



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2639 N. Wahl Avenue, North Point North Historic District

Repair the existing copper gutters in-kind. Replace the flat roof with new PVC membrane and install roof hatch, repair east bay window roof and gutters. See scope of work below.

Date issued 4/29/2026

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:

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 flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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) 286-5722 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

Copies to: Development Center

4 PAGES TO FOLLOW



RENAISSANCE

HISTORIC EXTERIORS

April 15, 2026

Michael Crichton ("Owner")
2639 N. Wahl Ave.
Milwaukee, WI. 53211

P) 414-698-3048 Email) michael@crichton1.com

RE: Slate Roof & Gutter Work

Renaissance ("Company") hereby proposes to do the following work on Vermont 18x10 Semi-Weather Gray/Green slate roof, at the address stated above:

Built-In Gutter Restoration, Upper Flat Roof Replacement, & East Bay Window Roof Restoration (Refer to Included Roof Diagram for Locations)

- 1) Provide slate samples to be used as replacement material for homeowner approval.
- 2) Erect scaffold staging around the upper main roof perimeters to provide a safe, roof-level work platform complete with netting for debris containment, as well as protecting the building and grounds from damage.

Built In Gutter Restoration (Yes No – FIVE-YEAR WRITTEN WARRANTY APPLIES)

- 3) Carefully remove the existing slates from the highlighted roof areas, including the bottom (2-3) courses along eaves, the front gable roof area, around the NW chimney, and parallel to the east and west valleys, setting aside good sound slates for re-installation.
- 4) Remove the existing chimney flashing, valley metal, ridge metal, and diverters from the highlighted roof areas.
- 5) Remove the existing gutter liners and ledge metal from the upper main roof eaves.
- 6) *Inspect the existing gutter and ledge internal framing and repair/replace as required to ensure the new system functions properly (this work to be completed on a time (\$125/hr.) and material basis. **All T&M work requires preapproval and will be photo documented. *Note: this work may require some of the copper ornamental cornice to be temporarily removed to provide the necessary access.**
- 7) ***Note: Renaissance to determine the feasibility of modifying the existing internal framing along the main house eaves to accommodate the installation**

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of a larger gutter pan to resolve spillover issues and make recommendations accordingly.

- 8) *Inspect the existing copper ornamental cornice fastening system and repair as needed (this work to be completed on a time (\$125/hr.) and material basis. **All T&M work requires preapproval and will be photo documented. *Note: this work may require some of the copper ornamental cornice to be temporarily removed to provide the necessary access.**
- 9) *Inspect copper cornice for dents, dings, and various other damage and discuss repair options, outcomes, and costs with homeowner.
- 10) *Inspect the existing conditions directly above (2nd story) window frames (where cornice ties into window lintel). Recommend possible repair/ modification options and cost with homeowner.
- 11) Furnish and install new Grace HT ice and water shield underlayment over the gutter and ledge wood framing.
- 12) Furnish and install new (standard) Grace ice and water shield underlayment along the exposed roof eaves, in exposed valleys, around exposed chimney, and over the exposed front gable roof area.
- 13) Furnish and install new 43 lb. felt underlayment over all exposed roof areas.
- 14) Furnish and install new red rosin slip sheet over the gutter and ledge framing, which allows the copper components to move freely during expansion and contraction.
- 15) Furnish and install new heat blanket over gutter and ledge locations where soldering will occur, to limit heat transfer during soldering.
- 16) Fabricate and install new 20 oz. copper eave cleat and ledge metal along the main house roof eaves.
- 17) Fabricate and install new 20 oz. copper gutter liner along the main house roof eaves, including end caps, drain outlets, miters, and expansion joints.
- 18) Fabricate and install new 20 oz. copper eave cleat and ledge metal along the northwest wing (servant's quarters) roof eaves.
- 19) Fabricate and install new 20 oz. copper gutter liner along the northwest wing (servant's quarters) roof eaves, including end caps, drain outlets, miters, and expansion joints.
- 20) Solder all ledge and gutter lap seams, end caps, drain outlet tubes, miters, and expansion joints with 50/50 solder.
- 21) Fabricate and install new 20 oz. copper diverter/Yankee gutter at the (2) front gable eaves.
- 22) Fabricate and install new 16 oz. copper valley metal and chimney flashings.
- 23) Re-install the original slates along eaves, in valleys, around chimney, and at the front gable roof area with the appropriate length copper nails (Renaissance to provide additional matching reclaimed slate for those lost in the take up and relay process).
- 24) Fabricate and install new 16 oz. copper ridge metal at front gable ridge.
- 25) *Replace up to 50 miscellaneous broken or missing slates over all slate roof facets. **Additional slates will be replaced at a cost of \$25 ea.**
- 26) *Remove old sealant from all slate hip locations and apply new colored urethane sealant along all (mitered) hip slates.



Upper Flat Roof Replacement (Yes No – FIVE-YEAR WRITTEN WARRANTY APPLIES)

- 27) Remove the existing membrane down to the bare wood deck and dispose of.
- 28) Replace rotten roof decking and roof joists, if required (this work will be performed on a time (\$125/hr.) and material basis). **All T&M work requires preapproval and will be photo documented.**
- 29) Cut hole in existing roof decking to accommodate roof hatch. *Hatch location to be determined. **Any modifications to the roof structure required to accommodate roof hatch opening will be performed on a time (\$125/hr.) and material basis.**
- 30) Build curb to mount new roof hatch.
- 31) Furnish and install new ½" fan-fold insulation over the flat roof area.
- 32) Furnish and install new 80 mil (gray or white) mechanically fastened, hot-air welded PVC membrane, per manufacturer specifications.
- 33) Fabricate and install new 16 oz. copper perimeter metal, including 2-piece perimeter metal at NW wing.
- 34) Seal new perimeter metal to new membrane with PVC cover strips.
- 35) Furnish and install new plumbing vent flashings and membrane vents.
- 36) Furnish and install new curb mounted metal roof hatch. **This does not include an interior ladder – roof hatch only.**

East Bay Window Roof & Gutter Restoration (Yes No – FIVE-YEAR WRITTEN WARRANTY APPLIES)

- 37) Remove the existing wall counterflashing.
- 38) Cut the existing roof panels along the roof perimeter, separating them from the gutter liner.
- 39) Remove the existing gutter liners.
- 40) Carefully remove the existing roof panels, attempting to preserve and reuse them. **Renaissance cannot guarantee the ability to remove the panels without damaging them to a degree they cannot be reinstalled. New panels may be required.**
- 41) Carefully remove the existing wood trim components and set aside to be re-installed.
- 42) Remove the existing wood fascia, soffit, and gutter liner boards. Repair the damaged internal wood structural components, and install new wood gutter liner boards, fascia, and soffit as needed. Re-install the original wood trim components. (This work to be performed on a time (\$125/hr.) and material basis.
- 43) Furnish and install new Grace HT ice and water shield underlayment over the built in gutter framing and over the roof area.
- 44) Furnish and install new red rosin slip sheet over the built in gutter framing and roof area, which allows copper to move freely during expansion and contraction.
- 45) Furnish and install new heat blanket at solder joint locations to limit heat transfer during soldering.
- 46) Fabricate and install new 20 oz. copper gutter liners, including miters, end caps, and drain outlet.
- 47) Solder all gutter seams, miters, end caps, and drain outlets with 50/50 solder.



- 48) Re-install original roof panels, cleated to new gutter liners. ***If panels were preserved.**
- 49) Fabricate and install **reclaimed** copper wall counter-flashings. ***If panels were preserved.**
- 50) Seal wall counter-flashings to brick with colored urethane sealant.
- 51) Note: A Change Order will be submitted for new copper panels if unable to preserve original panels.**
- 52) Clean up and remove all debris created by our work.

Respectfully Submitted,



Greg Derry
Historic Building Specialist

