



Certificate of Appropriateness

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

Property 2691 N. LAKE DR. North Point North Historic District
Description of work 1. Repair/replace flat roof areas with rubber membrane roof and new flashing per attached specs. 2. Remove and reconstruct/repair easternmost two feet of brick portion of front porch to match existing.
Date issued 5/10/2017 PTS ID 114274 COA: porch and roof repairs

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:

Mortar coming in contact with original bricks and tiles of porch must be no harder than type N and have lime content. A mortar based on pure Portland cement is not permitted. Porch must be rebuilt to current appearance. CMU blocks cannot be visible.

Roof work is to be performed per attached specs. Membrane roof must be tucked under tile roof and not applied over the top.

If you pursue state tax credits and the Wisconsin Historical Society staff require any changes other than mortar type, those changes must be submitted to HPC staff for re-approval.

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 Tim Askin of 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.

Tom Arns

City of Milwaukee Historic Preservation Staff

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



Current conditions at front of house.



Typical conditions on flat roof areas.



Typical porch conditions

Re: 3/13/2017: Bid for 2691 N Lake dr

Upper West (2) Flat Roofs:

The proper scaffolding will have to be set up on the West side of the house to allow us access to both flat roofs. The scaffolding will be taken down when the job is completed. We will have to remove the existing tiles along all of the flat roof intersections with the roof so that the new flat roofs can be flashed properly. The existing two valleys that intersect with the flat roofs will be removed at this time. The existing roofing material will then be removed down to the original decking on both flat roofs. \$55.00/hr plus materials for any wood repairs that may be needed after the tear-off is completed. The current scuddle box on the North flat roof will be eliminated since they are only problematic and is no longer being used. 1/2 ISO board will then be applied over both flat roof surfaces. The ISO board will be secured down using 2 1/4 inch screws that will be applied through three inch discs. Commercial glue will then be applied over both flat roof surfaces. 60mm Edpm rubber roof systems will then be applied over both flat roof surfaces. The rubber will be run up onto the pitched roof section to eliminate the flat roof intersection with the tile roof. The rubber will be run up onto the existing chimney on the South flat roof. At this time we will use 16oz copper and custom make and install a new counter flashing around the entire chimney. The proper sealant will be used to seal the intersection of the chimney and new copper flashing. At this time we will custom make and install a new copper apron along all of the roof edges. All seams to be soldered. Six inch bar tape will then be used to seal the intersection of the rubber roof with the copper apron. At this time we will install new copper "W" style valleys in both valleys. The existing tiles will then be re-installed being secured down properly.

Specs for roof work.