



Certificate of Appropriateness

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

Property 2236 N. TERRACE AV. North Point South Historic District
Description of work Repair leaks on east end of Mansard roof. Remove slate and underlayment from east end of Mansard roof. Locate and repair leaks. Install new underlayment and re-install slates, selectively replacing slates as needed. Adjust and patch gutters. All materials to match existing. All window and roof top trim is to be retained and re-installed.
Date issued 8/18/2017 PTS ID 114363 COA: repair east end of mansard 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:

Windows are not to be altered or replace and all trim must be restored to its original state. Use only copper or stainless steel nails for contact with slate.

No dormers, chimneys, moldings or other permanent features will be altered or removed. Built-in rain gutters will be retained and sealed 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.

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4263>

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 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, Contractor, Inspector Paul Wolfgramm (286-2590), Inspector Kim Lyons



Recent front view of property.



Inspection photo



Inspection photo