



# Certificate of Appropriateness

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

**Property**  
**Description of work**

**2617 N. Wahl Avenue**

**North Point North HD**

Repairs at the SE area of the roofline.

- A) Erect scaffold staging to access the upper southeast roof area.
- B) Carefully remove the existing slates and ridge metal from the upper southeast highlighted roof area and set aside for re-installation.
- C) Remove the existing parapet wall flashings from the highlighted roof area.
- D) Remove the existing felt underlayment from the exposed roof area down to bare wood deck and dispose of.
- E) Replace any deteriorated wood roof decking as needed (\$8.50 per linear foot).
- F) Furnish and install new ice and water shield underlayment along parapet wall.
- G) Furnish and install new 43 lb. felt underlayment over the exposed roof area.
- H) Note: Renaissance to pull off jobsite while masonry work is completed. Upon completion of masonry work:
- I) Furnish and install new 16 oz. copper parapet wall flashing.
- J) Solder all flashing component seams as required with 50/50 solder.
- K) Seal new parapet wall flashings to masonry with colored urethane sealant.
- L) Re-install the original slates with the appropriate length copper nails, replacing any lost in the take up and relay process with matching material.
- M) Furnish and install new ridge metal.
- N) Clean up and remove all debris created by our work.

**Date issued**

10/30/2024

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:

**Masonry**

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. 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.

**Roof work conditions**

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. 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. 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).

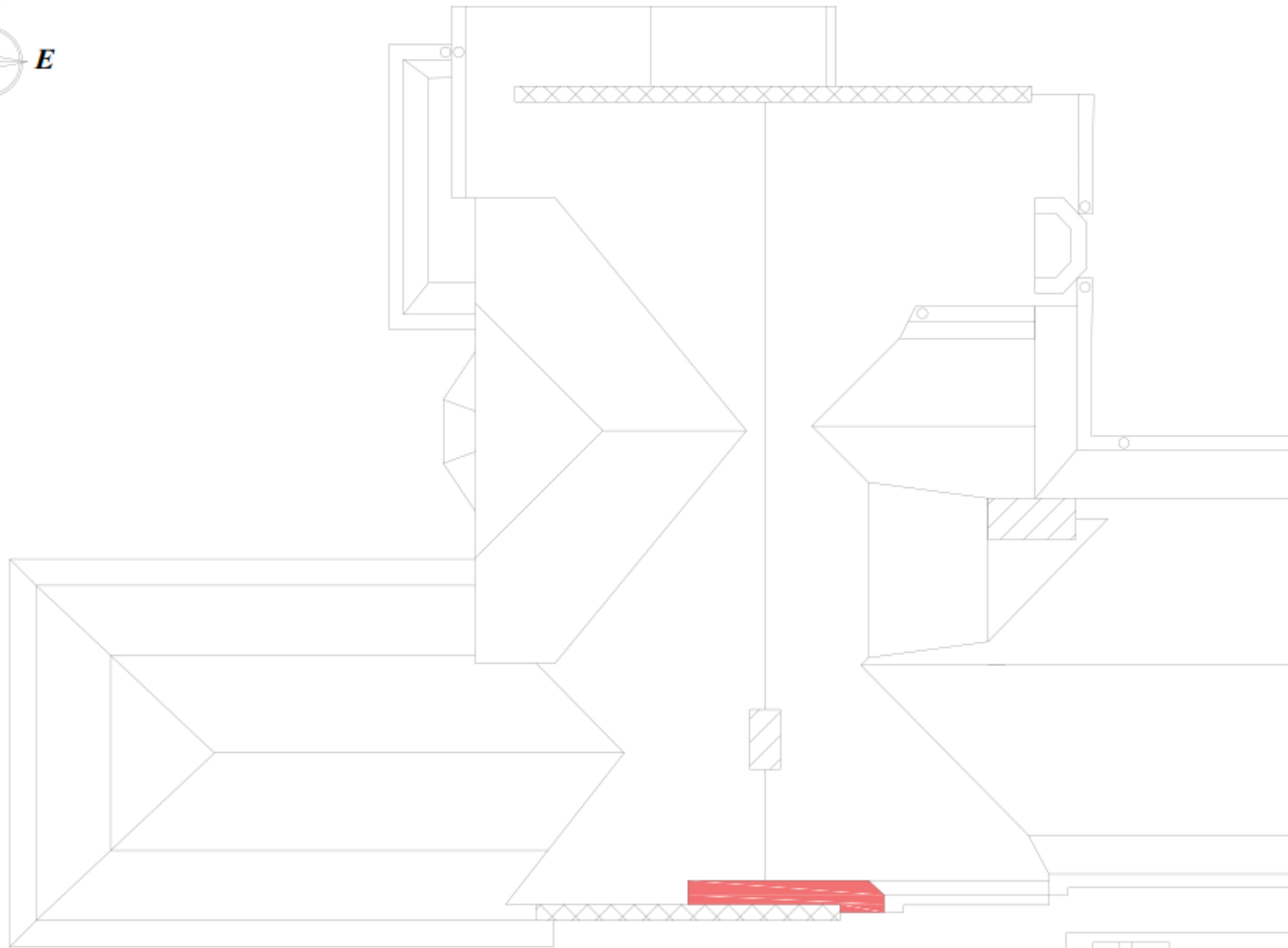
***Permits and timeline***


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.




City of Milwaukee Historic Preservation

**GREG & JOAN GNADT RESIDENCE**



 — SE ROOF & PARAPET WALL FLASHING WORK

	<i>RENAISSANCE HISTORIC EXTERIORS 2231 HAWKEY DRIVE, BELVIDERE, IL 61108 PHONE: 815-547-1725</i>	<i>DATE: 9/16/2024</i>
		<i>DRAWN BY: BW</i>
<i>DRAWING: HIGHLIGHTED ROOF DIAGRAM</i>		
<i>PROJECT: GREG &amp; JOAN GNADT RESIDENCE</i>		
<i>LOCATION: 2617 N. WAHL AVE, MILWAUKEE, WI 53211</i>		
<i>SCALE: NO SCALE</i>		