



LIVING WITH HISTORY

## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

<b>Property</b>	2120 N. Lake Dr.	North Point South
<b>Description of work</b>	Remove existing roof and install new roof and custom copper gutters per specs later in document. Chimney restoration on two chimneys including tuck pointing, brick replacement, and the installation of new chimney caps. Apply fresh coat of paint to the exterior matching existing color.	
<b>Date issued</b>	7/31/2019	PTS ID 114811 COA: roof, tuckpoint, chimney, paint

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:

- 1. Siloxane or other sealants may be applied only to NEW brick in the chimney cap and the NEW chimney cap, it may not be applied to any historic materials. It may not be applied to any brick in the shaft of the chimney.**
- 2. Any new mortar applied as a result of tuckpointing must match the chemical composition and color of the existing mortar and is subject to future HPC approval. New mortar must match 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 of 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 and 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. New brick must match as closely as possible the color, texture, size, and finish of the original brick.***

**A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.**

**UNDER NO CIRCUMSTANCE SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT (except per note 1 above), OR CLEANED BY ABRASIVE MEANS.**

3. 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 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>

4. Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more more time and more passes than higher pressures.

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



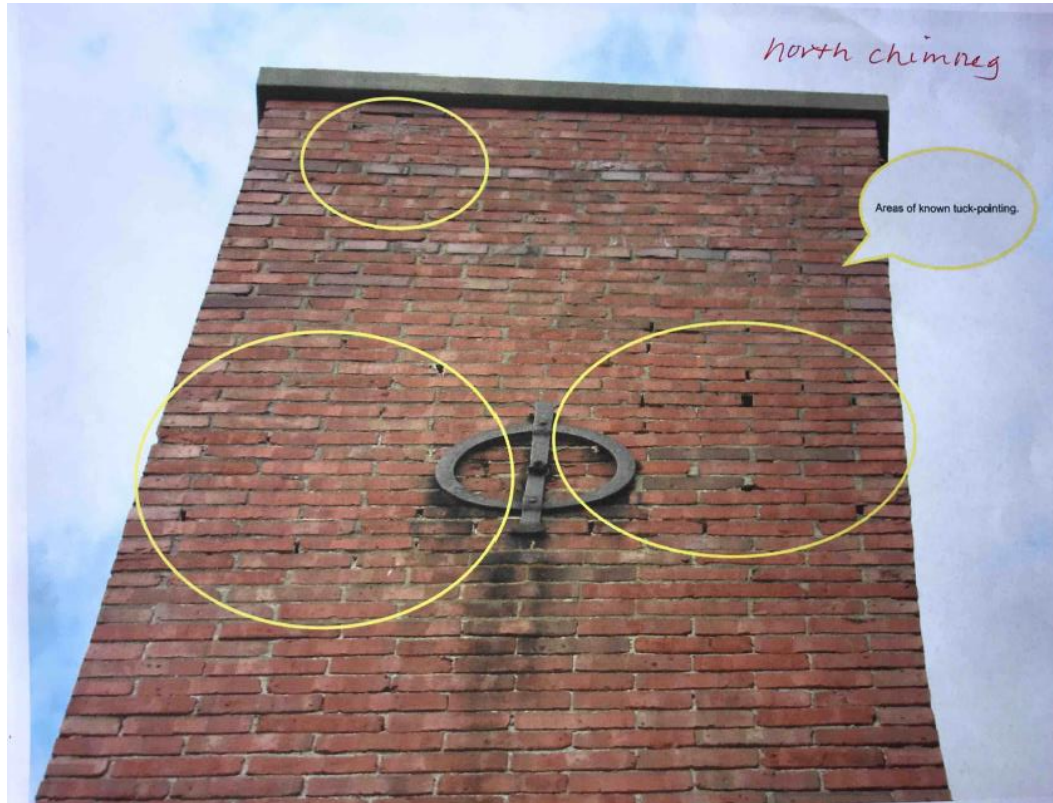
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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac



Present condition of the south chimney  
Chimney cap to be replaced, selective tuck pointing to take place –  
**masonry conditions apply**



Present condition of the north chimney  
Remove and replace roughly 60 deteriorated bricks, selective tuck pointing to take place – **masonry conditions apply, mortar and brick sample required**  
Circled areas are areas of known tuck pointing

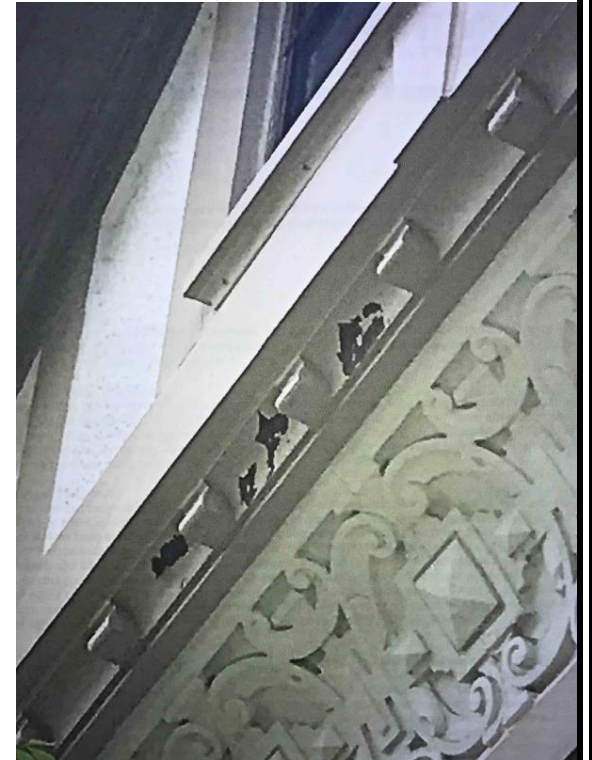


Present condition of the roof

GAF Slateline designer shingles that are approved for the historic tax credits will be utilized, custom copper gutters will be created to match existing profile



Present condition of the gutters  
New 20oz custom copper gutters will be created to match existing profile



Examples of weathered paint throughout the exterior, new paint to match existing



**North & West Flat Roofs:**

We will remove the old roofing over both flat roof surfaces. 2 1/2 hr plus materials for any wood repairs that may be needed after the tear-off has been completed. 1/2 ISO board will then be applied over both flat roof surfaces being secured down using 2 1/4 inch screws that will be applied through

**North & West Flat Roofs: (continued)**

three inch discs. A 2-ply of base sheet will then be applied over both roof surfaces being run up the pitched roof sections that intersect with it. At this time we will use 16 oz copper and custom make and install new copper apron along both flat roof edges. The proper primer will then be applied along all of the roof edges. SA Modified Bitumen cap sheet will then be applied over both flat roof surfaces and up the pitched roof sections that intersect with it. The proper flashing an three inch overlap will be used while the product is being installed.

**North-East Upper Flat Roof:**

We will again remove the existing material over the entire flat roof surface and built-in gutters that intersect with the flat roof. Ice and water shield will then be applied in all of the built-in gutters. At this time we will install 1/2 ISO board over the entire flat roof surface being secured down using 2 1/4 inch screws that will be applied through three inch discs. Two layers of base sheet will then be installed over the entire flat roof and up the pitched roof that intersects with it. We will then custom make and install a new 20 oz copper high-back built-in gutter system around the entire flat roof system duplicating the original style that was in the gutter. All seams, outlets, end caps, and miters will be soldered. The proper primer will then be used to prepare all of edges of the flat roof for the new roof system. SA Modified Bitumen cap sheet will then be applied over the entire flat roof surface and up the pitched roofs that intersect with it. All horizontal seams will be flashed and have a three inch overlap. Any vertical seams will have a six inch overlap and be flashed properly prior to installation.

**Gutters:**

After the tear-off has been completed we will apply ice and water shield along all of the eaves around the entire house lapping it down properly. New custom made 20 oz copper high-back gutters to match the existing profile will be made and installed around the entire house. All seams, miters, outlets, and end caps will be soldered at this time. Custom copper straps and fasteners will be used to secure the new gutter system. We will then install new four inch copper downspouts around the entire house. The seam on the entire back of the copper downspout will be soldered to help prevent ice from breaking downspouts during winter. If you would like to look into custom downspout straps or copper scupper boxes to accent the house I'd be happy to drop off some samples. The current railing system on the roof along the eaves will then be re-installed and secured properly on the house.

**Roof Estimate:**

We will remove the existing single layer of asphalt roofing over the entire roof surface of the house.  $\$$  plus materials for any wood repairs that may be needed after the tear-off has been completed. IF the original deck boards or gable ends are spaced we will have to re-deck the entire roof surface of the house so that the new roof system can be secured down properly. 7/16 OSB sheathing would then be installed over the entire roof surface, being secured down using 2 3/8 framing nails. This would be an additional charge of  $\$$  IF it is needed. Ice and water shield will then be applied along all of the eaves, valleys, chimneys, and roof wall intersections around the entire house. #30 felt paper will then be used to cover the remaining exposed deck boards. If you would like to go with a synthetic felt paper that can be used at no additional cost but we do prefer the #30 felt. We will then custom make and install new 16oz copper d-edge along all of the roof edges around the entire house. 16 oz copper will again be used to make new "W" style copper valleys that will be secured down in all of the valleys on the house. GAF Slateline designer shingles that are approved for the historic tax credit program will then be applied over the entire roof surface of the house. The shingles will be secured down using 1 1/4 roofing nails. As the new roof system is being installed there will be new copper step flashings installed along all of the roof wall intersections of all of the dormers as well as the sides of each chimney. We will then custom make and install new copper front and rear flashing plates on each chimney. At this time we will grind into the chimneys and anchor a new historic step counter flashing system around each chimney which is required for tax credit program. The proper sealant will then be used to seal the intersection of the brick and the new counter flashings. Any stack that extends out of the roof will be flashed with the proper lead boot flashing.

**Venting:** I would suggest calling Jodi at  $\$$  to get a free energy audit of the house to figure out the best way to vent it. With older historic homes this can be very tricky and if not done right cause many problems. We use Wisconsin Home Improvement on a lot of jobs and have had great results.

**(3) Dormers:** As the tear-off is being done we will remove the existing siding along all of the roof walls of the three West facing dormers. Ice and water shield will then be installed along all of the roof wall intersections. As the new roof system is being installed there will be new copper step flashings applied along the roof wall intersections. The middle dormer will then have a new copper front flashing plate made and installed along the horizontal roof wall intersection. At this time we will install new cedar 1 5x cedar shingles along all of the dormer walls which was originally on the home.