



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

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

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Frank H. Lindsay House

ADDRESS OF PROPERTY:

2125 North Lake Drive; Milwaukee, WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): Matthew Helmerich & Jeffrey Harwell

Address: 2125 North Lake Drive

City: Milwaukee

State: WI

ZIP: 53202

Email: matthewhelmerich@gmail.com, jeffreyharwell@gmail.com

Telephone number (area code & number) Daytime: (305) 923-9259

Evening: _____

(305) 304-4959

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

Name(s): Timothy M. Plennes

Address: W124S9534 Weatherwood Circle

City: Muskego

State: WI

ZIP Code: 53150

Email: tim.plennes@gmail.com

Telephone number (area code & number) Daytime: 414-899-2223

Evening: 414-899-2223

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)

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:

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

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 via email.


The goal of this restoration project is to return the covered front portico to its original condition as intended by Architect A.C. Eschweiler. We have previously completed replacement of the columns, bases, and capitals as approved by the Historic Preservation Commission.

This portion of the project will include replacing the lead coated copper flat lock panels and counter flashings. The homeowners would prefer to install bare copper flat lock panels, however, the roofing contractor has provided an additional cost for lead coated panels. The contractor will also install a copper drip edge on the perimeter of the roof to prevent the ongoing staining from the roof onto the white structure below.

The roofing contractor will also clean and inspect the existing roof deck to ensure there has not been any deterioration. If deteriorated wood is found, it will be replaced with appropriate materials prior to installing ice and water prevention and the finished roofing products.

At this time, we intend to contract with Noffke Roofing for the project.

6. SIGNATURE OF APPLICANT:



Signature

Timothy Plennes
Please print or type name

March 6, 2024
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) 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.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
341 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT



**Frank H. Lindsay House
2125 North Lake Drive
Milwaukee, WI 53202**

**Front Portico
Roof Replacement Project**



East Elevation

Per Note 6 of
Detailed Scope of Work

Overview of Proposed Scope of Work

Restoration work to include removal of existing lead coated copper flat lock panels, full inspection of the existing roof deck, replacement of deteriorated decking materials if needed, installation of ice and water barrier over full surface of roof deck, fabrication and installation of new copper drip edge to match the radius of the existing portico, fabrication and installation of new copper counter flashings at existing masonry wall, fabrication and installation of new copper flat lock panels to cover the arched roof.

Per Note 1 of
Detailed Scope of Work

Per Note 7 of
Detailed Scope of Work



North Elevation

Per Note 6 of
Detailed Scope of Work

Overview of Proposed Scope of Work

Restoration work to include removal of existing lead coated copper flat lock panels, full inspection of the existing roof deck, replacement of deteriorated decking materials if needed, installation of ice and water barrier over full surface of roof deck, fabrication and installation of new copper drip edge to match the radius of the existing portico, fabrication and installation of new copper counter flashings at existing masonry wall, fabrication and installation of new copper flat lock panels to cover the arched roof.

Per note 7 of
Detailed Scope of Work

Per note 1 of
Detailed Scope of Work



Per Note 6 of
Detailed Scope of Work

South Elevation

Overview of Proposed Scope of Work

Restoration work to include removal of existing lead coated copper flat lock panels, full inspection of the existing roof deck, replacement of deteriorated decking materials if needed, installation of ice and water barrier over full surface of roof deck, fabrication and installation of new copper drip edge to match the radius of the existing portico, fabrication and installation of new copper counter flashings at existing masonry wall, fabrication and installation of new copper flat lock panels to cover the arched roof.

Detailed Scope of Work

1. Remove and dispose of all existing flat lock panels and trim pieces.
2. Clean and inspect the existing roof deck surface. To include sweeping the surface clean, removing and / or flattening nails, securing any loose decking. Materials found to be deteriorated shall be replaced to match existing conditions.
3. Furnish and install Certaineed WinterGuard HT (High Temperature) ice and water shield to cover the entire portico roof area. This ice and water shield is specially designed to resist high roof temperatures under metal roofs.
4. Custom fabricate and install 20-ounce copper flatlock panels to match the length and width of the existing flat lock panels. All copper joints to be soldered with 50/50 solder.
5. Custom fabricate and install new 20-ounce copper drip edge metal along the lower edge of the roof on the North and South sides.
6. Custom fabricate and install new 20-ounce copper drip edge metal along the radiused edge of the roof on the East side, matching the existing radius profile of the portico.
7. Custom fabricate and install new 20-ounce copper counter flashing where the portico roof meets the masonry wall, following the profile of the existing flashings. New flashing to be installed by cutting a $\frac{3}{4}$ " reglet into the masonry, with the new copper tucked into the cut joint and further sealed with

Per Note 3 of
Detailed Scope of Work

Technical Data Sheet



WinterGuard™ HT Waterproofing Underlayment

WinterGuard™ Sand Waterproofing Shingle Underlayment

WinterGuard™ Granular Waterproofing Shingle Underlayment

NOTE: Reference to “WinterGuard” without specific reference to HT, Sand or Granular relates to all three products.

PRODUCT INFORMATION

WinterGuard products are most commonly used in critical areas such as roof eaves, valleys, and as a waterproofing underlayment for low-slope shingle, metal, slate, and mechanically-fastened tile roofing applications. WinterGuard HT (High Tack, High Temperature) is an advanced waterproofing underlayment for shingle, metal, slate and tile roofs. It is specially formulated to resist high roof temperatures under metal roofs. WinterGuard Sand and Granular underlayments are designed for use on roof decks as a waterproofing barrier beneath shingle, slate and tile roofs to prevent leakage due to water back-up from ice dams or wind-driven rain.

Limitations:

- Do not expose WinterGuard permanently to sunlight. Cover WinterGuard as soon as possible with a permanent roof surface. The maximum exposure time is six (6) months.
- WinterGuard will not adhere to wet or cold surfaces. Refer to instructions on the carton for additional nailing and sealing instructions.
- Do not apply WinterGuard over shingles or underlayment of any sort.
- WinterGuard is a vapor barrier. Therefore, if WinterGuard is applied over a majority of the roof deck, proper deck ventilation must be provided.
- If WinterGuard must contact sealants or cements, use solvent-based products sparingly, following manufacturer’s instructions carefully. Excessive use of solvent-based adhesives can damage WinterGuard’s polymer modified asphalt coating. Do not use silicone-based sealants, as they do not maintain adequate long-term adhesion to asphalt.
- Low-slope application: WinterGuard HT can be applied beneath shingles, slate and mechanically-fastened tile to acceptable decks with slopes of 2"/12" or greater and beneath metal to acceptable decks with slopes of 0.5"/12" or greater. WinterGuard Sand and Granular products can be applied beneath shingles, slate and mechanically-fastened tile to acceptable roof decks with slopes of 2"/12" or greater. See grid below for minimum allowable slopes.
- WinterGuard HT is specially designed to withstand temperatures up to 250°F.
- WinterGuard may become slippery under certain weather conditions. When this occurs, avoid walking or crawling on the product.

WINTERGUARD – MINIMUM ALLOWABLE APPLICATION SLOPES

Applied Beneath	WinterGuard HT	WinterGuard Sand	WinterGuard Granular
SHINGLES	2"/12"	2"/12"	2"/12"
METAL	0.5"/12"	Not Recommended	Not Recommended
TILE	2"/12"	2"/12"	2"/12"
SLATE	2"/12"	2"/12"	2"/12"

Product Composition:

WinterGuard is a self-adhering waterproofing membrane composed of a tough reinforcement that is impregnated and coated with SBS-modified asphalt. WinterGuard is available in three finishes: sand, granular, and film. WinterGuard Sand and Granular have top surfaces consisting of mineral matter (sand or granules) to enhance traction during application. WinterGuard HT has a tough, tear resistant film on its top surface that won't scratch metal roofing applied over it. The adhesive bottom surface of all WinterGuard products is protected with a disposable silicone-coated release film, which is split longitudinally down the middle for easier application.

Applicable Standards:

ASTM D 1970

ICC ESR-1492

UL 790: Classified for use as underlayment beneath Class A, B, or C fire rated shingle systems

Florida Product Approval # FL3455

Miami-Dade Product Control Approved

TECHNICAL DATA

WinterGuard Products by Surface Finish

	Sand (short)	Sand	Granular	HT film
Roll Area (sq.ft.)	97.5	195	195	195
Roll Length (ft.)	32.5	65	65	65
Roll Width (ft.)	3	3	3	3
Thickness (mils. typical)	60	60	60	45
Side Laps (in.)	6	6	4	4
End Laps (in.)	6	6	6	6
Shipping Weight (approx. lb/roll)	36	68	68	51
Packaging (cartons/pallet)	30	20	20	20

INSTALLATION

Storage: Store WinterGuard rolls in their packaging in a dry, protected area at a temperature not exceeding 110°F.

Deck Preparation: Clean the roof deck until it is free of dirt, dust, nails, and other materials. Providing a clean, dry and smooth deck surface is important to assure proper adhesion of the WinterGuard to the deck. Before application to existing roofs, remove all roofing materials including the roofing felt and nails.

Priming: Priming is not necessary for clean and dry wood decks. Concrete and masonry deck surfaces and oily metal surfaces require priming with an asphalt primer meeting ASTM D 41 standards, such as CertainTeed's FlintPrime™, or equivalent. Before WinterGuard is applied, primer must be dry. Follow manufacturer's instructions for the application of the primer.

Membrane Application at the Eaves for Ice Dam Protection: WinterGuard can be applied in any length convenient to the applicator. First, align unrolled material with lower edge of roof and hold in place. Lift starting end of material approximately 1 foot, peel back and fold under at least 6 inches of both sheets of protective release film. Carefully return the exposed adhesive surface to the deck and press firmly in place. If, at lower temperatures, the material does not adhere immediately, tack it in place with roofing nails or staples. Reroll material from the other end until the peeled and folded back film is exposed. Beginning with the folded back film, peel both sheets of the remaining film from the roll, pulling parallel to the eave. Be sure all material lays flat without wrinkling and is well adhered.

Alternatively, apply by the "peel and flop" method, utilizing the two-piece split-sheet release film feature to adhere longitudinal halves, one at a time. It is best to cut the product into manageable lengths of about 10 feet when applying WinterGuard by this method.

Applying WinterGuard is strongly recommended wherever there is a possibility of ice build-up. Many building codes require that the upper edge of ice dam protection extend no less than 24 inches beyond the interior wall line of the exterior walls. In areas of severe icing, it is recommended that WinterGuard be applied at least up to the highest water level expected to occur from ice dams. In order to assure waterproofing, overlap all membrane side laps and end laps per Technical Data table above, press all overlaps firmly with a membrane seam roller, and offset end laps at least 2 feet from course to course.

Application of Drip Edge at Rakes and Eaves: At the rake, the drip edge may be installed under or over WinterGuard. At the eaves, when the WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. At the rake or eaves, when WinterGuard overlaps the gutter or fascia, drip edge or other metal must be installed over the WinterGuard to protect it against damage from exposure.

Low-Slope Shingle, Metal, Shake, or Tile Application: WinterGuard can be applied under these roofing materials to provide protection against the infiltration of wind-driven rain on low-slope applications. If applied to cover the entire roof, ensure sufficient ventilation to avoid condensation. WinterGuard HT can be applied beneath shingles, slate and mechanically-fastened tile to acceptable decks with slopes of 2"/12" or greater and beneath metal to acceptable decks with slopes of 0.5"/12" or greater. WinterGuard Sand and Granular products can be applied beneath shingles, slate and mechanically-fastened tile to acceptable roof decks with slopes of 2"/12" or greater.

Application at Valleys and Ridges: In the valleys, the width of the WinterGuard must be 36 inches minimum, and on the ridges, 12 inches minimum. Cut WinterGuard to convenient premeasured lengths (4 to 6 feet recommended). Peel off the release film and drape the sheet into place, allowing the membrane to locate and adhere in the valley centerline or ridge peak first, working outward toward the edges. In valleys, start the application at the low point and work upwards. To assure waterproofing, overlap all sheets 6 inches at lap joints. Do not use WinterGuard as a permanent weathering surface (such as in an open valley).

MAINTENANCE

WinterGuard requires no maintenance when installed according to manufacturer's application instructions.

WARRANTY

WinterGuard is warranted against manufacturing defects and to remain watertight for the same period as the warranty duration carried by the roofing product applied above it – up to a maximum of 50 years. For specific warranty details and limitations, refer to the warranty itself.

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us in Sweets and ARCAT printed and electronic publications

CertainTeed Roofing

P.O. Box 860

Valley Forge, PA 19482