



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

**Property**

**2421 - 2423 N. Sherman Blvd**

**Description of work**

Repair/replace roofing as attached. Repair chimney of chimney per conditions below and using stepped flashing. You are encouraged, but not required to remove the roof access hatch.

**Date issued**

4/15/25

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

**New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry.**

See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. 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.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

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 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) 286-5712 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 Preservation Staff



Typical roof conditions

5/1/2025

From: Joshua Fraundorf

Dear Shenita,

Thank you for this opportunity to provide you with an estimate. Please call me directly on my cell phone 414-232-0754 or email me directly at [josh.fraundorf@gmail.com](mailto:josh.fraundorf@gmail.com) if you have any questions and/or if you would like to move forward with your project.

The following contract is in regards to the property at:

2421 N Sherman Blvd

### **House Roof:**

We will remove the existing single layer of asbestos tiles over the entire roof surface of the main house roof.. The asbestos crew will be in full body protection as well as face respirators to deal with the removal of the asbestos tiles. The tiles will be removed piece by piece and put into bins or bagged and lowered to the ground at this time. The asbestos will then be put into a dumpster that has a special liner installed in it. As soon as the removal of the asbestos is completed we will have that dumpster picked up and a new one dropped to deal with the remaining debris. At this time a CRR crew will arrive to deal with the remaining tear-off of the original cedar shingles over the entire house. The existing failing chimney on the house will be removed down below the original decking and closed off at this time. If you would like us to take it all the way down below the attic floor we can certainly do that as well for an additional fee of \$500.00.

\$88.50/hr plus materials for any wood repairs that may be needed after the tear-off is completed on the decking, soffit, fascia, and moldings on the house. Since the original deck boards are spaced we will have to re-deck the entire roof surface so that the new asphalt roof system can be secured down properly. 7/16 OSB sheathing will be secured down over the entire roof surface using 2 3/8 framing nails. Ice and water shield will then be applied along all of the eaves, valleys, and roof wall intersections around the entire house. The ice and water shield will be installed up 6' along all of the eaves. Certainteed synthetic felt paper will then be used to cover the remaining exposed deck boards. Painted "W" style galvanized valleys will be secured down in all of the valleys on the house. New aluminum d-edge will then be secured down along all of the roof edges around the entire house.

Certainteed Northgate ClimateFlex 40yr SBS based "Moire Black" dimensional shingles will then be installed over the entire roof surface of the house. The Northgate ClimateFlex is a Class 4 impact rated shingle and weighs about 272lbs per square. This shingle has proven to take large hail hits without any issues. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing installed on both sides of the chimney. We will then use 26 gauge coated steel and custom make and install a new front and rear flashing plate on the chimney. At this time we will grind into the chimney and anchor a new 26 gauge coated steel historic step counter flashing system around the entire chimney according to the historic tax credit requirements. Quad sealant will then be used to seal the intersection of the mortar joints and the counter flashing. We will then determine if any existing bathroom fans are in place that need to be vented at this time or where they might be needed in the future and install them on the roof as needed. 2 new 4" lead boots will then be installed over the existing stacks that extend out of the roof of the house.

### **Chimney:**

In talking to Paul Porter yesterday we have no choice but to keep the existing chimney as it is viewed as a significant structure on the house. We will clean out the failing joints on the chimney properly. At this point we will tuckpoint all of the joints on the chimney that have failed. We will then pour a new concrete crown on the top of the chimney and close off the flu as it is no longer a functional chimney.

### **Venting:**

Currently there is no intake, air flow, or exhaust system in place on the roof. After we take off the 2 layers, install new decking, and then the new roof system it will be important to have the correct venting in place. Considering the size of the attic space and the desire to turn it into a usable finished off space it would be the time to put things in place. I talked to Paul Porter yesterday in Madison and he agreed to allow me to install the Edge Vent system on half of the North side of the house as well as the South-West 2 facets. Installing that intake vent system which will be 72 linear feet and then installing 70ft of Ridge Vent will make a big difference in venting that space properly. 1 1/2 inches will be cut back from the entire peak sections on both sides of the peak. Certainteed 4ft pieces of Ridge Vent with exterior baffles will then be

installed over 100% of the peak which is required by the historic tax credit program. The Ridge Vent will be secured down using 3" roofing nails.

**House Gutters:**

As the tear-off is being done we will remove the existing failing gutters and downspouts around the entire house. Ice and water shield will then be applied along all of the eaves of the house lapping it down behind the gutter. New aluminum gutter apron will then be installed along all of the eaves around the entire house. New 6" seamless aluminum gutters which hold 2x more water than the current 5" gutters on the house and only cost \$1 more a foot will be installed around the entire house with new 4" downspouts. The proper straps and screws will be used to secure the new gutter system. If you would like to talk about changing any of the downspout locations that can be talked about as well at this time.

All debris to be hauled away by CRR. Tarps and plywood will be used to protect the house and landscape as the roofing project is being done. All debris will be picked up on a daily basis and put into the dumpster. Once one of our crews starts a job the same crew will be there every day until the job is completed depending on the weather. All permits needed for the project to be taken care of by CRR.

**House Roof Total:** [REDACTED]

**House Gutter Total:** [REDACTED]

**-A reduction in the total cost of the roof would be given if you wanted to go with a standard 30yr Certainteed Landmark dimensional shingles of \$880.00.**

**Terms: 1/3 upfront, 1/3 upon commencement of job and balance upon completion. Please note: There will be a 3% charge for credit card payments.**

**If accepting estimate, please sign digitally or mail signed contract to:**

Community Roofing and Restoration, INC.

1776 N. Water St.  
Milwaukee, WI 53202

Should you decline our estimate, we kindly ask for written or verbal notification and any feedback you are willing to share regarding why our bid was declined. This is very important for our success, and all feedback is greatly appreciated. If you have any questions or concerns regarding your proposal, please feel free to reach out to myself or our office at 414-332-1139.

Sincerely,

Josh Fraundorf  
414-232-0754  
josh.fraundorf@gmail.com

Accepted By:

Submitted by:



Josh Fraundorf, President