



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

*Approved
11/9/12*

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)
Historic Brewer's Hill Neighborhood

ADDRESS OF PROPERTY:
102 E. Vine Street

2. **NAME AND ADDRESS OF OWNER:**
Name(s): Ashley and Molly Booth

Address: 102 E. Vine Street

City: Milwaukee State: WI ZIP: 53212

Email: molly.booth17@gmail.com

Telephone number (area code & number) Daytime: 414-699-5290 Evening: 414-699-5290

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)
Name(s):

Address:

City: State: ZIP Code:

Email:

Telephone number (area code & number) Daytime: Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

n/a Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

n/a Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

n/a Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

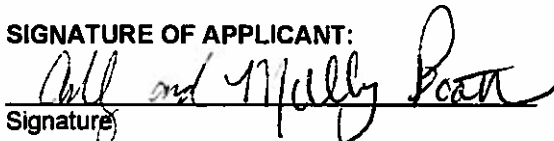
5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

Attached to the application are the following exhibits for review:

- Exhibit 1 - Description of Project (#5)
- Exhibit 2 - Annotated photographs of all sides of house/roof
- Exhibit 3 - Contract with Community Roofing & Restoration, Inc.
- Exhibit 4 - Detail of Certainteed Landmark Shingle

6. SIGNATURE OF APPLICANT:


Signature

Ashley and Molly Booth
Please print or type name

11/6/2012
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

5. Description of Project

Our house, located at 102 E. Vine Street (NEC 1st & Vine), currently has cedar shingles which are estimated to be at least 30 years old and at the end of their useful life. Throughout the past 3-5 years, the attic and second floor have sustained periodic water damage but strong wind and heavy rain events in the last six months have accelerated the deterioration of the shingles and resulted in numerous leaks on the entire roof area. The previous property owner replaced the rubber membrane (on the flat portion of the roof) around 2007/08 and portions of the ridge caps in 2010; however, any further roof improvements cannot be completed due to unsafe working conditions on the current shingles or it could also cause further damage by being on an unstable roof.

The scope of work proposes the removal of the single layer of cedar shingles, installation of 7/16 sheathing (re-decking) and to re-roof of the entire roof surface using 30-year CertainTeed Landmark dimensional shingles. The proposed shingle color, "Weatherwood", best resembles the existing cedar shingles and complements the red brick exterior of the house. The scope includes a re-roof of the south bay window in Cedar 1 5x shingles and installation of copper flashing along this bay window, which is visible from Vine Street. The metal flashing around the two chimneys will be replaced with copper flashing being utilized on the chimney visible from Vine Street (east elevation). Galvanized steel ("W" style) will be installed in all roof valleys. There is no work proposed to the existing soffits and fascia with the exception of the replacement of the soffit in the northwest corner of the house as this area has had repeated squirrel damage. The new soffit will be Douglas fir material to match the material of the existing soffit color. The existing rubber membrane (on the flat portion of the roof) appears to be in good condition; therefore, it only requires a tune-up of the seams.

Also proposed for replacement is the existing galvanized steel half round gutter and downspout system, which is deteriorated in many areas. The steel has rusted in numerous locations, causing water leaks throughout the property (including onto sidewalks and along the corner of the building). Most notably, current damage to one corner of the gutter above the bay window (previously mentioned) is causing water damage on the interior of the bay window and adjacent wall area. Additionally, our down spouts have direct connections to our storm drains which contribute unnecessary rain water into downtown Milwaukee's overburdened combined sewer and deep tunnel system. Clearly the gutter/downspout system needs to be replaced.

We examined the various gutter styles thoroughly prior to making a decision to use K-style gutters. We reviewed new half round gutters or rehabilitating the existing gutters, but unfortunately both options appear to be cost prohibitive. As part of the six contractor estimates we received, we included an option for galvanized steel, half round gutters. The contractor estimates for this style of gutter added a cost premium from 66% to 155%, as compared to the more common K-style gutters. Cost is not the only factor.

through a qualitative survey of the properties in the Brewers' Hill Historic District; we noticed the majority of the homes have K-style gutters. Both along Vine and 1st streets the most common gutter type is clearly K-style. While we appreciate the architectural style of the half round gutter, our budget does not allow for the inclusion of both a high quality dimensional shingle and galvanized steel or copper half round gutters.

Therefore, we are proposing an aluminum "K-style" seamless gutter system in a color that is complimentary to both the red brick building and the adjacent red fascia/soffit/trim. Two of the existing downspouts will also be disconnected from the house's direct sewer connection lines and holes will be capped in accordance to MMSD requirements. Additionally, we will be adding 3 new rain barrel connections at the bottom of the down spouts.

We have contracted with a quality and experienced company, Community Roofing & Restoration Inc., to complete the proposed re-roof as we feel their expertise and knowledge in historic homes is worth the investment. Due to the unique roof design, featuring several prominent peaks and valleys, and requirement for new decking/sheeting, the cost of the re-roof is quite substantial. To ensure the house lasts another 100 years and that no further water damage occurs, we feel our investment is better suited with a high quality contractor, including high quality architecturally pleasing dimensional shingles and other aesthetic amenities such as highly visible copper flashings and cedar shingles on our visible bay window.

As new home owners of this beautiful historic home (nickname: Big Red), we would love to invest in the highest quality products. Unfortunately, at this time our financial resources are limited, thus we feel we are investing our dollars in the most important areas necessary to maintain the home, yet not compromise the architectural integrity of our home. We hope you agree and favorably award approval of the tax credits.

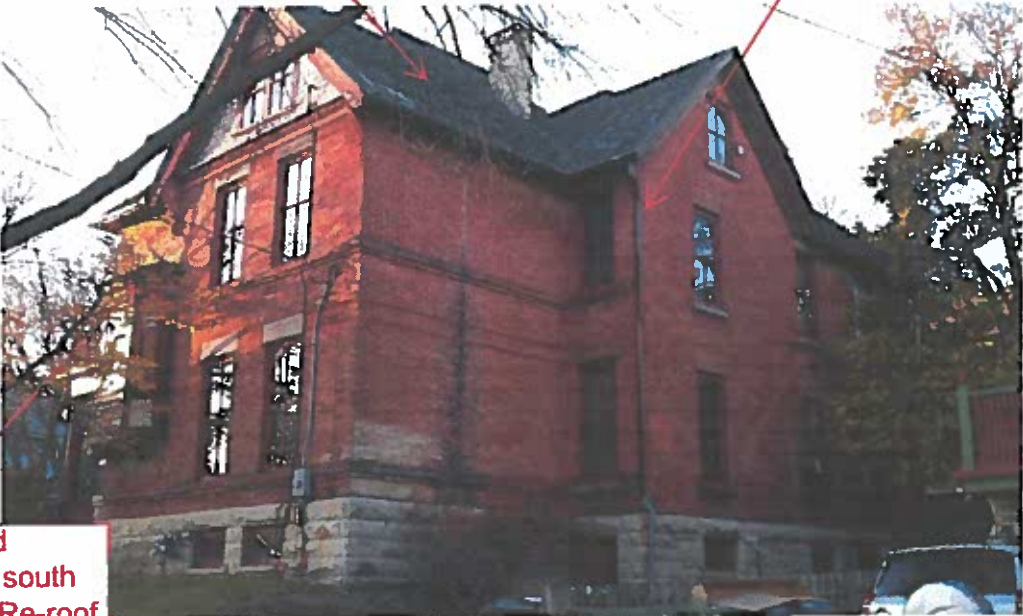
Exhibit 2



Remove all wood shingles, redeck with 7/16 sheathing and re-roof with 30 yr Certainteed Landmark dimensional shingles

Replace existing half round metal gutters with aluminium K-style gutters & downspouts

West Elevation (facing 1st St)



Remove wood shingles from south bay window. Re-roof in Cedar 1 5x shingles and install copper flashing around bay window.

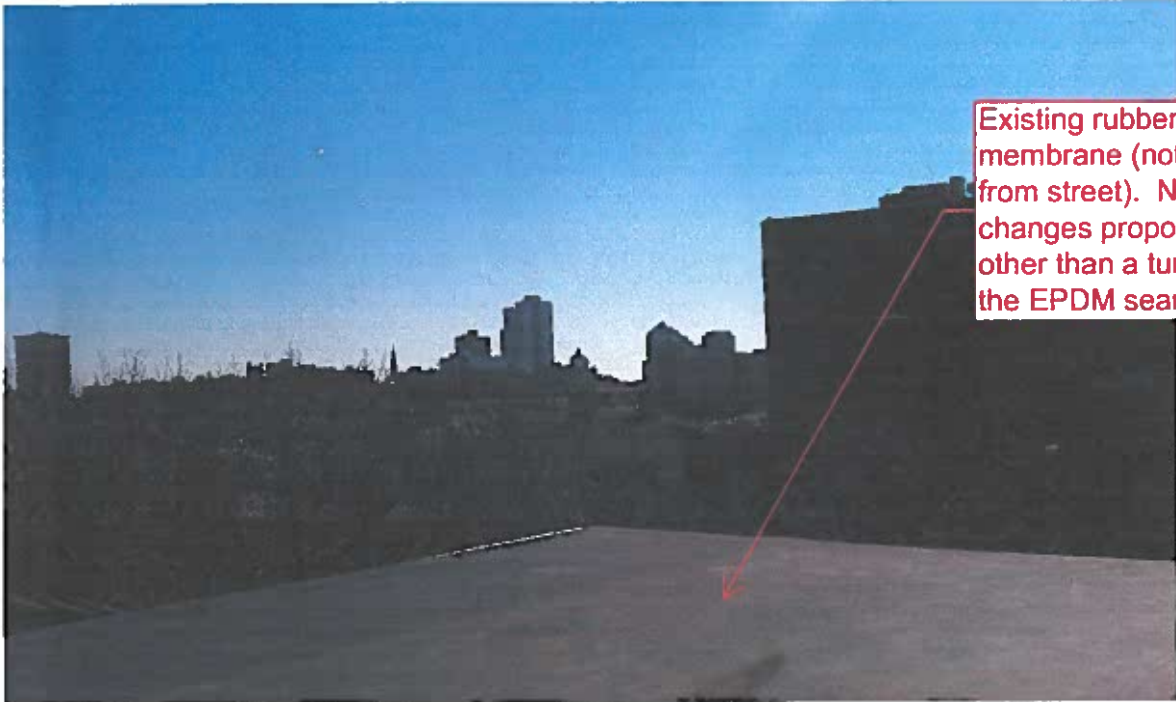
South and East Elevations (facing Vine St)

Replace existing half round metal gutters with aluminium K-style gutters & downspouts



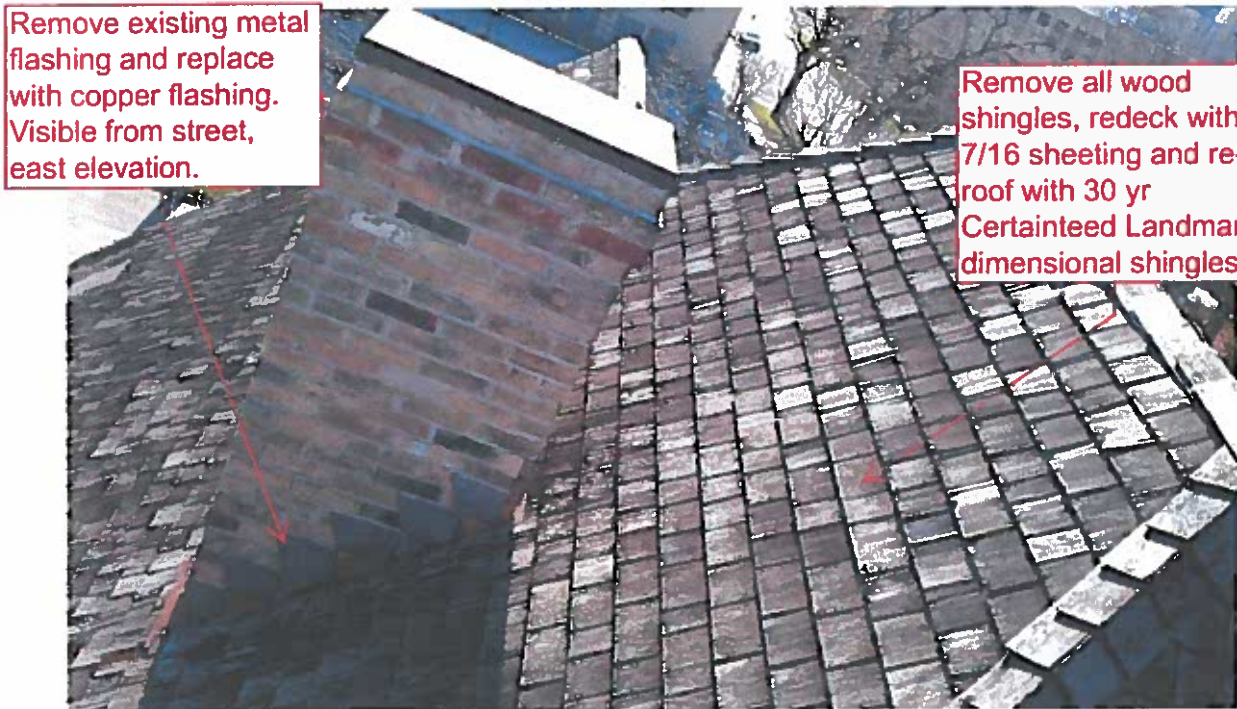
Disconnect downspout from sanitary line. Cap pipe opening with foam and cement.

East Elevation (facing Vine St)



Existing rubber roof membrane (not visible from street). No changes proposed other than a tune up of the EPDM seams.

View from flat portion of rooftop (existing rubber membrane)



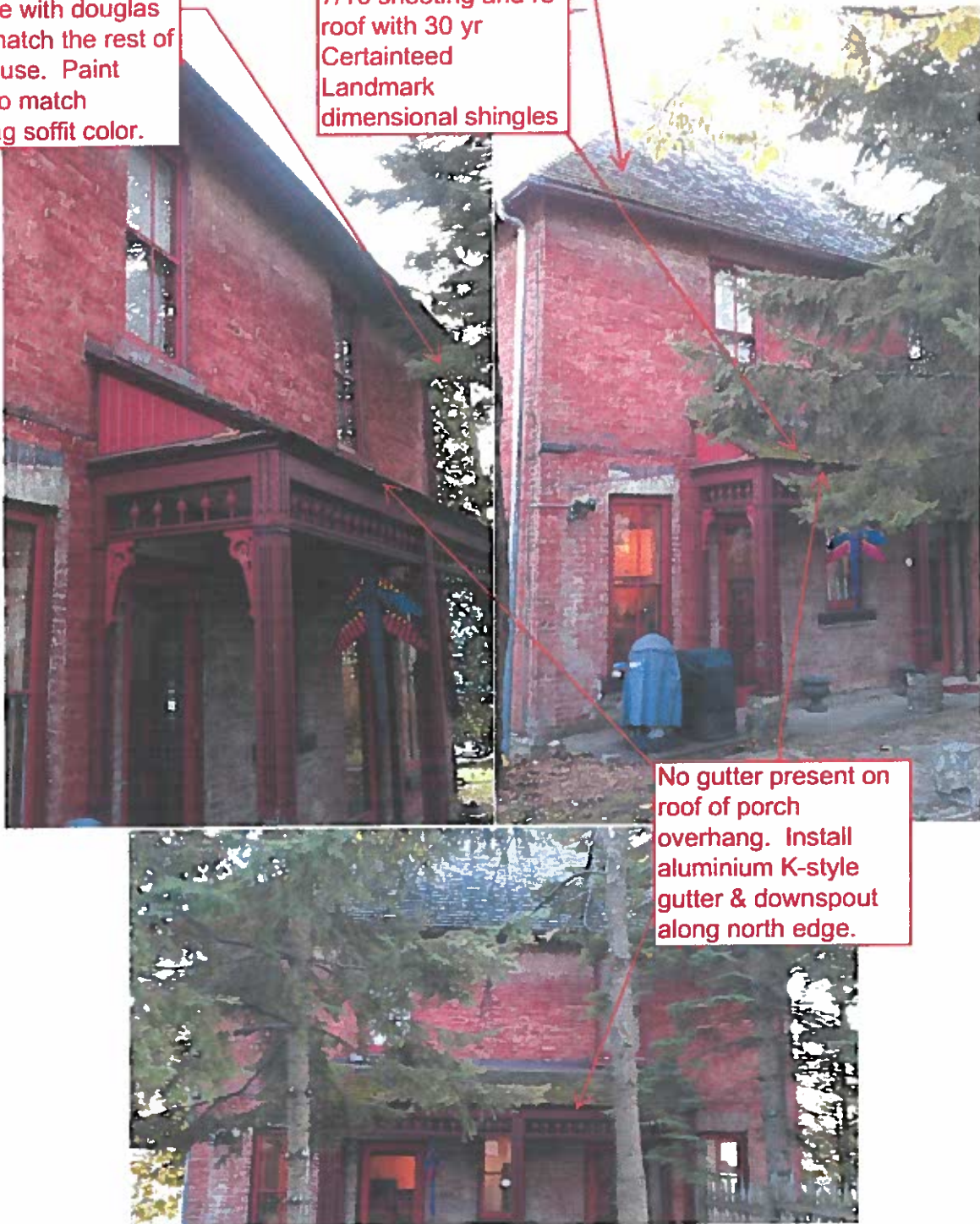
Remove existing metal flashing and replace with copper flashing. Visible from street, east elevation.

Remove all wood shingles, redeck with 7/16 sheathing and re-roof with 30 yr Certainteed Landmark dimensional shingles

Existing wood shingles and metal flashing

Remove deteriorated soffit in northwest corner of house and replace with douglas fir to match the rest of the house. Paint soffit to match existing soffit color.

Remove all wood shingles, redeck with 7/16 sheathing and re-roof with 30 yr Certainteed Landmark dimensional shingles

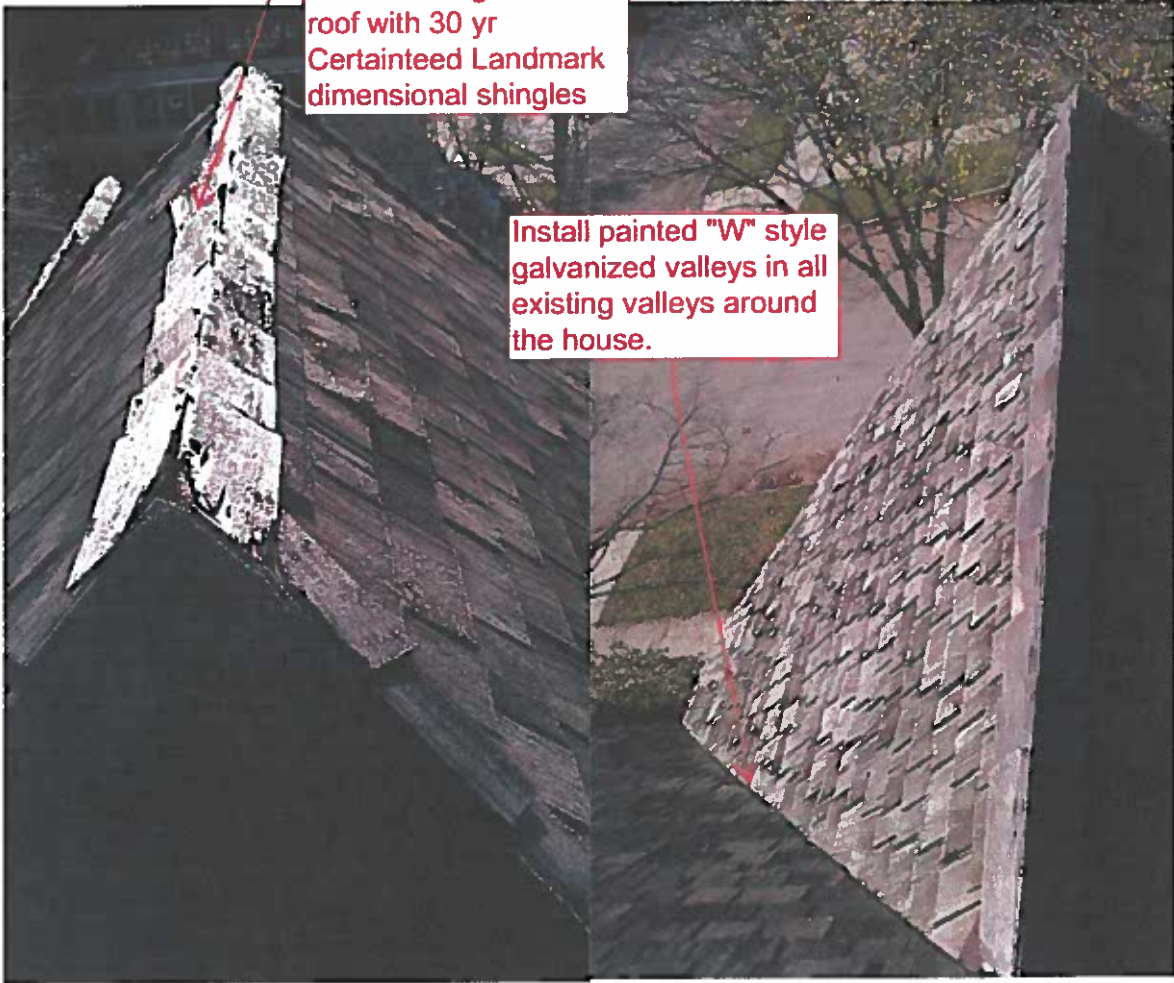


No gutter present on roof of porch overhang. Install aluminium K-style gutter & downspout along north edge.

North Elevation (facing rear yard)

Remove all wood shingles (including ridges), redeck with 7/16 sheathing and re-roof with 30 yr Certaineed Landmark dimensional shingles

Install painted "W" style galvanized valleys in all existing valleys around the house.



Existing wood ridge shingles and valley

November 9, 2012

Ashley & Molly Booth
102 E. Vine St.
Milwaukee, WI 53212

Re: Historic Preservation Certification Application
Project Number W113W014

Dear Ashley & Molly Booth,

On 11/7/2012, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 102 E. Vine St. in Milwaukee. The project number assigned to this project is W113W014. We have since reviewed the Part 1 application and determined your house contributes to the Brewer's Hill Historic District. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have also reviewed the Part 2 application and have determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" if the following special conditions are met:

1. If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over ridge vents that run the entire length of the ridge extending all the way to the roof edge without stopping short or 2) turbine or box vents installed on the rear portions of the roof, not visible from public rights-of-way.

Enclosed is a copy of the signed Part 2 application. You may use this to claim portions of the credits for work undertaken prior to the year of project completion and final certification.

When you have completed all of the work, you must close out the project in order to claim/retain tax credits. Please take photographs of the overall appearance of the house (from all four sides), as well as detailed "after" shots of the specific work that you have carried out. These photos should be printed in color and of a high resolution. Send them to us along with the Request for Certification of Completed Work (pink form). A signed Certification of Completed Work will be required by the Department of Revenue to claim the tax credits.

If you have any questions I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6490, by fax at 608/264-6504, or by e-mail at jen.davel@wisconsinhistory.org.

Sincerely,

Jen Davel
Senior Preservation Architect

The vents will
be located on rear slope
(northside)
AFB
11/9/12

SPECIAL CONDITIONS

PROPERTY NAME:

102 E. Vine St.

PROJECT NUMBER: WI13W014

102 E. Vine St.

Milwaukee

REVIEW DATE: 11/9/12 8:55 AM

Staff at the Division of Historic Preservation of the Wisconsin Historical Society have reviewed the attached application and have determined that the proposed work conforms to program standards, provided that the following special conditions are met:

- 1. If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over ridge vents that run the entire length of the ridge extending all the way to the roof edge without stopping short or 2) turbine or box vents installed on the rear portions of the roof, not visible from public rights-of-way.**

Jen Davel for MICHAEL STEVENS, State Historic Preservation Officer DATE

