



# Certificate of Appropriateness

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

## Property Description of work

**2844 N. Sherman Boulevard, Sherman Boulevard Historic District**

New EPDM rubber roof for the east back porch and bay window, flashing, and posts, per the attached scope of work.

**Date issued** 4/29/2024

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:

**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.**

**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. 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](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.

Andrew C. [Signature]

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Stamper

This photo shows a portion of the flat roof that is need of repair. The old tar over tin roof has deteriorated, causing leaking in the home below.

This portion of roof and flashing will also be repaired, as the current flashing has come away from the brick exterior.



Ariel view of where repairs will be limited to.

**Job Description:**

Set up for the safe and complete execution of work.

Remove existing railing; set aside 2x8's and metal railing for re-installation. Dispose posts.

Remove existing gutters carefully and set aside for re-installation.

Remove existing roofing material, flashings at wall and gutter and underlying sheathing; dispose. Inspect conditions, document and discuss with owner our observations. (\*) As needed, perform any necessary repairs to underlying framing/or damaged trim on the basis of time and materials, added to price below. Any time and materials work necessary to be performed in consultation with owners.

Install new sheathing, and fiberboard underlayment ensuring pitch of roof sheds out away from the home and into gutters.

Install drip edge at perimeter of roof to match that of the gutter as closely as possible; tape seams from drip edge to underlayment.

Roll out and fully adhere 60 mil EPDM rubber on flat roof running up roof to wall intersection and door stoop, pressure sealed at door stoop. In concert with the new epdm membrane, install new 2 new pressure treated 4x4 railing posts in similar locations as existing at edge of roof and 2 new half posts with a chamfered top at wall installed into brick for railing re-installation. Posts will be flashed into rubber roof, and sealed for water tightness.

Install custom cut and bent heavy gauge aluminum counterflashing over rubber at roof to wall intersection, cut into existing mortar and sealed. Counter flashing to match gutter color as closely as possible.

Re-install gutters ensuring proper pitch following current drainage plan, caulking any seams as needed.

Re-install 2x8's and metal rails to new posts using stainless fasteners.

Clean up carefully and dispose all job-related waste.

Roof scope of work