



LIVING WITH HISTORY

# Certificate of Appropriateness

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

**Property** 2141-43 N. SHERMAN BL. Sherman Blvd HD  
**Description of work** Replace the roof per attached project description and conditions of approval. Remove existing skylight.  
**Date issued** 4/26/2019 PTS ID 114737 COA: roof and remove skylight

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 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.

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [Tim.Askin@milwaukee.gov](mailto:Tim.Askin@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.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Russell Stamper II, Contractor



Rear Elevation

Additional views of the roof





Owens Corning Oakridge Estate Grey  
Dimensional Shingle

- Remove all existing shingles down to the roof deck and properly dispose of materials in a portable dumpster.
- Replace any rotted, bad or missing wood as necessary. Southern pine is \$5.00 per linear foot, and OSB is \$55.00 per 4' x 8' sheet.
- Install Ice & Water shield to the lower 6 feet on gutter edges, 3 feet at all valleys, and around chimneys and all roof penetrations.
- Install heavy asphalt saturated 15# Roofing Felt to cover the entire roof (not covered by Ice & Water Shield).
- Install pre-finished 20" "W" Style Metal Flashing in all valleys prior to installing shingles. Color: \_\_\_\_\_
- Install Starter Shingles at the lower edge of the roof, along all gable edges, and both sides of valleys.
- Remove existing flashings around the chimney.
- Extend Ice & Water Shield up the base of the chimney on all sides of the chimney.
- Install new metal Step Flashing at the base of the chimney.
- Install a new dress flashing over the Step Flashings to improve appearance. Color: \_\_\_\_\_
- Install New Flashings at the plumbing vent stacks and other roof penetrations.
- Install new pre-finished Gutter Apron where ever new gutters are to be installed. Color: \_\_\_\_\_
- Install new pre-finished Drip Edge along all gable edges. Color: \_\_\_\_\_
- Install Owens Corning Dimensional, Fiberglass Seal-down Shingles, to cover the entire roof area. Color: \_\_\_\_\_
- Install new 6 new box vents to replace existing vents.
- Install Approved Hip & Ridge Cap Shingles.
- All shingles will be Storm Nailed to provide 130 mph wind protection (instead of the standard 110 mph).
- Pricing includes Dumpster and all building permits.

\*\*\*SKYLIGHT DISCLOSURE: There is potential for the interior drywall to incur damage due to the removal the existing skylight. This is especially important if the skylight is original to the home. Over the Top's sole responsibility is to replace the skylight per manufacturer specs and to make the opening water tight. Should there be interior work needed, additional costs will be applied at an agreed upon cost. Initial: \_\_\_\_\_

## Roof Section

Re-decking is the process of applying an additional layer of an approved wood on top of the existing roof deck to provide an adequate foundation for holding the nails used with the new shingles.

It is most often applied to meet the shingle manufacturer's warranty specifications when there are large gaps in the current deck boards.

Proposed scope of work.