



# Certificate of Appropriateness

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

## Property

**2500 N 47<sup>th</sup> Street      N. 47<sup>th</sup> Street Bungalow HD**

## Description of work

Replace roof with complete tear off and new asphalt shingles with minimal shadows. Earth tones and reds are permitted. See example shingle patterns on next page.

## Date issued

**5/24/2023**

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:

**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 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. 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 shingles may be replaced with wood shingles, standard 3-tab shingles or architectural shingles in a shade of gray or brown that resembles weathered wood. Architectural shingles with heavy, fake shadow lines or un-even bottom edges are not appropriate. Wood shakes are not appropriate due to their thick, irregular appearance.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

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](mailto: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/lms](http://www.milwaukee.gov/lms), or call (414) 286-8210.



City of Milwaukee Historic Preservation



**Above, left is a good example of an architectural shingle. Above middle and right are examples of shingles that would not be approved.**