



Certificate of Appropriateness

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

Property Description of work

2542 N. Terrace Ave., North Point North Historic District

Remove and replace existing flat roof, repair wood soffits, install prefinished steel perimeter metal per attached specs

Date issued 9/12/2025

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) 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.

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice.
<https://www.wisconsinhistory.org/Records/Article/CS4266>

- 2) All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

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

Jobsite Preparation

Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by owner and/or Community Roofing & Restoration during the project's duration. Remove the rubber roofing system in the garage. Repair front facing fascia and soffit that is rotted out. New 4 inch downspouts throughout the house details below. Flat Roofing Specifications: Remove the existing layer of flat roofing material and underlayment. Once the roofing material is removed the roof decking will be inspected. Only if necessary, any rotted wood roof decking will be replaced at a rate of \$2.55 per square foot. Pictures of rot to be provided to homeowner to show need for replacement. Install a ½-inch Firestone ISOGARD HD (high density) cover board where the existing flat roof was removed. Mechanically secure the cover board with plates and screws. Install fully adhered .60-MIL EPDM over the newly installed cover board. Install .26-gauge prefinished steel perimeter metal (not termination bar) to all exposed edges of the newly installed flat roof. This includes custom fabricated .26-gauge steel counter flashing to brick/stone/masonry walls. This includes custom fabricated .26-gauge steel gutter apron. Color to be:

_____ Install uncured rubber and/or EPDM flat roofing cover tape to all detail areas. Install all caulks and/or sealants as needed. Clean job site on a daily basis. Remove and dispose of all job-related debris. Warranty: Your flat roofing system comes with a manufacturer-backed 20-year material warranty and a lifetime Community Roofing & Restoration workmanship guarantee. Downspouts Specifications: Remove existing downspouts from the home. Install new 4-inch downspouts where existing were removed. Color to be: _____ Clean job site on a daily basis. Remove and dispose of all job-related debris.