



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

Property 2701 N. LAKE DR. North Point North Historic District
Description of work Repair roof and replace with matching tiles as needed on attached garage. Re-roof flat areas in copper. Work to be done per attached proposal.
Date issued 6/5/2017 PTS ID 114297 COA: re-roof carriage house

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:

N/A

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.

City of Milwaukee Historic Preservation Staff

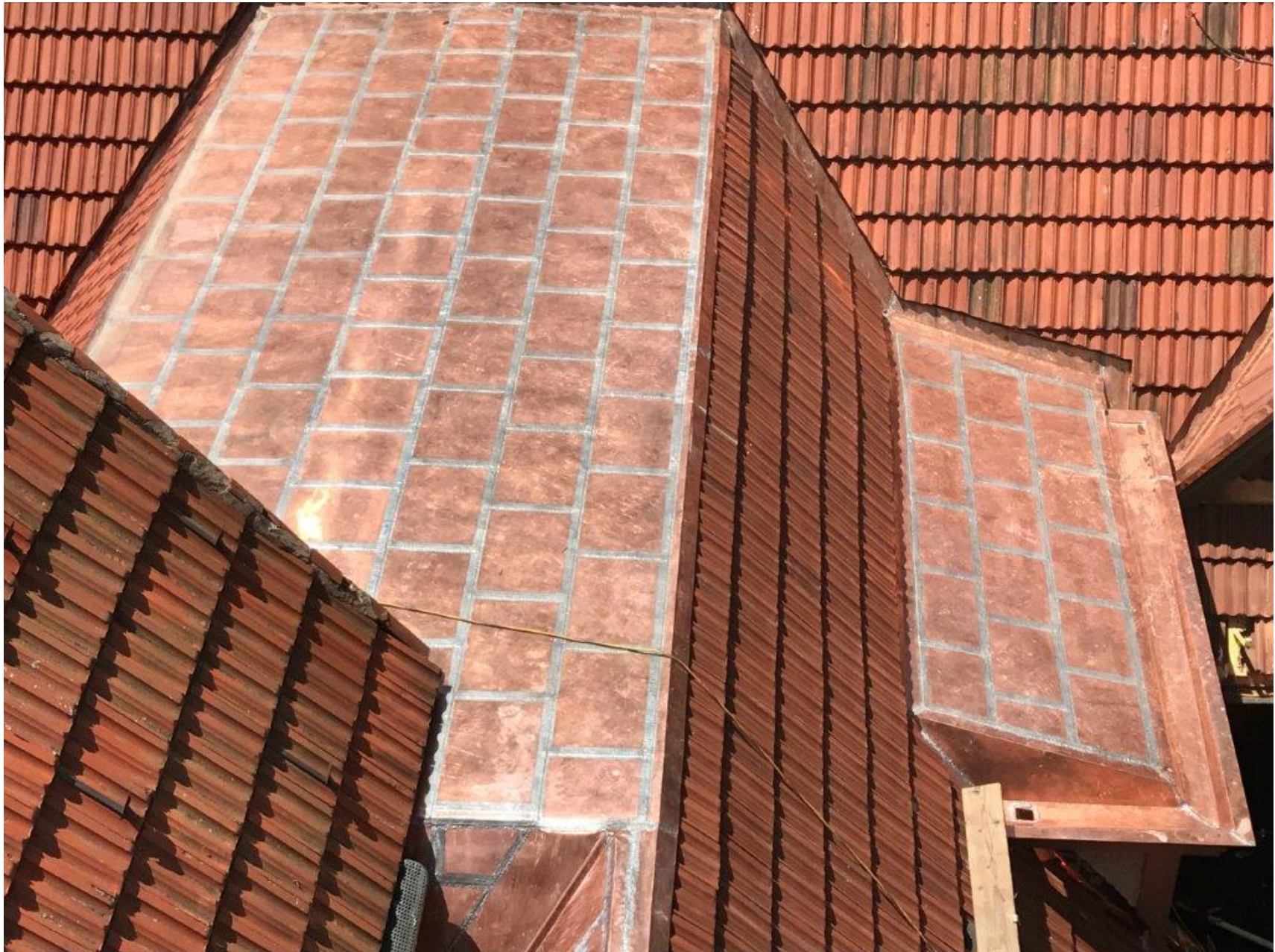
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



Prior to construction



Prior to construction



Style of flat roof areas and tiles. Moderate pitch area at far right clad in copper is approved only because it is not street-facing.

Ludowici T1 French Clay Tile Carriage House & Flat Copper Roofing Work

A) Safety:

- B) Ensure safe working environment.
- C) Protect landscaping and shrubbery best as possible, erect scaffolding / staging with netting as needed to provide safe work environment and to perform work.

D) Tile Removal:

- E) Carefully remove existing Ludowici French clay roofing tiles from Carriage House roof, as noted on diagram, and save any good sound tiles for installation later. Valley metal, wall flashings, pocket flashings, counter flashings, and felt paper completely down to expose wood decking from entire Carriage House roof and haul away debris.
- F) Protect existing gutters and downspouts while performing work.

G) Wood Replacement:

- H) Replace up to 250 linear ft. of rotten or deteriorated wood decking as needed, (any additional rotten decking replacement at \$7.50/lineal foot of 1x8 decking).
- I) Any and all additional carpentry work that includes eaves, soffits, gutter trim boards, half timbering, barge boards and any unforeseen, hidden, structural-framing, wood replacement and/or mill work to be photo documented and pre-approved, prior to commencement of work, and to be completed on an additional time, (\$92.50 per man-hour) and material basis.

J) Ludowici T1 French Clay Tile Installation on Carriage House:

- K) Furnish and install new ice and water shield underlayment 3 ft. up from eaves, including valleys, and along walls.
- L) Furnish & install 2 layers of 30lb. saturated felt on 18" exposure over remaining roof areas.
- M) Furnish and new treated wood lathe to be installed under 16oz. copper drip edge at eaves.
- N) Furnish and install 1x2" treated nailer's build to sufficient height, hips, and ridge to act as cant strip and nailer for hip and ridge tiles.
- O) Reinstall original clay tiles using appropriate size copper nails for attachment, matching original profile. (Renaissance Roofing, Inc. to provide additional "salvaged" tiles to complete work.)
- P) All tiles are culled and inspected for the finest quality.

Q) Custom Copper Work:

- R) Furnish and install new 16oz. copper valley metal, chimney flashing, saddles behind chimneys, j-pan and wall flashings. Cut reglets in mortar joints to allow copper to be set into.
- S) Furnish and install 16oz copper pre-soldered flat seamed roofing panels in flat roofing areas noted on diagram.
- T) Pop rivet, flux, and solder the copper and lead seams using 50/50 solder as needed, to ensure water tight conditions.
- U) Using colored Geocel Tri-polymer sealant, seal chimneys, and wall flashings to masonry.
- V) Clean up and remove all debris created by our work from the job site.

Approved work proposal.