



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property

2640 N. TERRACE AV.

Description of work

Remove replace existing flat roof on south wing. Install new metal flashings throughout and relay original stone coping on parapet wall as needed. Tuckpoint parapet wall as needed. Replace central air-conditioner unit on roof of south wing.

Date issued

12/5/2007

PTS ID 47098 COA Flat roof replacement; parapet wall repair; new air conditioning unit.

In accordance with the provisions of Section 308-81(9) 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:

The work must be done according to the attached drawings and/or photos; HPC staff must approve any changes. Repair and tuckpoint masonry as needed. New mortar must match old in terms of color, texture, hardness and joint finish. Care must be taken to preserve the original joint width. Please note that mortar, which is too hard, is prone to premature failure. See "As Good As New" masonry chapter for a detailed explanation. Air conditioning unit will be changed out and will remain in its current location at the back of the roof next to the main block of the house.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@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.mkedcd.org/build, or call (414) 286-8210 or 8211.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael D'Amato, Inspector Jim Friedrichs (286-5982)



WEST SIDE
OF HOME

FLAT ROOF TO
BE REPLACED IS
ON "LISHED"
ADDITION TO
RIGHT

Replace flat roof and flashings, repair parapet wall on south wing.



NORTH SIDE OF HOME.

2640 N. Terrace Avenue
North Point North Local
and National Register
Historic District



SOUTH SIDE OF HOME

FURTHER ROOF TO BE
REMOVED IS ABOUT
"LIBERTY" ADDITION
IN TELEGRAMS

Replace central air
conditioning unit.
(remains in same place)



SOUTH AND
EAST SIDES
OF HOME.

FURTHER ROOF TO
BE REMOVED IS
ABOUT "LIBERTY"
ADDITION.

AIR CONDITIONING
UNIT IS
PARTICULARLY
VISIBLE ON
CORNER OF
ROOF, CLOSEST
TO HOME



CURRENT
FLAT ROOF
AND CURB
STONES AT
TOP OF ROOF
WALL

Install new through-wall
copper flashings; relay
Bedford Limestone cap
stones; tuckpoint parapet
wall as needed.



DETAIL OF
CURB STONES



CURRENT ROOF
AND PREVIOUS
REFRIG TO
FURNACE



AIR CONDITIONING
UNIT ON
NORTH EAST
CORNER OF
ROOF

**Change-out airconditing
unit with new unit in
same location.**



DETAIL OF DRAINAGE
AREA FROM ROOF
INTO SCUPPER.

**Retain original conductor
heads.**