



Certificate of Appropriateness

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

Property Description of work

2605 N. Summit Avenue NorthPoint North HD

Overall Roof Project and Built in Gutter Restoration

- 1) Erect scaffold staging along the north, south, east, west, upper main flat, front entry flat, and south bay flat roof perimeters to provide a safe, roof-level work platform.
- 2) Remove the existing valley metal of south side tile roof, west roof area, and north partial roof.
- 3) Remove the existing underlayment down to bare wood deck and dispose of for south side tile roof, west roof, and east partial roof area.
- 4) Remove the existing built in gutter liner down to bare wood framing for south side tile roof, north partial roof, and east partial roof.
- 5) Repair the existing built in gutter box framing as required (this work to be completed on a time (\$125/hr) and material basis for south side tile roof, north partial roof, east partial roof, and front entry flat roof.
- 6) Replace any rotten wood roof deck boards as required (\$8.50 per linear foot) for south side tile roof, west roof area, north partial roof, east partial roof, upper main flat roof, and front partial flat roof.
- 7) Furnish and install new Grace High Temperature ice and water shield underlayment over the built in gutter box framing for south side tile roof, north partial roof, east partial roof, and front entry roof.
- 8) Furnish and install new (standard) Grace ice and water shield underlayment along the roof perimeter and in valley for south side tile roof, and north partial roof.
- 9) Furnish and install new 43 lb. felt underlayment over the south side roof facets, and west side roof facets.
- 10) Furnish and install new red rosin slip sheet the built in gutter box framing, which allows the copper to move freely during expansion and contraction for south side tile roof, north partial roof, east partial roof, and front entry flat roof.
- 11) Furnish and install new heat blanket at built in gutter seams where soldering will occur for south side tile roof, north partial roof, east partial roof, and front entry flat roof.
- 12) Furnish and install new 16 oz. copper gutter cleat and gutter liners over built in gutter framing for south side tile roof, north partial roof, east partial roof, and front entry flat roof.
- 13) Solder all overlap seams, end caps, and drain outlet tube with 50/50 solder for south side tile roof, north partial roof, east partial roof, and front entry flat roof.
- 14) Furnish and install new 16 oz. copper valley metal for south side tile roof, and north partial roof.
- 15) Re-install the original tiles with the appropriate length copper nails (Renaissance to provide additional matching reclaimed tiles for those lost in the take up and relay process to complete work 100%) for south side tile roof, west roof area, north partial roof, and east partial roof.
- 16) Clean up and remove all debris created by our work.

South Side Tile Roof & Built In Gutter Restoration

- 1) Carefully remove the existing tiles from the south side roof facets and set aside good sound tiles and trim tiles for re-installation later.
- 2) Furnish and install new 16 oz. copper ridge metal at south and west ridge locations (does not include at flat roof perimeter).
- 3) Remove and replace the gable cladding along the south gable (both halves), matching original color as close as possible.

West Roof Area Restoration

- 1) Carefully remove the existing tiles from the west side roof facets and set aside good sound tiles and trim tiles for re-installation later.
- 2) Furnish and install new Grace High Temperature ice and water shield underlayment over the pocket area.
- 3) Furnish and install new (standard) Grace ice and water shield underlayment over the west roof side facets.
- 4) Furnish and install new 16 oz. copper pocket and valley metal.
- 5) Solder all pocket seams with 50/50 solder.

North Partial Roof Area & Built In Gutter Restoration

- 1) Carefully remove the bottom 5 courses of tile from the north roof perimeter and 3 courses on either side of the north valley and set aside good sound tiles and trim tiles for re-installation later.
- 2) Remove the existing underlayment from the exposed roof perimeter and valley area down to bare wood deck and dispose of.
- 3) Furnish and install new 43 lb. felt underlayment over the exposed roof perimeter and valley.
- 4) Replace the miscellaneous broken and missing tiles over the north roof facets.
- 5) Furnish and install new 16 oz. copper ridge metal at north and west ridge locations (does not include at flat roof perimeter).

East Partial Roof Area & Built In Gutter Restoration

- 1) Carefully remove the bottom 5 courses of tile from the east roof perimeter, 4 courses on either side of dormer sidewalls and 3 courses on either side of the dormer valleys and set aside good sound tiles and trim tiles for re-installation later.
- 2) Remove the existing dormer wall flashings and valley metal.
- 3) Furnish and install new (standard) Grace ice and water shield underlayment over exposed roof areas.
- 4) Furnish and install new 43 lb. felt underlayment over the exposed roof areas.
- 5) Furnish and install new 16 oz. copper dormer wall flashings and valley metal.
- 6) Replace the miscellaneous broken and missing tiles over the east roof facet.
- 7) Furnish and install new 16 oz. copper ridge metal at dormer ridge locations (does not include at flat roof perimeter).

Upper Main Flat Roof Replacement

- 1) Remove the existing membrane, chimney flashings, plumbing stack flashings, and perimeter metal down to bare deck and dispose of and replace.
- 2) Furnish and install new ½" fan-fold insulation over flat roof area.
- 3) Furnish and install new 50 mil mechanically fastened hot-air welded PVC membrane over the flat roof area, per manufacturer specifications.
- 4) Furnish and install new 16 oz. copper perimeter metal along flat roof perimeters matching ridge profile.

Front Entry Flat Roof & Built In Gutter

- 1) Remove the existing membrane from flat roof and built in gutter down to bare deck and dispose of.
- 2) Furnish and install new ½" fan-fold insulation over flat roof area.
- 3) Furnish and install new 50 mil mechanically fastened hot-air welded PVC membrane over the flat roof area, per manufacturer specifications.
- 4) Furnish and install new 16 oz. copper wall flashings.

South Bay Flat Roof Replacement

- 1) Provide a safe work environment.

- 2) Remove the existing termination bar from exterior wall above roof. Existing membrane and built in gutter to remain.
- 3) Furnish and install new tapered 2x's over existing roof, creating pitch towards gutter. Ponding water along wall indicates roof is slightly back pitched towards wall.
- 4) Furnish and install new 3/4" plywood sheathing over roof area.
- 5) Furnish and install new EPDM membrane over new sheathing, extending up wall several inches.
- 6) Furnish and install new 16 oz. copper drip edge around flat roof perimeter.
- 7) Seal new drip edge to membrane with EPDM flashing tape.
- 8) Furnish and install new 16 oz. copper wall counter flashing.

Date issued 2/29/2024

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 finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas.

Pressure-treated lumber may be used for non-visible, structural material as described above.

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