



# Certificate of Appropriateness

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

## Property Description of work

### **2568 N. Summit Ave., North Point North Historic District**

Replace the existing shingle roof and flat roof per the specs below. Repair and in-kind replacement of damaged stucco and exterior wood trim per the specs below. Repainting new wood trim.

## Date issued 6/13/2025

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:

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.

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>

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>

New stucco will be a Portland cement stucco. No exterior insulation and finish system materials (EIFS) are allowed. New stucco should match the original in terms of texture, hardness and thickness.

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](mailto: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](http://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.

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

City of Milwaukee Historic Preservation

Copies to: Development Center

## **House Roof Estimate:**

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We will remove the single layer of asphalt roofing over the entire roof surface of the house. The existing trim boards along the roof wall intersections will be removed on the West dormers so the ice and water shield and the proper flashing work can be done. We will then have to cut back 6" along all of the stucco roof wall intersections so again, the ice and water shield and the proper flashing work can be done. \$88.50hr plus materials for any wood repairs that may be needed after the tear-off has been completed. Ice and water shield will then be applied along all of the eaves, valleys, stacks, chimneys, and roof wall intersections around the entire house. The ice and water shield will be applied 6' up along all of the eaves. The Certainteed synthetic felt paper will then be used to cover the remaining exposed deck boards. New aluminum d-edge will then be secured down along all of the roof edges around the entire house. Painted "W" style galvanized valleys will then be secured down into all of the valleys on the house.

Certainteed Northgate ClimateFlex 40yr SBS based 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. When the shingles are being installed we will build a step system so no seams vertically will match up. Do not allow your roof to be installed using a "racking" system which has every other row of shingles vertically having the same seam. As the shingles are being installed there will be new step flashing installed along all of the vertical roof wall intersections on the house. As the shingles are being installed there will be new step flashing installed along the sides of each of the chimneys as well. We will then use 26 gauge coated steel and custom make and install a front and rear flashing plate on the chimney. We will then grind into the chimneys and anchor a new 26 gauge coated steel historic step counter flashing system around each of the chimneys. Novaguard sealant will then be used to seal the intersection of the brick with the new counter flashings. 26 gauge coated steel will then be used to custom make and install new front flashing plates along all of the horizontal roof wall intersections on the small runner roofs, dormers, and shed roofs. We will then install 1 new PVC flashing boot over the stack that extends out of the roof. 1 new bathroom vents will be connected to the existing 4" ductwork that we have

access to and vent it out of the roof properly so the moisture is not being put back into the house. 2 new lead boot flashings will then be installed over the 4" stacks that extend out of the roof.

**Venting:**

Currently you have a ridge vent installed on the peak of the house but you have no intake and air flow in place. I would suggest cutting in a continuous Edge Vent system just above the attic floor on the back of the house on the East side of the house. The historic tax credit program requires 100% of the peak to be covered by the Ridge Vent but no intake vents or box vents can be seen from the street. We will then make sure that 1 1/2 inches is cut back from the entire peak of the house. Certainteed 4ft pieces of Ridge Vent with exterior baffles and the Edge Vent being secured down using 3" roofing nails.

**East Dormer:**

We will remove the existing roofing materials over the entire flat roof surface. \$88.50hr plus materials for any wood repairs that may be needed after the tear-off has been completed. 2x6x12' boards will then be installed along all of the roof edges around the flat roof to create the needed wood nailer. 1 1/2" ISO board will then be installed over the entire flat roof surface being secured down using 3" discs that will be secured down using 2 1/4 inch screws. Commercial glue will then be applied over the entire flat roof surface. 60mm epdm rubber roof system will then be installed over the entire flat roof surface, up 3' onto the pitched roof that intersects with the roof prior to the new roof being installed, and up 12" onto the side of the chimney that intersects with the flat roof. 26 gauge coated steel will then be used to custom make and install a new steel apron along all 3 edges of the flat roof. We will then prime the top of the apron and install new 6" Cured rubber along the intersection of the new apron with the rubber roof. We will then grind into the chimney and anchor a new 26 gauge coated steel counter flashing system around the entire chimney. Novaguard sealant will then be used to seal the intersection of the flashing and chimney.

**Stucco:**

As the tear-off is being done as mentioned above we will have to cut out 6" along all of the stucco roof wall intersections on the East dormer as well as the lower smaller roof wall intersections on the West and South side of the house. Ice and water shield will then be applied along all of the roof wall intersections. As the new roof system is being done the proper step flashing will be installed along the vertical roof wall intersections and new 26 gauge coated steel will be used to custom make and install a new front flashing plate along all of the horizontal roof wall intersections. These areas will be left water tight for the company Martin hired to do the needed stucco repair work.

**House Gutters:**

As the tear-off is being done we will remove the existing newer gutters that we installed a couple of years ago. Ice and water shield will then be applied along all of the eaves lapping it down behind the gutter. New aluminum gutter apron will then be installed along all of the eaves. We will then reinstall the existing gutters 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 project is being done. All debris will be cleaned up on a daily basis and put into the dumpster. All permits needed for the project to be taken care of by CRR. Once one of our crews starts a job the same crew will be there every day until the project is completed depending on the weather.

**Roof Scope of Work**



We will be grinding out all the spider web cracking of stucco, circled on pictures provided, that are located throughout the home. We will then fill the cracks with a stucco mix that has the same color and match same texture of what is existing.

The chimney stucco will also be Grinded and or chiseled out 50% to address some of the flaking and cracking. The missing stucco area located on the north /east upper portion, will have insulation and metal lath installed preparing it for two coats of stucco mix. The first being the scratch coat and second the finish coat with its texture. All the stucco removed by the roofers for them to install their flashing, (behind the stucco where the roof meets the wall) will also be prepared with insulation and metal lath before applying two layers of stucco mix. The patched area where there was once a downspout, will get one application of stucco mix to match the texture existing. All wiring protruding the stucco will be removed and the holes patched. Pointed out by the owner. **\$11,350**

While the scaffold is built to be able to reach the east located chimney, we will frame and pour a new reinforced concrete cap with rebar embedded (for more structural support) for it to seal and protect the top of the chimney, and match the west located chimney. **\$775.00**

We will be replacing roughly 140 linear feet of rotted, missing and or damaged wood, which is, but not limited to the wood trim, crown, and moldings throughout the home. (Circled on pictures provided.) We will be removing the damaged window sill located on the North/East corner and replacing it with a cedar 2x6. The damaged tongue and groove soffit located in the West main front entrance will also be stepped cut and replaced. **\$9,450**

Lastly we will scrape and or sand all the wood located on the home to remove all the peeling paint. We will then prime all of the bare wood exposed and newly installed trim and moldings around the house before applying x2 coats of paint, chosen by the owner. **\$9,850**

**Stucco & Wood Scope of Work**