



Certificate of Appropriateness

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

Property Description of work

2650 N. Terrace Ave., North Point North Historic District

Remove two layers of asphalt roofing and replace with Certainteed Northgate ClimateFlex dimensional shingles in "Moire Black." Remove and replace garage shingles with same. Remove failing liners in built-in gutter system and replace with new 20oz copper gutter liners. Full scope below.

Date issued 6/13/2024

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.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing with composition shingles 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. 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, Ald. Brostoff

House Roof:

We will remove the existing two layers of asphalt roofing over the entire roof surface of the house. \$98.50hr per man plus materials for any wood repairs that may be needed to the soffit, fascia, decking, and built-in gutters on the house. Ice and water shield will then be applied along all of the eaves, valleys, and both of the chimneys. The ice and water shield will be applied six feet up along all of the eaves around the entire house. Certainteed synthetic felt paper will then be used to cover the remaining exposed deck boards. New 20oz copper "W" style valleys will then be made and installed in all of the valleys. 16oz copper will be used to custom make and install new d-edge along the gable ends of the small roof over the garage. Certainteed Northgate ClimateFlex 40yr SBS based "Moire Black" dimensional shingles will then be installed over the entire roof surface of the house. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new copper step flashing installed on both sides of each of the chimneys. We will then use 20oz copper to custom make and install a new cricket behind each of the chimneys. The copper will be made to go up onto the pitched facets that intersect with the chimney 18 inches. We will then custom make and install a new front and rear copper flashing plate on each chimney. At this time we will grind into both chimneys and custom make and install a new copper historic step counter flashing system according to the tax credit requirements. Novaguard sealant will then be used to seal the intersection of the copper counter flashing and the brick. 3 new 22 1/2 degree lead boots will then be installed over the three cast iron stacks that extend out of the roof. We will then make sure to connect to any existing bathroom fans that we have access to and vent them out of the roof properly so that the moisture is not being put back into the house.

House Venting:

Currently you have 8 exhaust vents on the house as well as an old power vent. The house is NOT venting properly at this time. In order for the exhaust vents to work you have to have intake vents, air flow, and then the exhaust system. You do not have either of these things in place. I would suggest that we close off the current exhaust vents with some EZ-Plugs. The power vent will be removed as well as this time and the electrical will be capped off properly. We would cut back 1 1/2 inches from both sides of the entire peak of the house. Certainteed 4ft sections of Ridge Vent with exterior baffles will then be installed over 100% of the peak according to the historic tax credit guidelines. We would then cut in a continuous Edge Vent system just above the attic floor on the back of the house facets only. There will be a total of 80 linear feet cut in and installed on 4 of the 5 facets on the back of the house to create the needed intake to get the house venting properly.

Garage Gutter :

As the tear-off is being done we will remove the existing failing exterior gutter on the garage. Ice and water shield will then be installed along all of the eaves lapping it down on the fascia board which is the correct way to install. New aluminum gutter apron will then be installed along the eave. 6" seamless aluminum gutter and 4" downspout will then be installed along the front of the garage. The gutters will be secured down using the proper straps and screws NOT nails.

All debris to be hauled away by CRR. Tarps and plywood will be used to protect the house and landscape as the roofing

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project is being done. All debris will be cleaned up on a daily basis and put into the dumpster. We will need to get a special permits from the Northpoint Historic district for your project and then approval from Madison for the tax credit program prior to starting any work. Scaffolding will be set up and rotated around the house while the built-in gutter work is being done..

Built-In Gutters:

We will remove the existing old failing liners in the built-in gutter system around the entire house. \$98.50hr plus materials for any wood repairs that may be needed after the old gutter system is removed. Ice and water shield will then be applied in all of the gutters around the entire house, lapping it up 3 feet onto the pitched roof facets that intersect with the gutters. 20oz copper will then be used to custom make and install a new built-in high-back gutter system around the entire house duplicating the original ones. All of the seams, meters, and outlets will be soldered. We will custom make the copper outlets to be soldered to the built-in gutters and go through the soffits and extend out to be connected to the existing 5" downspouts which are worth saving.

Flat Roof:

As the tear-off is being done we will remove the existing roofing layers down to the existing decking on the flat roof surface. A tapered ISO board system will then be installed over the entire flat roof to have a 1/4 inch pitch for every foot. The ISO board will be secured down using 3" discs that will be secured down using 2 1/4 inch screws. Two layers of base sheet will then be installed over the entire flat roof surface and up the pitched facets that intersect with the flat roof 3'. At this time the copper high-back built-in gutter will have to be installed around the flat roof. We will prime the top of the copper high-back using Lucas spray primer. SA Modified Bitumen cap sheet "Colonial Slate" will then be installed over the entire flat roof surface and up onto both pitched facets 3' prior to the new shingled roof being installed.

Full scope of work