



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2212 E. Kenilworth Pl., North Point South Historic District

Rebuild the built-in gutters per the attached scope of work.

Date issued 7/27/2023

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:

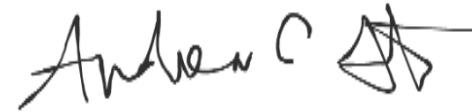
All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

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 sealed 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.

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@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/lms, or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Andrew C. Brostoff". The signature is stylized and includes a large, looped initial "A" and a final flourish.

City of Milwaukee Historic Preservation

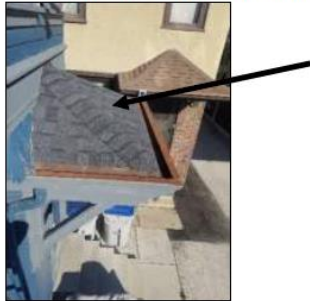
Copies to: Development Center, Ald. Brostoff

SCOPE OF WORK:

- 21. We will remove the perimeter edge metal from the roof and premises.
- 22. We will furnish and install approx. 75' of new, 20oz. copper built-in gutters in the following locations.



- 23. All joints, seams and miters will be cleaned, fluxed, and soldered with a 50/50 tin/lead solder.
- 24. If any deterioration is found and requires replacement, we will temporarily watertight as necessary and do this work on a time and material basis of \$95.00 per man-hour worked, plus our material cost marked up 10%. Total cost of this work will not exceed \$950.00 without the owner's written consent. NOTE: Photographs will be taken of the defective areas if replacement is necessary.
- 25. We will furnish and install one layer of GRACE HT (HIGH TEMP) ice and water shield to completely cover the entire roof area and built-in gutter area prior to the shingle installation. NOTE: Grace HT is designed specifically for areas that will require soldering. This ice shield has a higher melting point than standard ice and water shield and should be used for long term performance.



- 26. We will furnish and install one layer of ice and water shield to completely cover the entire roof area prior to the shingle installation.

- 27. At the roof to wall transitions and from gutter to wall transitions, we will remove cedar shake siding, run new ice and water shield and or new. 20 oz. copper flashing incorporated into our new built-in gutters, in all locations. We will then install new cedar shake siding to match existing.



- 28. We are not responsible for any necessary painting of the new siding.

Scope of work #1

SCOPE OF WORK:

21. We will remove one layer of asphalt shingles from the roof and premises. Please note that hard as we may try to keep debris from falling into the space below, dust and debris may enter the building and/or attic, it will be the owner's responsibility to cover items and clean any debris.



22. We will remove the perimeter edge metal from the roof and premises.

25. If any deterioration is found and requires replacement, we will temporarily watertight as necessary and do this work on a time and material basis of \$95.00 per man-hour worked, plus our material cost marked up 10%. Total cost of this work will not exceed \$950.00 without the owner's written consent. NOTE: Photographs will be taken of the defective areas if replacement is necessary.

26. We will furnish and install one layer of GRACE HT (HIGH TEMP) ice and water shield to completely cover the entire roof area and built-in gutter area prior to the shingle installation. NOTE: Grace HT is designed specifically for areas that will require soldering. This ice shield has a higher melting point than standard ice and water shield and should be used for long term performance.



27. We will furnish and install one layer of ice and water shield to completely cover the entire roof area prior to the shingle installation.

28. We will furnish and install new, 20 oz. copper metal flashing to replace all of the existing sidewall flashings. These new flashings will be installed by removing the existing siding and includes the installation of new 4"x4", 20 oz. copper tins, interweaved between each row of shingles, and re-installation of the existing siding.

29. We will furnish and install Certaineed LANDMARK PRO, Lifetime, 250 lb., High-Definition color tone, A-R algae resistant fiberglass, laminated "Shake" Design, two-piece laminated shingles, applied in strict accordance with the manufacturer's specifications, to cover the entire roof area. Color to be selected by the owner: _____.

30. At the roof to wall transitions and from gutter to wall transitions, we will remove cedar shake siding, run new ice and water shield and or new, 20 oz. copper flashing incorporated into our new built-in gutters, in all locations. We will then install new cedar shake siding to match existing.



31. We are not responsible for any necessary painting of the new siding.

32. We will remove one layer of rubber roofing at these two locations approx. 180 sq. ft., from the roof and premises. Please note that hard as we may try to keep debris from falling into the space below, dust and debris may enter the building and/or attic, it will be the owner's responsibility to cover items and clean any debris.



33. We will clean and inspect the existing roof deck. This will include sweeping the surface clean, removing or flattening any remaining nails, and nailing down any loose decking.

34. If any deterioration is found and requires replacement, we will temporarily watertight as necessary, at an extra cost completed on a time and material basis of \$95.00 per man-hour worked, plus our material cost marked up 10%. Total cost of this work will not exceed \$450.00 without the owner's written consent. NOTE: Photographs will be taken of the defective areas if replacement is necessary. The replacement of any deterioration will be completed at an extra cost, through a change of work order.

Scope of work #2

35. We will furnish and install one layer of 7/16" OSB to cover the entire roof, secured to the deck with screws and plates. This substrate has been noted by manufacturers to have the highest bond strength to EPDM rubber and great traffic and impact resistance.

36. We will furnish and install 60-mil, black, EPDM rubber roofing material adhered to the new substrate, to cover the entire roof area.

37. NOTE: Prior to installation, we will allow the membrane to "relax" per manufacturer specifications. This is a recommended practice that will likely add life expectancy to the roof system.

38. We will exceed the industry standard by installing a Four-inch wide seam tape to all seams that will be sealed per manufacturer's specifications.

39. Rubber roofing material will be extended and adhered up under the adjacent siding approx. 6", with mechanical securement of the existing siding.

40. We will re-install new cedar shake siding to match existing.

41. We are not responsible for any necessary painting of the new siding.

42. We will utilize a T-joint cover at all field seam radical bends (Example: up sidewalls, slope transitions).

43. Rubber roofing material will be extended and adhered out and over the edge with black, aluminum termination bars installed to secure the rubber on the perimeter edge of this roof.

44. The new rubber roofing material will be extended and adhered up and under the adjacent shingles approximately 24".



45. We will furnish and install a layer of ice and water shield at the top edge of the new rubber membrane.

46. We will furnish and install new shingles to match the existing as best as possible, to cover the area of the removed shingles. Please note there may be a visible color variance from the new to existing shingles.

47. We will furnish and install approx. 22 lineal feet of 4"x5" aluminum downspouts, complete with the necessary anchors and brackets. (Front of house)

48. Please note, per discussion we can re-use existing downspouts at other locations as a cost saving measure and prevent possible exposure to theft.

49. We will furnish and install approx. 23 lineal feet of 6", K-style .032 gauge pre-finished, seamless, aluminum gutters at the front of the house. Color selected by owner: _____.

SCOPE OF WORK: COPPER COPING CAPS

50. At the top of the parapet walls, we will furnish and install custom, 20 oz. copper coping caps.

51. Where the built-in gutter meets the new copped coping cap, this transition seam will be cleaned, fluxed, and soldered with 50/50 tin/lead solder.



52. All joints, seams and miters will be cleaned, fluxed, and soldered with a 50/50 tin/lead solder.

53. At this transition, we will cut away just enough of the wood trim to remove and re-install new, 20 oz. copper coping caps. If this cannot be performed, this will require removing wood trim and re-installing after new coping caps are installed on a time and material basis of \$95.00 per man hour worked. Total cost of this work will not exceed \$950.00 without the owner's written consent. Note: Photographs will be taken of the defective areas if replacement is necessary.

Scope of work #2