



Certificate of Appropriateness

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

Property	2212 E. Kenilworth Pl.	North Point South
Description of work	Remove and replace existing roof with Certainteed Landmark shingles for main roof and 0.60mil EPDM on current flat areas. Tuck point and repair masonry on the lower north, east, and west elevations of the property. A more detailed scope of work is on page 6.	
Date issued	8/26/2019	PTS ID 114845 COA, roof replacement and masonry repairs

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:

- 1. LP Smartside Cedar is not allowed in Historic Districts. Use clear grain Cedar siding and trim instead.**
- 2. Landmark Pro, Northgate, and similar "Hi-Def" shingle products are not acceptable in city historic districts and are generally not eligible for the homeowners historic preservation tax credit.**
- All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.
- 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.
- New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*,

Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color, texture, size, and finish of the original brick. A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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) 286-5712 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/permits, or call (414) 286-8210.



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac



Current condition of the property
Front (southwest) Elevation



Where flat roofs meet walls (indicated above) siding must be cut out and replaced with cedar siding painted to match existing conditions



Examples of areas along the north, east, and west elevation that will be re-pointed and repaired

Job Description

- Protection of all landscaping including protection of any exterior home contents
- Hang tarps from gutters to protect siding and landscaping
- Complete tear-off and disposal of existing shingles down to the roof deck on house
- Dumpster provided by Big Fish Contracting, LLC
- Remove all debris from the gutters and ground, use magnets to pick up nails from ground
- Inspect structural integrity of existing decking and replace up to 100 sq. feet of rotted decking to match existing decking at no extra cost
- Re-fasten any loose decking
- Install 3' **CertainTeed** WinterGuard Ice & Water shield on gutter eaves, 3' in valleys, around all pipe flashings, chimney, and all sections where roof meets wall
- Install **CertainTeed** Roof Runner synthetic roofing underlayment
- Install painted galvanized steel w-valley, color _____
- Install aluminum drip edge, color _____
- Install new step flashing at roof to wall transitions by cutting out 5" of siding, install ice and water shield, install new factory finished step flashing, installing 5/4x4" LP ~~Smartside Cedar~~ strand trim painted to match siding and color match caulking with OSI Quad
- Replace all pipe flashings with new
- Replace all 4" and 8" Broan bathroom and kitchen vents with new
- Install new chimney flashing
- Install **CertainTeed** SwiftStart starter shingles on gutter eaves, rakes, and valleys to achieve 130 mph wind rating
- Install **CertainTeed** Landmark, ~~Landmark Pro, or Northgate Shingles~~, color _____
- Install 8 metal slant-back vents
- Install **CertainTeed** Shadow Ridge cap shingles, color _____
- Complete tear-off and disposal of existing flat roofing material down to the roof deck on east side of house and back of house
- Inspect structural integrity of existing decking
- Install 1/2" fiber board sheathing over existing roof deck
- Cut out 5" of siding where flat roofs meet walls
- Install .060 mil EPDM rubber roof membrane behind siding and on rear addition, fasten with solvent based bonding adhesive
- Install 5/4x4" LP ~~Smartside Cedar~~ strand trim painted to match siding and color match caulking with OSI Quad
- Install termination bar

Scope of work

LP Smartside Cedar is not an acceptable material; use Cedar siding and trim

Landmark Pro and Northgate shingles are not acceptable in City or National Register Historic Districts.