



Certificate of Appropriateness

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

Property Description of work

2635 N. Terrace Avenue, North Point North Historic District

1. Tear off existing asphalt roof from rear 1950s addition and reroof with CertainTeed Landmark shingles in Burnt Sienna. Replace copper flashing in-kind and replace aluminum gutters, apron, drip edge, and downspouts in-kind.
2. Remove existing three flat roofs, copper flashing, counter flashing and chimney flashing from historic portion of the home and install 0.60 EPDM rubber roofing and replace copper flashing, counter flashing and chimney flashing in-kind.
3. Remove and replace in-kind the copper gutters and downspouts for the balcony/second story porch.
4. Remove and replace in-kind the copper ribbed box bay window roof, copper flashing, and drip rail from the first floor south elevation.
5. Repair and replace in-kind missing or damaged terra cotta roof tiles.
6. Replace missing hangers from copper gutters in-kind.

Date issued 5/11/23

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 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.

We strongly recommend that 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>

The Wisconsin Historical Society has also 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, 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) 286-5722 E-mail: 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, or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Andrew C." followed by a stylized monogram or initials.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff

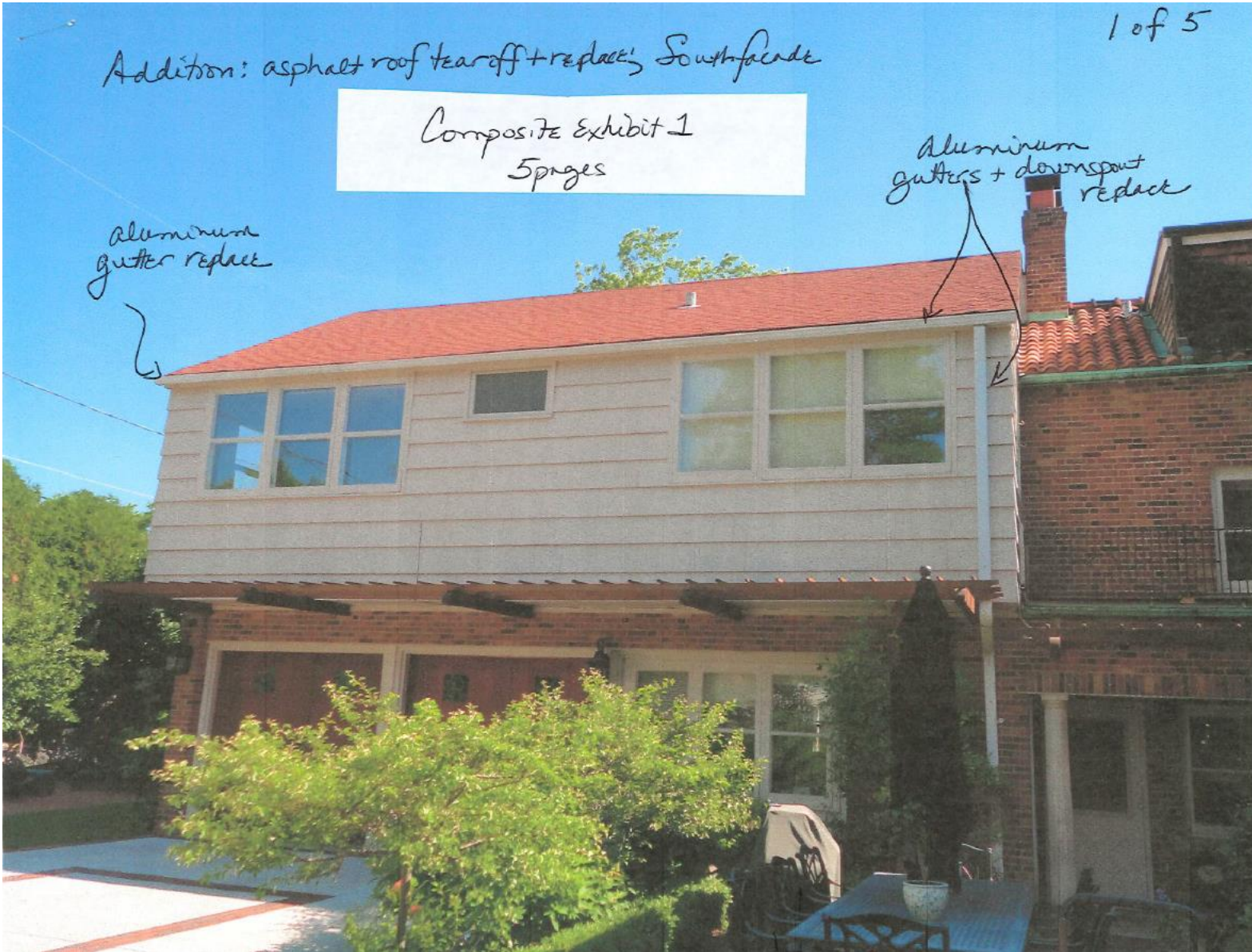
Addition: asphalt roof tearoff + replace; South facade

1 of 5

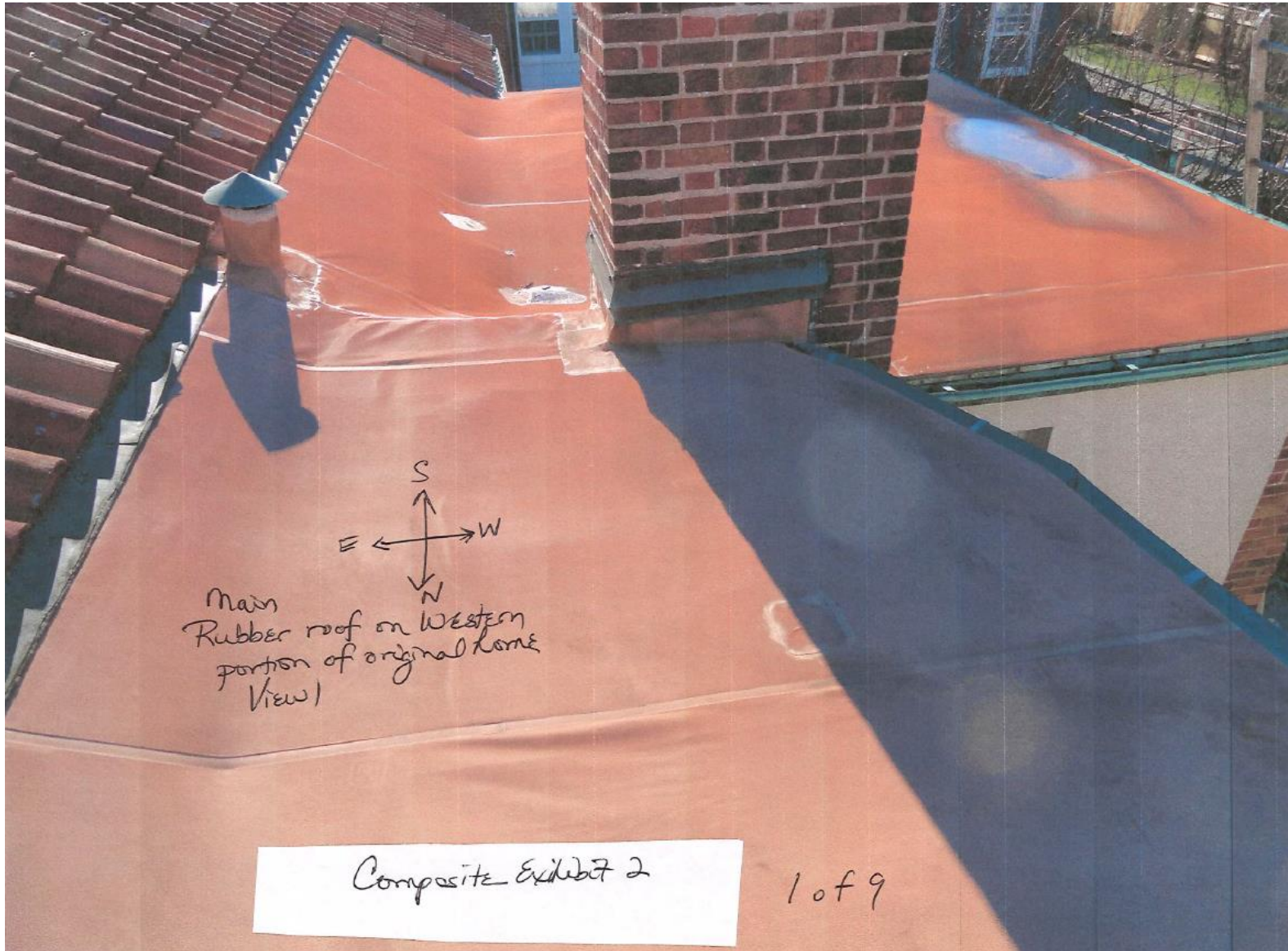
Composite exhibit 1
5 pages

aluminum
gutter replace

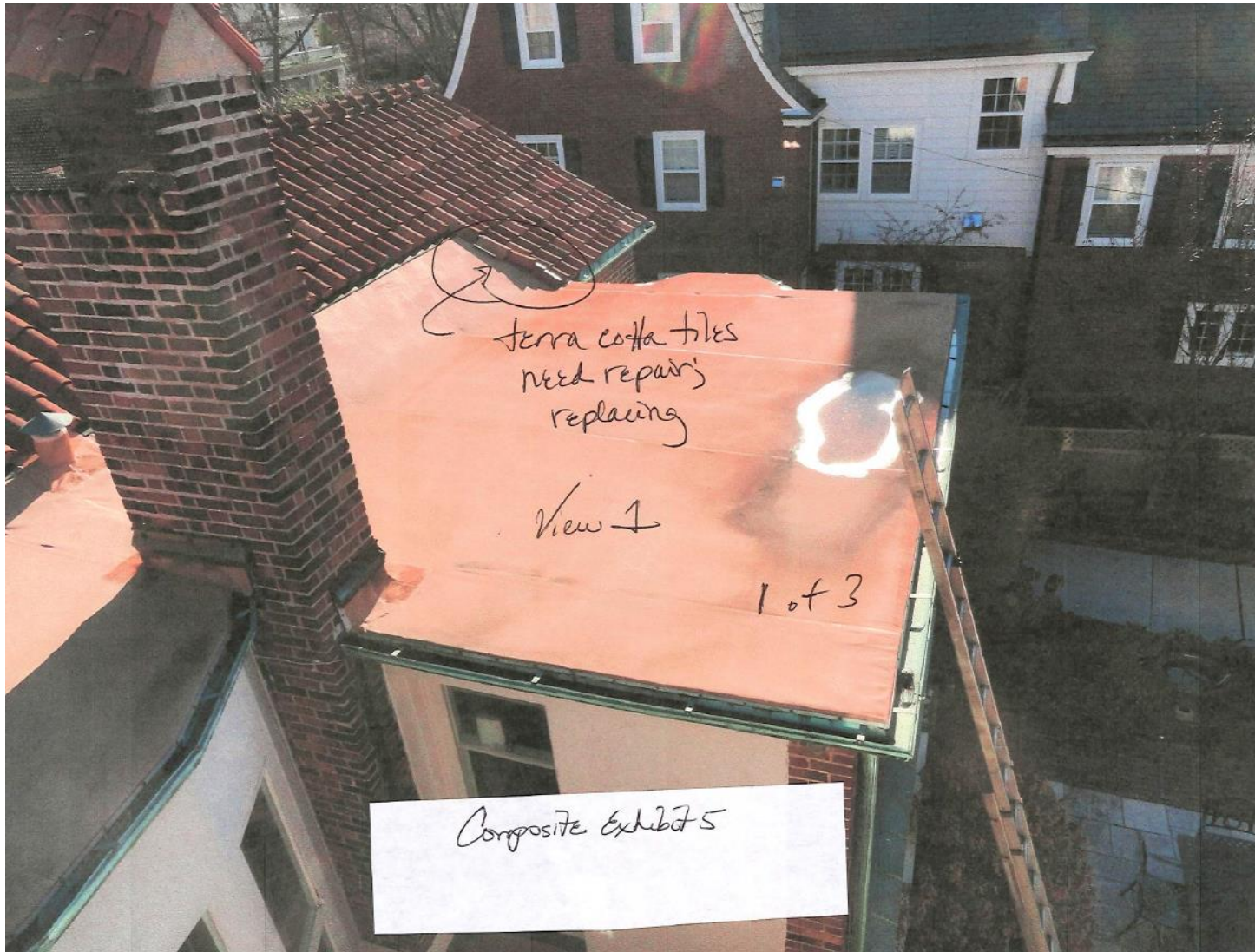
aluminum
gutters + downspout
replace



Replace asphalt shingles, gutters, downspout in-kind



Replace flat roof and copper flashing in-kind



terra cotta tiles
need repair's
replacing

View 1

1 of 3

Composite Exhibit 5

Replace flat roof in-kind and repair and replace terra cotta tiles in-kind



Replace in-kind the copper ribbed box bay window roof, copper flashing, and drip rail