



# Certificate of Appropriateness

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

**Property** 2051 N. PALMER ST. Brewers Hill Historic District  
**Description of work** Tear off and replace roof using ridge vent GAF Natural Shadow Weathered Wood color. Replace gutters with 6" half-round type. Perform all work per attached scope and conditions below.  
**Date issued** 8/29/2017 PTS ID 114367 COA: roof and gutters

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.**

**We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing be used so as to extend the life of your new roof.**  
<https://www.wisconsinhistory.org/Records/Article/CS4260>

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 the 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/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

*Tom Adams*

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector Paul Wolfgramm (286-2590)



Present conditions



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Job Description: 2053 N. Palmer St. Milwaukee, WI 53212

- Tear off roof shingles on the house (no garage) (3 layers of asphalt and 1 of cedar).
- NOTE: The flat section on top of the roof is included in this quote, but the flat front porch roof is optioned.
- Discard waste / clean-up shingles / rip off / clean out gutters & downspouts.
- Dumpster & material included & placed on the street/yard.
- Install 7/16" OSB on the entire roof. A complete re-deck is required.
- Use **GAF Weatherwatch Ice-and-Water Shield** on the first six (6) feet on the house, under all valleys & around all roof penetrations. Replace all existing louvers (vents), Broans, pipe flashings, plumbing boots, etc
- Use **GAF Tiger Paw Synthetic Felt** on the remainder of the roof (**no cheap 15# or 30# felt used**)
- We use **GAF Pro-Start Starter Shingles** on all valleys, eaves & rakes. By doing this & using 6 nails per shingle will increase your wind warranty to 110/130 MPH (40 MPH increase from the normal warranty).
- Install galvanized colored (baked-in enamel paint) W-valley tin in all valleys. Color is to match shingles.
- Use **GAF Seal-A-Ridge** on all ridge caps (do not let your contractor use the cheap 3-tab shingles as ridge cap).
- **Re-flash chimney** (ice-and-water shield, step flashing, & counter-flashing). Color to be matched to shingles.
- Install new D-edge/ADE on the house. Color is to be Weathered wood
- Install **GAF COBRA Snow Country** ridge vent on the length of the house.
- Install 1/2" fiber insulation board and fully adhere 60 mill EPDM rubber roofing material on the flat upper roof.
- Dimensional **GAF** Natural Shadow **LIFETIME** shingles are to be used.
- Roof shingle color is to be Weathered wood (any offered color)

**Elite Exteriors LLC Price = \$ 22,995 (Extended GAF 50 year Systems Plus Ltd. Warranty Included)**

**Option:** Purchase & install gutter aprons, aluminum seamless 6" gutters & 4" downspouts (larger ones) on the house. The gutter & downspout color is to be Brown. **Elite Exteriors LLC Price = \$1,295 – OR –** Do aluminum 6" half round gutters (going to look awesome). **Elite Exteriors LLC Price = \$ 1995 \* ← JL**

**Option:** Remove the existing roofing material from the front porch flat roof and install 1/2" fiber insulation board and fully adhere 60 mill EPDM rubber roofing material. **Elite Exteriors LLC Price = \$ 1495 \* ← JL**

Approved scope of work.