



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

1943 E. TROWBRIDGE ST. Trowbridge School Historic Site

**Description of work**

The west entrance to Trowbridge School is a one story flat roofed masonry structure with a masonry parapet. The roof has been leaking and portions of the parapet are screened to provide stability. The proposal is to remove the parapet down to the roof deck, install a new roofing system, replace the wood framing for the cornice, and fabricate a new copper cornice to match the original profile and appearance including the internal gutter. The new roof system will be a fully adhered 75 mil EPDM membrane installed over tapered isocyanurate insulation which will be directly adhered to the existing roof deck. The parapet will be rebuilt with re-used and new materials in order to match the original appearance.

**Date issued**

6/10/2015

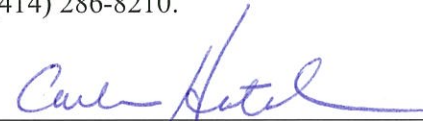
PTS ID 103507 COA

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:

- All work to adhere to the 46 pages of technical instructions provided by the MPS Division of Facilities and Maintenance Services.
- All mortar should match the existing in color, texture, hardness, and style.
- All brick to match existing in size, color, and texture.
- All new limestone to match existing in color, grade and finish.
- No sealant will be applied to the brick.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. 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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: [chatal@milwaukee.gov](mailto:chatal@milwaukee.gov).

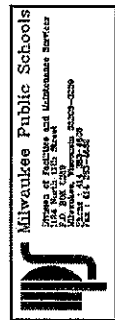
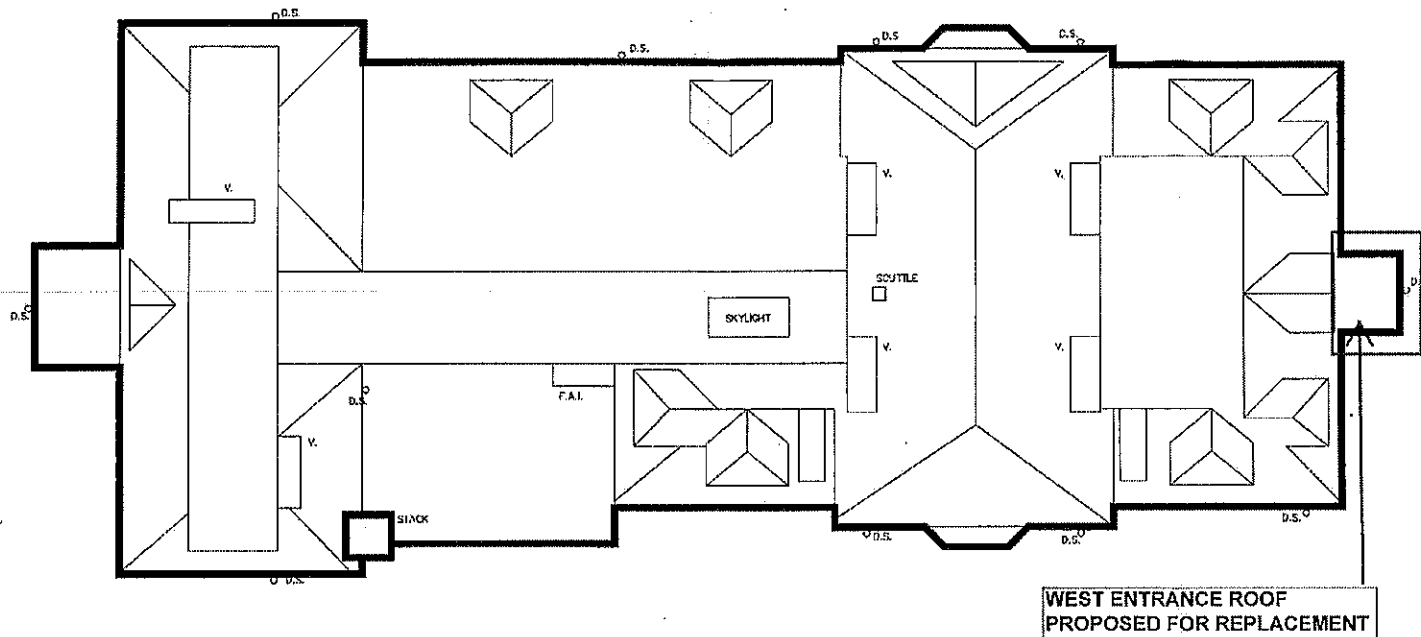
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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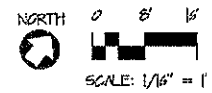
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Tony Zielinski, Contractor , Inspector Mike Niedermann (286-2590)



**ROOF PLAN**

SITE NO: 368 - TROWBRIDGE STREET ELEMENTARY SCHOOL.  
 1943 EAST TROWBRIDGE STREET, MILW., WI. 53201-2596  
 DATE: 10/19/99



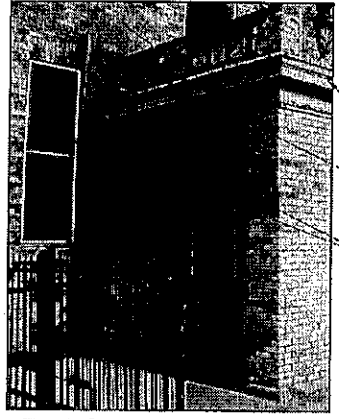
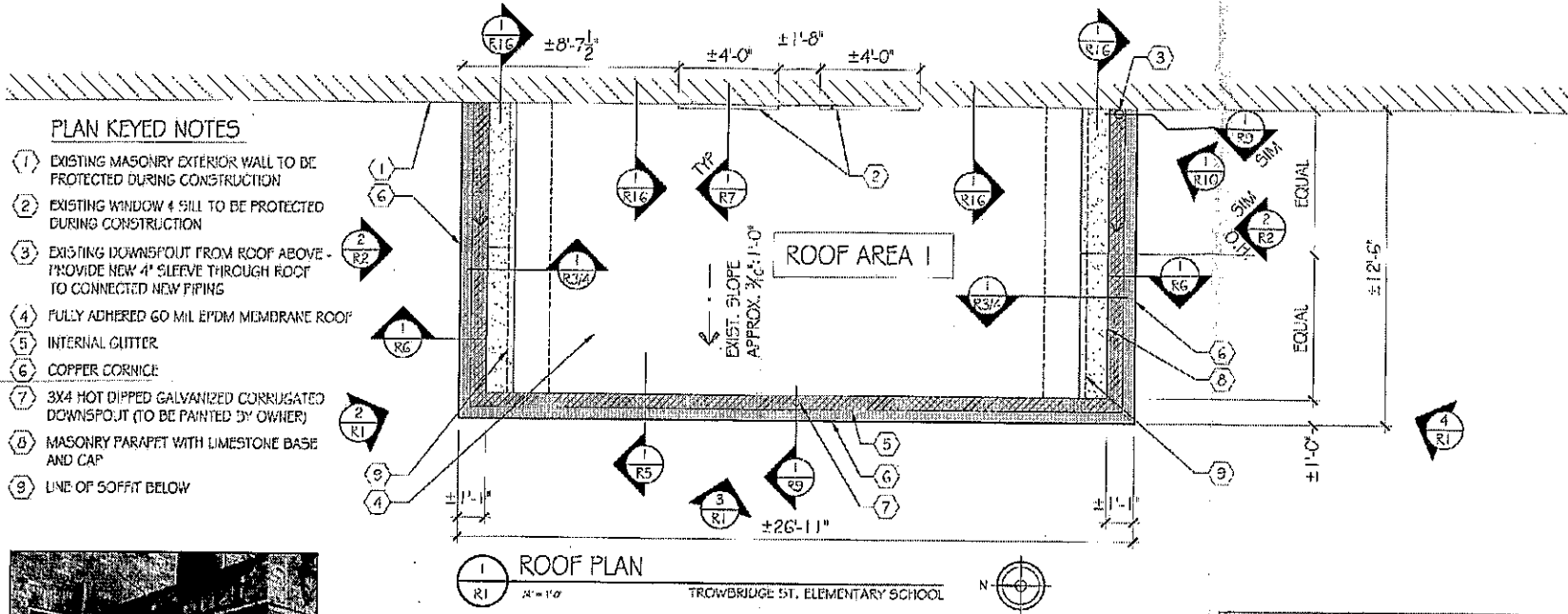


South Elevation of West Entrance

**Note: The parapet wall is intact on only two of the three elevations of the rooftop. These will be rebuilt according to the current funding with the third portion to be rebuilt at a later time.**



North Elevation of West Entrance



**2 NORTH ELEVATION**  
R1 95

- REMOVE EXISTING SHEET METAL CORNICE
- REMOVE EXISTING STEEL MESH AND SUPPORTS
- PROTECT EXISTING GLAZED OPENINGS THROUGHOUT CONSTRUCTION DURATION

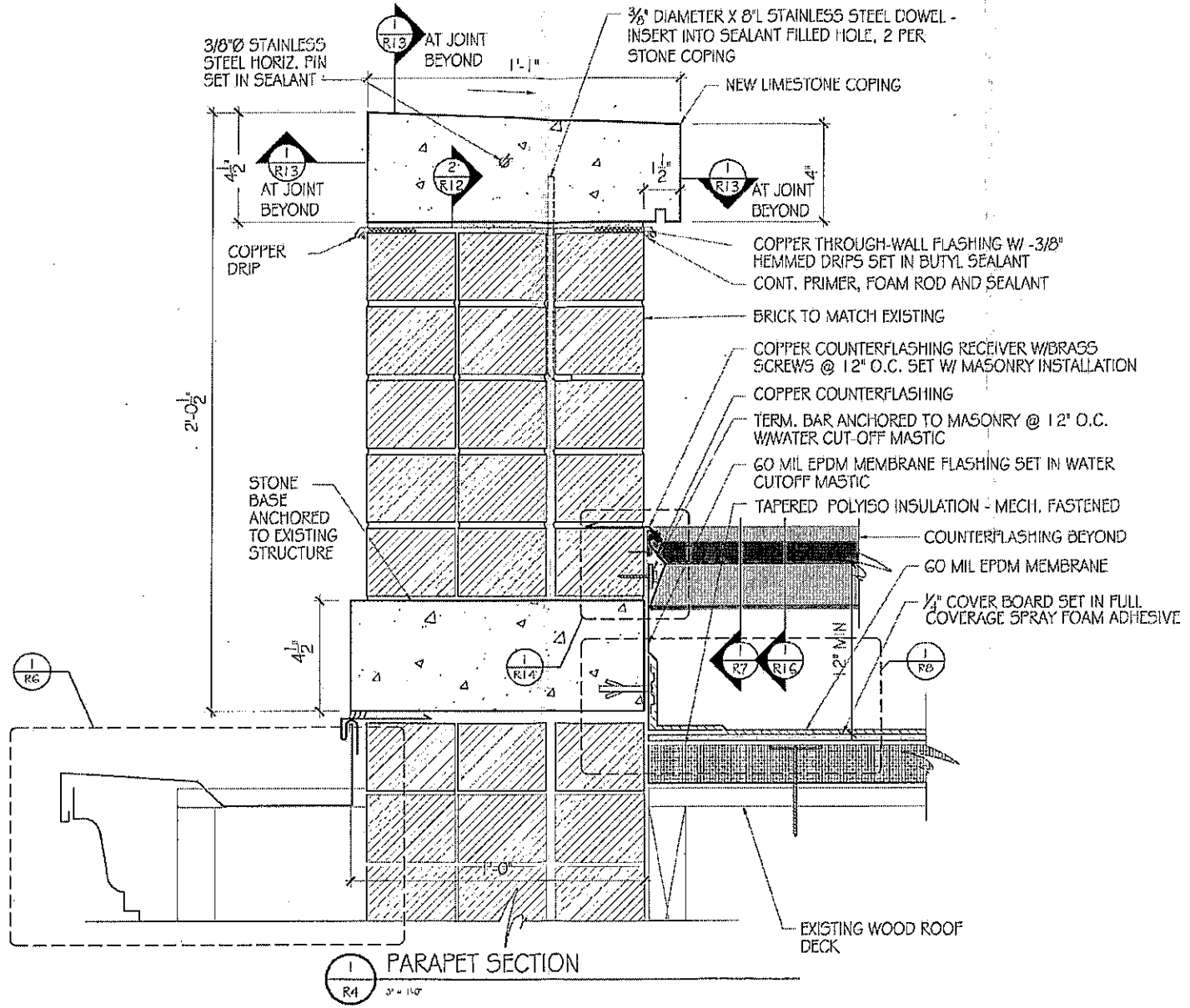


**3 WEST ELEVATION**  
R1 95

- REMOVE EXISTING MASONRY PARAPET AND ASSOCIATED FLASHING
- REMOVE EXISTING STEEL MESH AND SUPPORTS
- REMOVE EXISTING SHEET METAL CORNICE
- REMOVE EXISTING SHEET METAL HOUSING AND CAST IRON PIPE TO BASE FITTING



**4 SOUTH ELEVATION**  
R1 95



20 OZ. COPPER COUNTERFLASHING  
TURNED DOWN ON ADJACENT FACE

6" WIDE SELF ADHERING EPDM COVER  
STRIP OVER PRIMED COPPER FLANGE

CONTINUOUS LAP SEALANT (TYP)

20 OZ. COPPER GUTTER - SET  
FLANGE IN WATER CUT-OFF MASTIC  
AND NAIL @ 4" O.C. THROUGH 1/4"  
PREDRILLED PILOT HOLES

FULLY ADHERED  
60 MIL EPDM

CONT. 20 OZ.  
COPPER CLIP  
NAILED @ 4" O.C.

WOOD BLOCKING AS  
REQUIRED FOR BACK  
SLOPE

20 OZ. COPPER  
CORNICE - NAIL @ 4" O.C.  
THROUGH 1/4" PREDRILLED  
PILOT HOLES - SEE INSET  
FOR DIMENSIONS

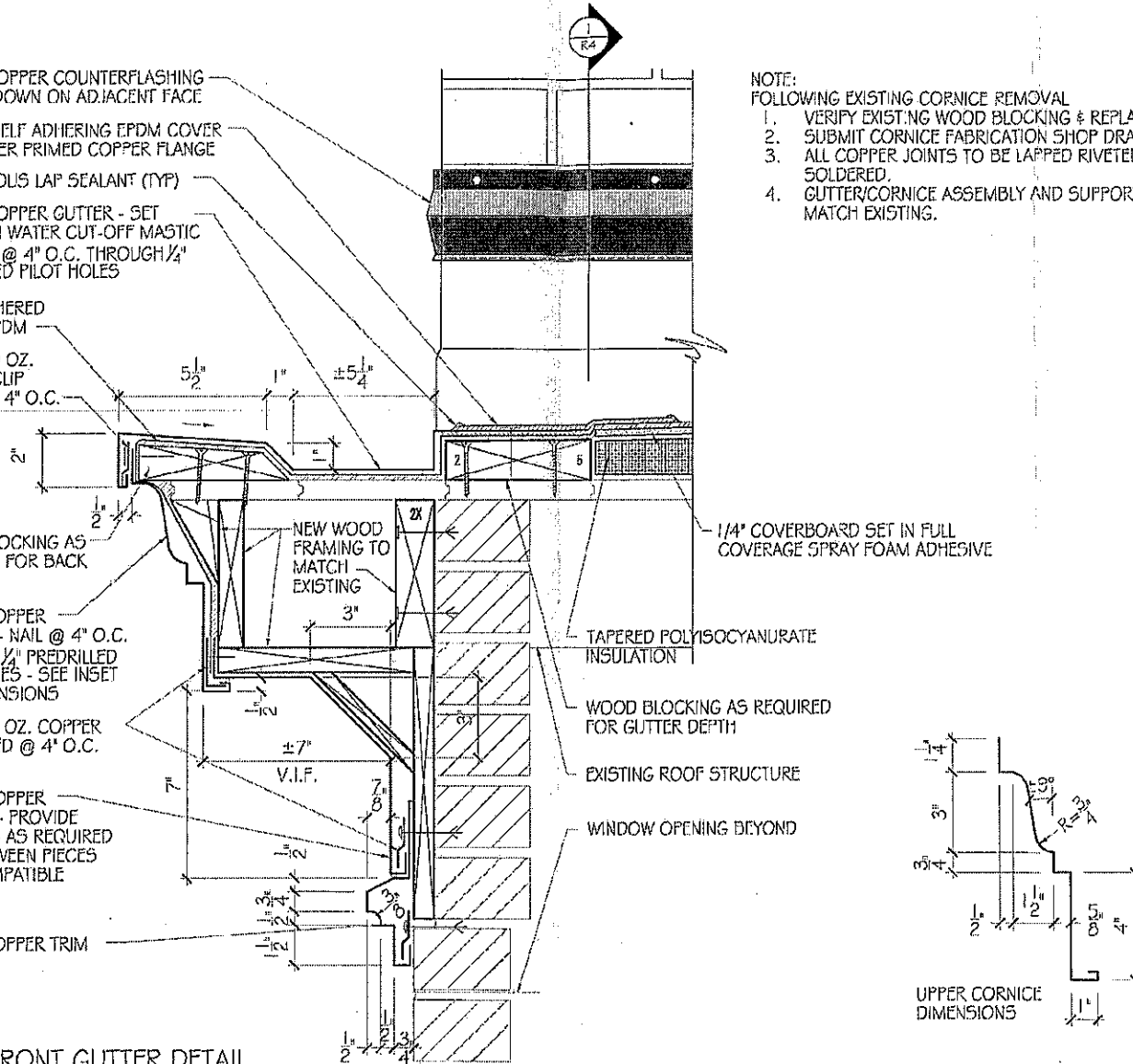
CONT. 20 OZ. COPPER  
CLIP NAILED @ 4" O.C.

20 OZ. COPPER  
CORNICE - PROVIDE  
BLOCKING AS REQUIRED  
SEAL BETWEEN PIECES  
WITH COMPATIBLE  
SEALANT

20 OZ. COPPER TRIM

NOTE:  
FOLLOWING EXISTING CORNICE REMOVAL

1. VERIFY EXISTING WOOD BLOCKING & REPLACE IN KIND.
2. SUBMIT CORNICE FABRICATION SHOP DRAWING.
3. ALL COPPER JOINTS TO BE LAPPED RIVETED AND FULLY SOLDERED.
4. GUTTER/CORNICE ASSEMBLY AND SUPPORT FRAMING TO MATCH EXISTING.



1 FRONT GUTTER DETAIL  
R5 3" - 1" 0'



20 OZ. COPPER COUNTERFLASHING RECEIVER  
 SLOPING 20 OZ. COPPER GUTTER - SET FLANGE  
 IN WATER CUT-OFF MASTIC AND NAIL @ 4" O.C.  
 THROUGH 1/2" PREDRILLED PILOT HOLES -  
 PROVIDE CONTINUOUS TAPERED SUPPORT  
 TO ACCOMMODATE INTERNAL SLOPE

WOOD ROOF DECK

FULLY ADHERED 60 MIL.  
 EPDM GUTTER LINER

WOOD BLOCKING AS  
 REQUIRED FOR BACKSLOPE

CONT. 20 OZ. COPPER  
 CLIP NAILED @ 4" O.C.

NEW TREATED WOOD  
 FRAMING, TO MATCH  
 EXISTING, VERIFY IN FIELD,  
 REMOVE AND REPLACE IN KIND

JOIST HANGER

20 OZ. COPPER CORNICE -  
 NAIL @ 4" O.C. THROUGH 1/4"  
 PREDRILLED PILOT HOLES -  
 SEE INSET ON R/S FOR  
 DIMENSIONS

CONT. 20 OZ. COPPER  
 CLIP NAILED @ 4" O.C.

20 OZ. COPPER CORNICE AND  
 TRIM - PROVIDE BLOCKING AS  
 REQUIRED, SEAL BETWEEN PIECES  
 WITH COMPATIBLE SEALANT

NEW WOOD BLOCKING TO MATCH EXISTING

3/4" WOOD SOFFIT - REPLACE  
 EXISTING AS REQUIRED TO  
 PROVIDE SOLID BACKING FOR  
 NEW COPPER SOFFIT

± 1'-1"

NOTE:

- FOLLOWING EXISTING CORNICE REMOVAL
1. VERIFY EXISTING WOOD BLOCKING & REPLACE IN KIND.
  2. SUBMIT CORNICE FABRICATION SHOP DRAWING.
  3. ALL COPPER JOINTS TO BE LAPPED RIVETED AND FULLY SOLDERED.
  4. GUTTER/CORNICE ASSEMBLY AND SUPPORT FRAMING TO MATCH EXISTING.
  5. ALL CORNICE DIMENSIONS ARE FOUND ON DETAIL 1/R5.

@ JT.  
 BEYOND

1  
 ST4

± 5/4"

± 3/4"

1  
 ST4

12" MIN

1  
 RD

EXISTING WOOD DECK

NEW MASONRY COURSE

EXISTING WOOD STRUCTURE

EXISTING MASONRY

EXISTING WOOD CEILING & TRIM

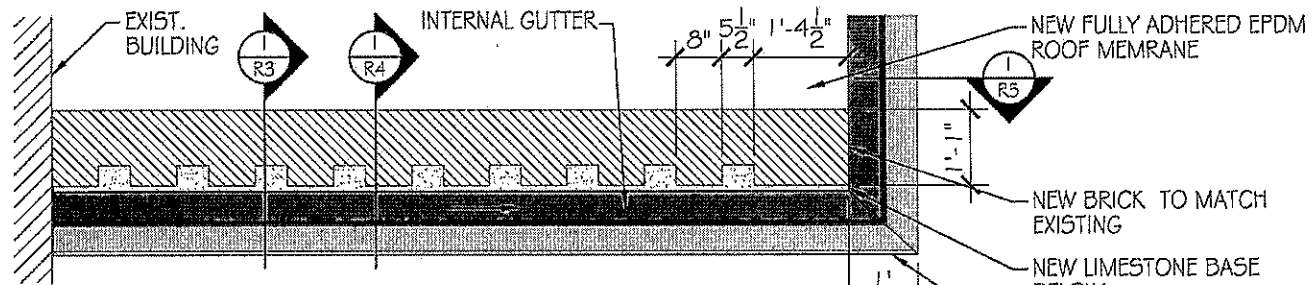
EXISTING WOOD TRIM -  
 REMOVE AND RE-INSTALL IN  
 ORDER TO ACCOMMODATE  
 NEW SOFFIT PANEL. SEAL,  
 PRIME AND PAINT

20 OZ. COPPER SOFFIT PANEL

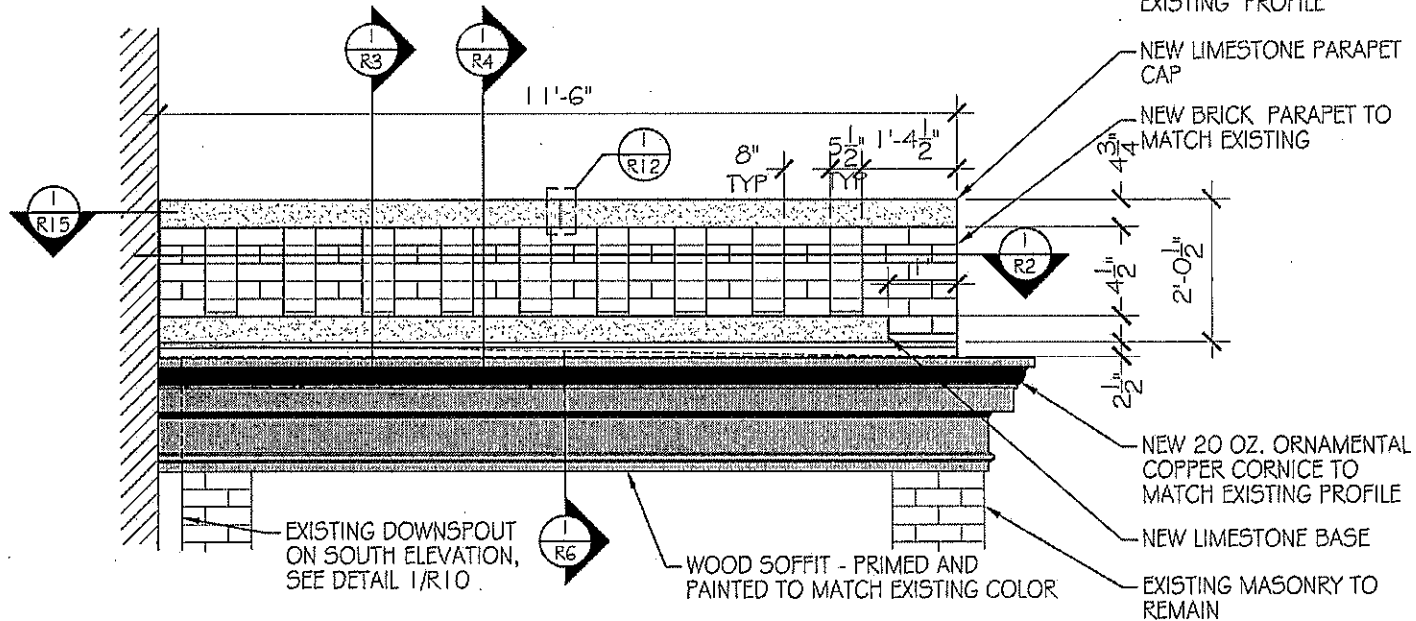
EXISTING STEEL STRUCTURE, PRIME  
 AND PAINT

1 SIDE GUTTER DETAIL  
 R6 3-10

TROWBRIDGE ST. ELEMENTARY SCHOOL



1 WEST PARAPET PLAN (EAST REVERSED)  
 1/2" = 1'-0"  
 TROWBRIDGE ST. ELEMENTARY SCHOOL



2 WEST PARAPET ELEVATION (EAST REVERSED)  
 1/2" = 1'-0"  
 TROWBRIDGE ST. ELEMENTARY SCHOOL