



# Certificate of Appropriateness

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

## Property

**550 W Historic Mitchell Street**

## Description of work

Complete tear off of existing roofing down to wood decking, using:  
MH EPDM 060 20' x100' NR Black; MH EPDM Clean 060 10' x100'; Black MH 2.0" Poly ISO 2 4' x8';  
MH #12 3" Drill Point Fast 1M; MH 3" Insulation plate 1M; MH EPDM Bonding Adhesive 5 Gal

## Date issued

2/27/2026

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:**

Replace decking with plywood (not OSB) as needed. Complete new decking is required if the original 19<sup>th</sup> century decking surface is still present. New plywood should go over original decking.

Before laying the plywood decking repair the old T&G decking and nail it tightly to the rafters below with ring shank, hot-dipped galvanized, #5 box nails. The nails should be placed every 8 to 9 inches so they are flush, not below, the smooth surface of the plywood.

**Total glue down of the EPDM is required. EPDM shall not wrap over the parapet and shall be concealed under coping at the roof edge.**

New stone, terra cotta, or pre-cast concrete coping that matches the existing profile is to be installed along the entire roof edge where absent. Metal coping may be used if appropriate to the location and will not hide decorative details. Verify flashing at all locations where coping is not to be replaced. Install appropriate through-wall and counter-flashing per techniques recommended by SMACNA Architectural Sheet Manual 4<sup>th</sup> edition or newer.

At wood roof edges, no termination bars shall be visible. If it is necessary to wrap over the wood edge, attach with drip edge instead of termination bars.

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.



City of Milwaukee Historic Preservation  
Copies to: Development Center



Typical location where new coping and flashing is required.



New flashing is required. Aluminum or copper is recommended.



Decorative details such as these arch projections shall be retained and remain fully visible.