



Certificate of Appropriateness

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

Property 2625 N. LAKE DR. North Point North Historic District
Description of work We are removing the old three layers of roofing and installing a new architectural dimensional shingle to match up to the existing roof as close as possible. All vents will be installed on the back of the house so as not to be visible from the street. All flashings installed on both chimneys will be done in copper and in a historic step counter flashing. The existing copper gutters on the house will be tuned up, but saved at this point.

Date issued 9/18/2017 PTS ID 114390 COA: roof and chimney

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 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.

New mortar must match the original mortar in terms of color, texture, joint width, and joint finish/profile. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books As Good As New or 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 tuckpointing.

1. GAF timberline Natural Shadow series architectural shingles are approved for this project in any of the following solid colors: earth tone colors such as dark green, dark gray, dark brown, dark reddish-brown; or a color simulating weathered wood. (Red, green, or blue shingles are not appropriate unless precedent exists that proves they were the historic color.)

2.If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over roll ridge vents (low profile) that run the entire length of the ridge, covering 100% of any ridge they are installed on, or 2) "mushroom" or "slant-back" vents installed on the rear portions of the roof, not visible from public rights-of-way. If you elect to install other types of vents or vents in different locations, you must submit manufacturer's information for review and approval prior to installation.

3.When installing new flashing at the masonry chimney, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

4.The partially rebuilt chimney must be rebuilt to exactly match the historic including bonding pattern, corbeling, and other details. Accurate measurements shall be taken prior to disassembling so the new chimney exactly matches the historic without alteration. Up close photos of the completed chimney must be provided with the final certification that when compared to the pre-project photos exactly match in all dimensions or the overall project will be denied.

5.In carrying out both the reconstruction and pointing work, you must ensure that: 1) removal of the existing mortar does not damage the brickwork; 2) the mortar color, appearance, and tooling of joints matches the original exactly; and 3) the new mortar is sufficiently soft to prevent damage to the original brickwork. Unless laboratory testing reveals that the original mortar is unusually hard, the building should be pointed AND the chimney rebuild using mortar that is no harder than ASTM, Type O, which consists of 1 part Portland cement, 2 parts hydrated lime and 9 parts sand. [The city strongly prefers a natural cement with no Portland cement component, but this is optional.] To match the color of the original mortar, the mason may need to use white, rather than gray, Portland cement tinted to match the existing. We recommend you have the mason complete a test it is suggested that you require the mason to apply a test panel of repointed mortar at an obscure area of the house, that you approve the test panel to ensure its exact match with the house's original mortar joints, and that the contract be written to require the mason to match the approved test panel.

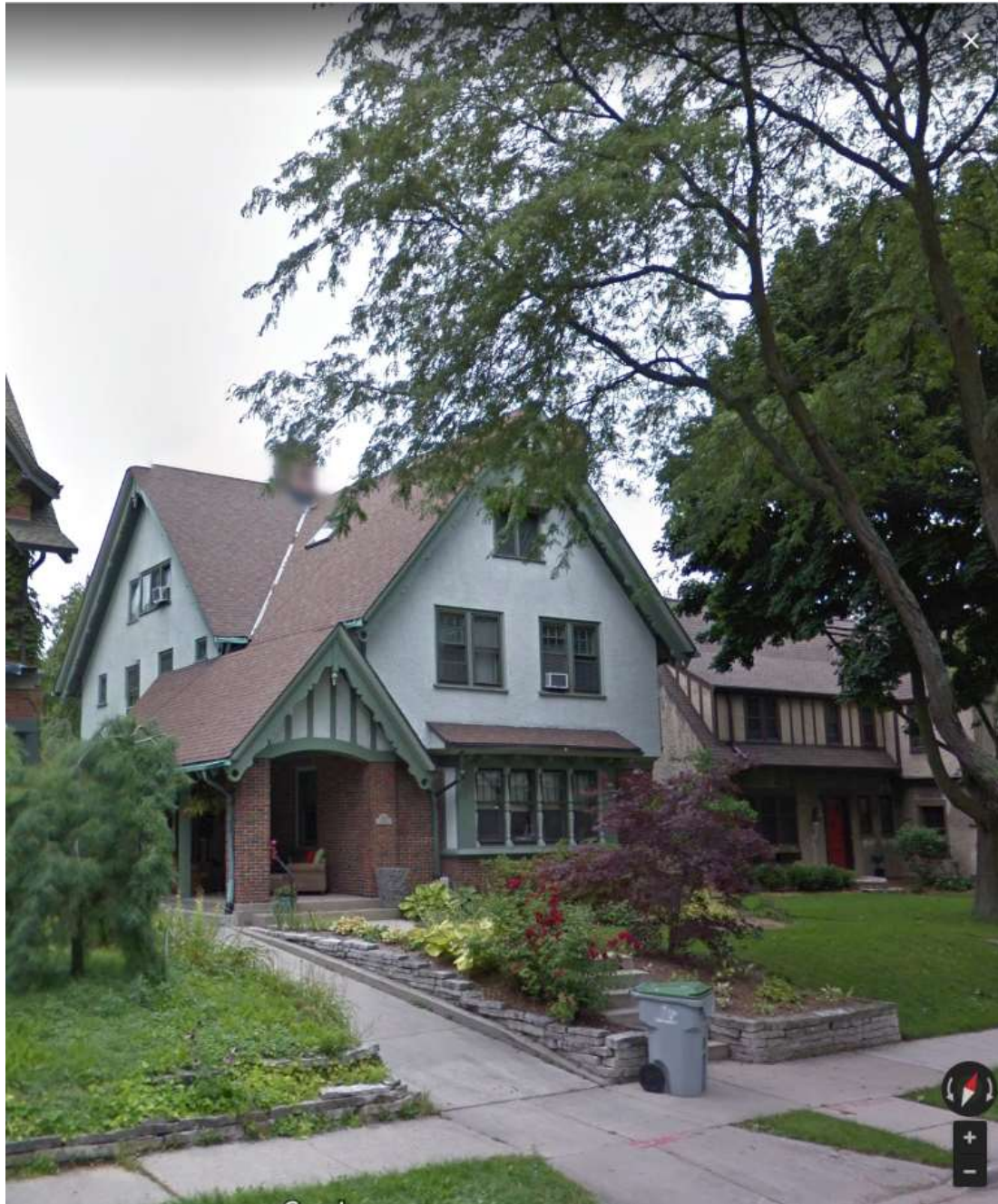
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact the Historic Preservation staff as follows: Phone: (414) 286-5712 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/build, or call (414) 286-8210.

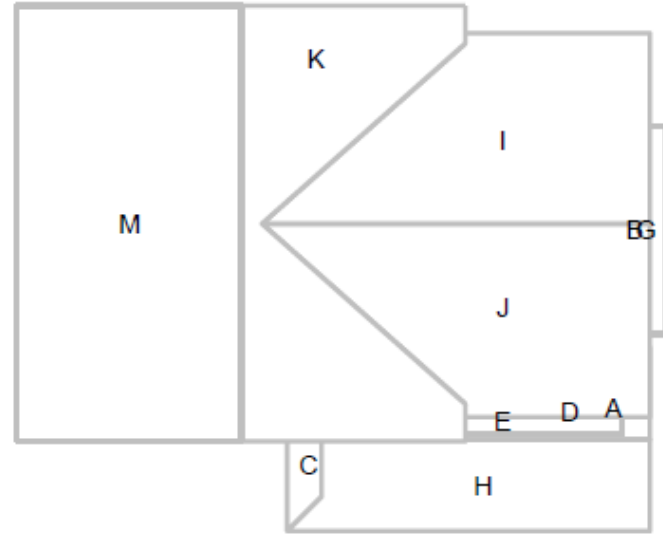
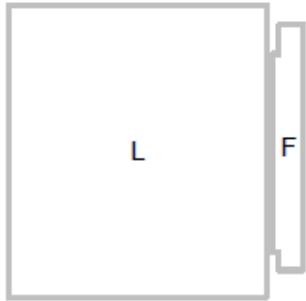


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



Front of house



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Roof plan



Aerial view of subject roof.