



Certificate of Appropriateness

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

Property Description of work

2618 N. Hackett Avenue, Downer Avenue Commercial Historic District
Replace existing roof and with Malarky Legacy dimensional shingle per the attached roofing specs.

Date issued 6/8/2026

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:

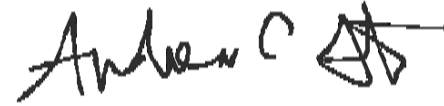
No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. 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 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>

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.

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 - (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

TWO PAGES TO FOLLOW

St Mark's Episcopal Church
2618 N Hackett Ave
Milwaukee WI 53211
Roof replacement

Community Roofing Work Statement

PROJECT PREPARATION/LANDSCAPE PROTECTION:

Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by the owner and/or Community Roofing & Restoration during project duration.

MATERIAL REMOVAL:

-Remove the existing single layer of asphalt roofing over the entire pitched roof surfaces of the church. When inspecting the roof for a 2nd time on 4-29-2026 it was confirmed that there is only a single layer of asphalt on the roof. When CRR did the roof back in 1998 it was confirmed by James Godsill that the church roof was an asbestos tile roof.

-At this time we will remove all of the flashing systems along the parapet walls, roof edges, valleys, and roof wall intersections around the entire church.

EXISTING DECKING INSPECTION:

Once existing materials are removed, the exposed structure will be inspected. Any necessary repairs to rotted, missing, or damaged materials will be completed only as needed. If this unforeseen carpentry is required, a change order will be presented for approval and added to the final invoice at \$98.50 per man-hour plus materials at prevailing rates. Pictures will be provided to show the need for replacement on a daily basis and will be approved by Leslie prior to any work being done.

ICE AND WATER SHIELD MEMBRANE PROTECTION:

-Ice and water shield membrane will also be installed around all roof penetrations, roof wall intersections, and in all valleys.

-Install 9ft. of ice and water shield membrane to all heated eave edges of the structure.

-Install #30 felt underlayment to the remainder of the roof decking.

FINISHES:

-Install new pre-finished steel w-style valleys where the existing were removed.

-Install new pre-finished aluminum drip edge to all rake edges of the structure.

-Install new pre-finished aluminum gutter apron to all eave edges of the structure.

SHINGLE INSTALL (PER MANUFACTURER SPECIFICATIONS):

-Install starter shingles with seal down strip to all eave edges and bilateral edges of all valleys.

-Install CertainTeed shingles where existing shingles were removed.

-Install hip shingles to all hip areas.

-Install ridge shingles to all ridge areas.

STEP/WALL FLASHING:

-Install new pre-finished copper step flashing along all of the vertical roof wall intersections as the new roof system is being installed. This will be along the roof wall intersections on the South entry door as well as all of the parapet walls on the church. 202'

-20oz copper will then be used to custom make and install a new counter flashing system over the new copper step flashing along all of the parapet walls as well as the roof wall intersections replicating what was on the church originally. (I didn't see anything in the claim reflecting this scope of work needed on the project.) 202'

-The proper sealant will then be used to seal the intersection of the new copper counter flashing and the walls.

-We will then use 20oz copper and custom make and install a new front flashing plate along all of the horizontal roof wall intersections.

NORTH-EAST RUNNER:

-There is a section of the main roof that comes down on the North-East corner of the building and wraps around the larger flat roof that is original to the church. This section of shingles is part of the scope of work needed.

-We will have to remove the existing termination bars that have been lapped down onto the original copper apron along all of the flat roof sections that intersect with the pitched roof so the proper flashing work can be done.

-At this time the old copper apron will be removed. 43'

-After the new roof system has been installed we will custom make and install 43" of 20oz copper apron along the flat roof transition with the pitched roof. (I did not see this accounted for in the claim)

-We will then re-secure down the existing termination bar along the flat roof intersection to finish off the installation.