

PRESERVATION COMMISSION

Reset Form

living with history

PRIATENESS APPLICATION FORM

not be processed for Commission review.
use print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)
Harry Berger House - North Point Historic District
ADDRESS OF PROPERTY:
2720 East Bradford Avenue

2. NAME AND ADDRESS OF OWNER:
Name(s): Matthew Flynn and Mary Flynn
Address: 2720 East Bradford Avenue
City: Milwaukee State: WI ZIP: 53211
Email: M.Flynn2@wi.vr.com
Telephone number (area code & number) Daytime: 414-964-8902 Evening: same

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)
Name(s): _____
Address: _____
City: _____ State: _____ ZIP Code: _____
Email: _____
Telephone number (area code & number) Daytime: _____ Evening: _____

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)
sent by email and attached photographs
 - 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.

Replace roof.
Material to be used: Certain Teed Landmark
color: weathered wood
Refer to the attached documents.

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions; staff will assist you.

6. SIGNATURE OF APPLICANT:
Mail or Email Form to:

Mary Flynn Matthew Flynn
Signature
Mary Flynn Matthew Flynn April 29, 2020
Please print or type name Date
841 N. Broadway, Rm. B1

hpc@milwaukee.gov

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

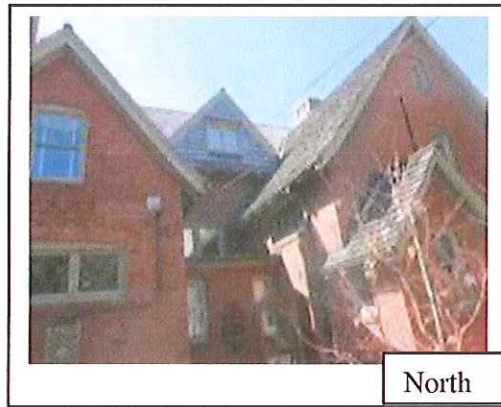
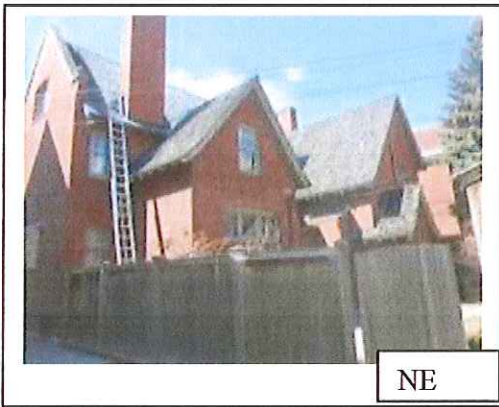
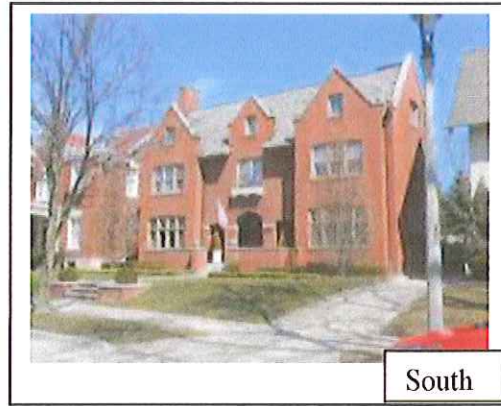
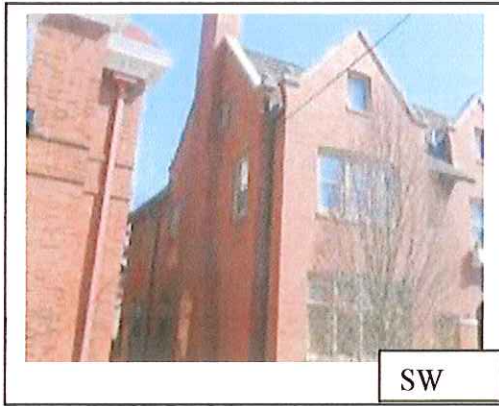
PHONE: (414) 286-5712 or 286-5722

www.milwaukee.gov/hpc

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

SUBMIT

Elevations



Roof Construction

- Roof Deck: Wood
- Primary Roof Pitch: 10/12
- Underlayment: Heavy asphalt-saturated felt
- Roof System: Medium cedar shakes with 8" exposure
- Flashings: Copper
- Roof Ventilation: None observed
- Gutters: 5" K-style copper box gutters
- Downspouts: 3" x 4" copper corrugated downspouts
- Low-slope Roof System: Soldered flat seam copper panel roof
- Wall Cladding: Brick
- Trim: Wood

IMAGES

North Side



South Side

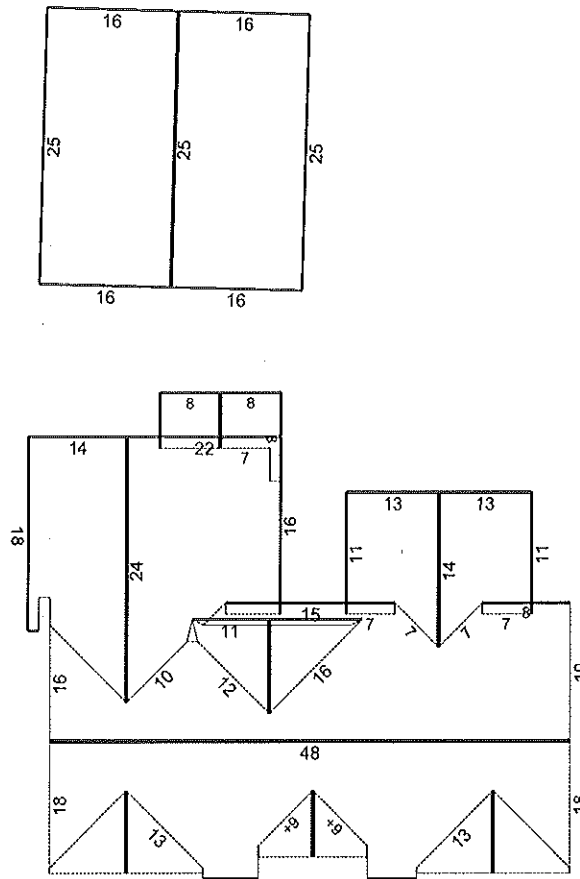


LENGTH DIAGRAM

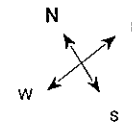
Total Line Lengths:
Ridges = 145 ft
 Hips = 0 ft

Valleys = 143 ft
 Rakes = 167 ft
 Eaves = 152 ft

Flashing = 29 ft
 Step flashing = 185 ft
Parapets = 0 ft



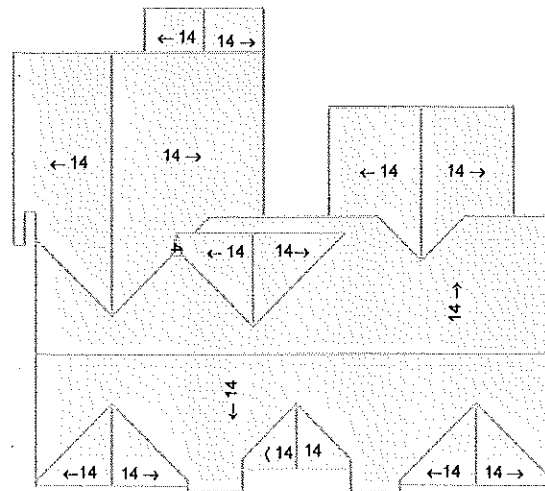
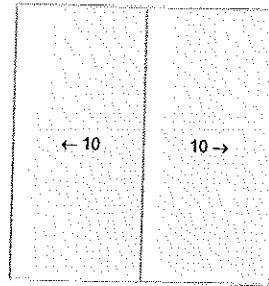
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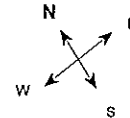
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 14/12



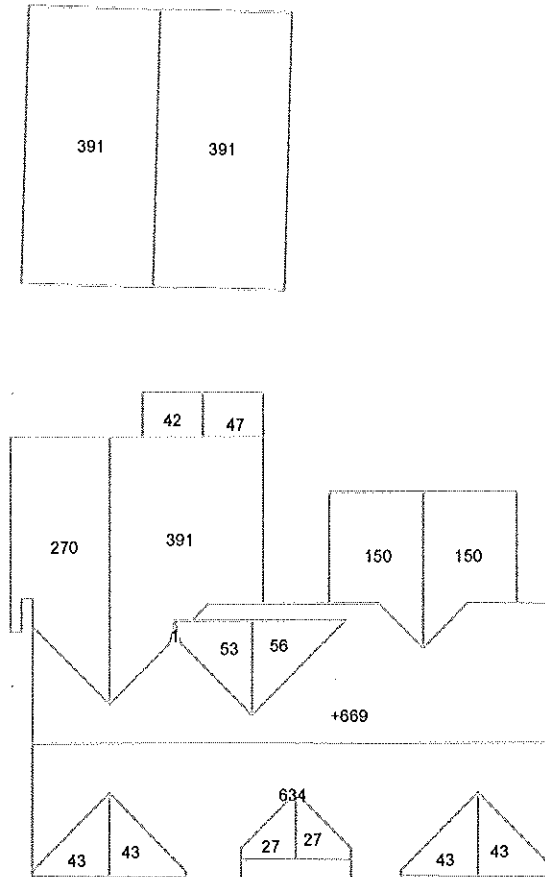
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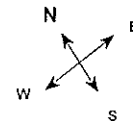
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

AREA DIAGRAM

Total Area = 3,469 sq ft, with 19 facets.



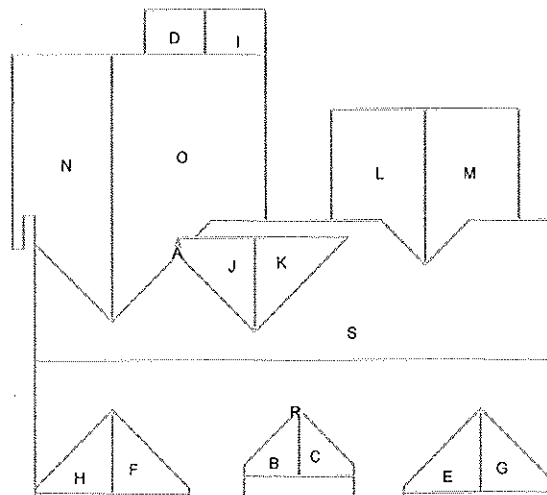
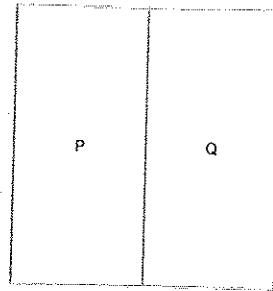
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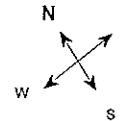
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



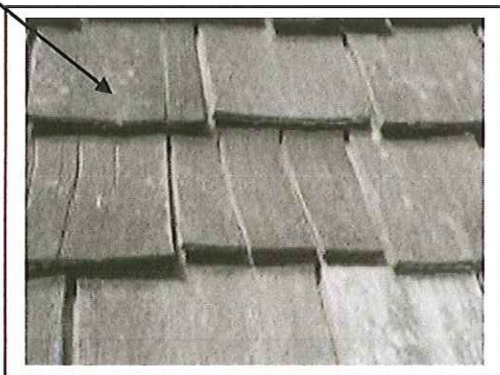
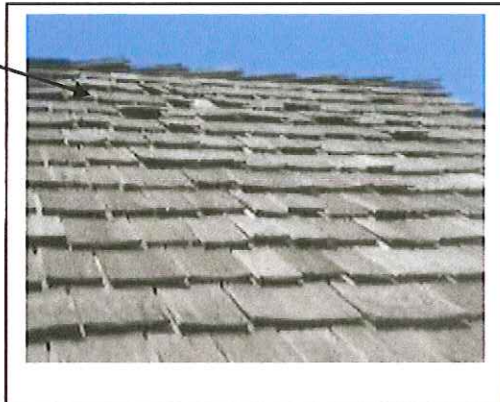
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Observation # - Many of the north-facing shakes appeared sound but some defects, such as minor splitting and butt rot were still noted.



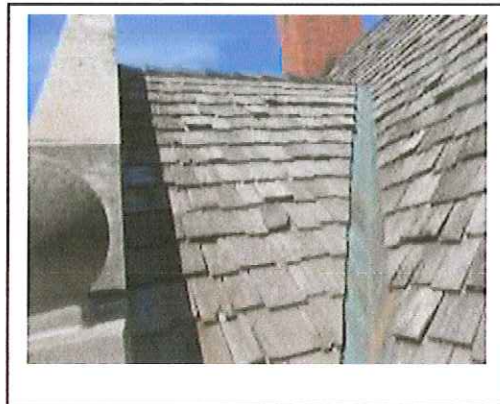
Observation # - More defects, such as lifting / curling, splitting and missing shakes were noted on the east- and west-facing slopes



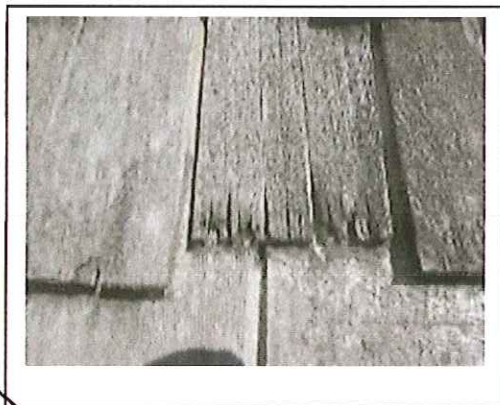
Observation # - The south-facing slopes had the most defects. There was more severe lifting and curling as well as splitting.

The existing copper valleys were weathered but sound. They would be replaced with a new





Observation # - Butt-rot, significant splitting and missing shakes were more prevalent on these south-facing slopes.

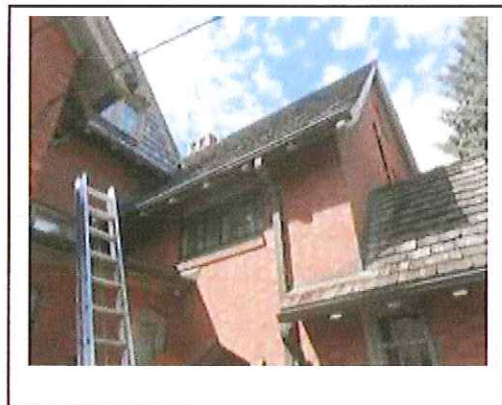


Observation # - The various newer copper flashings appeared sound and would, for the most part, be usable with a new roof.



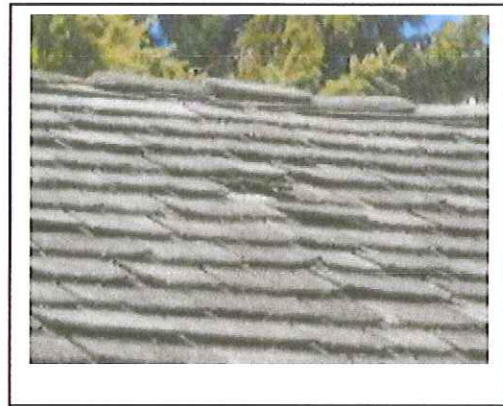


Observation # - The gutters and downspouts appeared generally sound with some minor repairs being required.



Observation # - The two sides of the garage roof also had their share of defects ranging from curled and missing shakes to fairly weathered moss-covered shakes.





Conclusions

The quality of the original installation of these roof systems was fairly good. The roofs appear to have been maintained over the years.

The shakes appear to be beyond the point where one could economically perform immediate repair and restoration work to prevent leakage in the short- to mid-term. The costs of repairing potential leak damage to quality interior finishes could be significant. Money could be better spent replacing these roofs. The small copper roof is not in need of replacement but would need to be protected with any steep roofing replacement. The newer copper flashings, gutters and downspouts would be reused to the greatest extent possible.

I offer these professional opinions to you and to others, with the representation that they are opinions which I hold to a reasonable degree of certainty. I reserve the right however to reconsider any of these professional opinions if additional, relevant information is made available to me. Please feel free to call with any questions on this report.

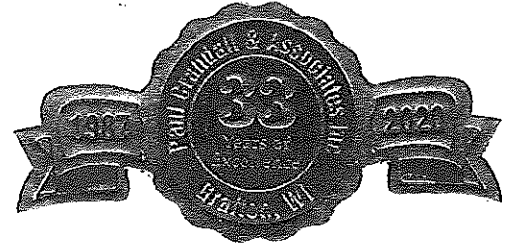
Sincerely,



Ron Dorszynski, RRO



Paul Crandall & Associates, Inc.
Roofing & Sheet Metal Specialists
1645 N. Port Washington Road
Grafton, WI 53024
(262) 375-3505 Fax: (262) 375-2887
www.pcaroofing.net



Matthew & Mary Flynn
2720 E. Bradford Ave.
Milwaukee, WI 53211
P: 414-690-8664



Restoration of Roof System

- 1) We will remove all existing roofing prior to restoration of roof system (Existing copper wall and chimney flashings shall remain. If the existing roof decking is spaced roof boards, it may be necessary to install solid 7/16" OSB on entire system for installation of asphalt shingles. An attic inspection would be necessary prior to any contract agreement).
- 2) Replace all deteriorated sheathing (additional charge at a rate of \$2.45 per square ft.).
- 3) Install **Titanium PSU-30 Ice & Water** protection membrane applied along all eaves and valley areas. (6' up from all eaves)
- 4) Install **Titanium UDL-50** high performance shingle underlayment applied on all remaining sheathing.
- 5) Fabricate and install, from 16 oz copper, "W" shaped valley flashings.
- 6) Install lead sanitary vent pipe flashings.
- 7) Install **CertainTeed Landmark** asphalt fiberglass self-sealing shingles and ridge applied with steel galvanized roofing nails (All "roof to wall" step flashing would be exchanged to accommodate asphalt shingles. 16oz copper would be utilized).
- 8) Clean all gutters and remove all related debris from premises.