



# Certificate of Appropriateness

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

**Property**                      **2636 N Grant Boulevard**                      **Grant Boulevard HD**

## Description of work

Rubber Roofing per square

Complete tear off of existing single-ply roofing membrane. Removal of up to 1 layer of fiberboard substrate (when needed). We will furnish and install new 1/2" fiberboard applied with proper length plates and screws. We will fully adhere 60 mil rubber to the new fiberboard. We will install a tapered EPS system in the middle of the flat roof to ensure we don't have standing water on the roof system. All penetrations and corners will be properly field wrapped per manufacturer specifications. All seams will be sealed with 3" seam tape. Gutter edges will have the rubber glued down into the gutters and further sealed off with aluminum termination bar.

LOCATION: On upper roof only. We will reuse the existing rear porch roof and garage roof

GAF Systems Plus Roofing System

Furnish and Install Abby Window's "GAF Systems Plus SYSTEM" which includes:

GAF Timberline HDZ: Cedar falls

Good Housekeeping Rated

Advanced Dura Grip Adhesive

Strike Zone Nailing Area to ensure 99.9% nail placement accuracy

25 year Algae Protection

Full Tear off of existing shingle up to 1 layers

GAF Pro-Start Starter Shingles on eaves and rakes for systems plus warranty\*

synthetic underlayment

GAF Weatherwatch Ice and Water Shield - 6' up from gutterline, in all valleys, around any chimneys, and lower pitched areas

GAF Seal a ridge ridge cap shingles (NO 3 TABS)

Replace all existing vents with new ridge vent Snow country

#### Installation Includes:

Full tear off to inspect wood sheathing and replace any rotted wood prior to installing roof system - up to 3 sheets included/50' of 1x6 where applicable  
Install all color matching W Metal Valleys In prefinished steel  
Install new drip edge metal on all gables  
Install New Plumbing Vent Pipes/soil stacks  
Install new vents on roof for any kitchen/bath/exhaust vents

#### Chimney Flashing

Includes removal of existing chimney flashing. **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.**

Abby Windows & Exteriors will furnish and install ice and water shield around the base of the chimney while wrapping up the sides of the chimney approx. 5". Also includes new 4"x4"x8" step flashing tins interwoven between each course of shingles. We will cut a reglet into the masonry brick approx. 3/4" deep, as needed, and install a custom fabricated, pre-finished counter flashing into the reglet and down over the top of the step flashing tins. We will finish by sealing everything with an elastomeric caulking for a long term, water tight solution.

#### Special Work

Cut in and install masonry side wall counter flashings over new step-flashing tins.

**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.**

Roof- Extra Steep Pitch 13/12-14/12  
13/12-14/12 extra steep pitch

#### Roofing Cedar Tear Off

Tear off additional layer of cedar roofing

#### Roofing Redecking Adder

7/16" OSB redeck price per square

**Date issued** 4/2/2024

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: N/A

**Roofs**

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) 286-5712 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 Historic Preservation



Timberline HDZ Cedar Falls shown above



