pro snow guards along the northwest perimeter to limit/prevent avalanching snow.

Mechanically grind out and tuck-point, using type N mortar, all mortar joints on the north facing wall of the north parapet, from directly above the 2nd story windows, up to directly under the parapet wall limestone caps.