



## Certificate of Appropriateness

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

### Property Description of work

2636 N. GRANT BL.

#### *Gutters and Downspout Replacement*

- Remove existing gutters and downspouts from the home.
- Install new seamless 5-inch K-style pre-finished aluminum gutters where existing were removed on top of rafter end tails. Color of gutters will match the current color of home's gutters.
- Install new 4-inch downspouts and coordinating downspout elbows where existing were removed.

#### *Garage Roof and Gutter Replacement*

- Remove the existing low-slope roofing material and underlayment on the detached garage.
- Install a Firestone ISOGARD HD (high density) cover board where the existing low-slope roofing material was removed.
- Install fully adhered 60-MIL EPDM over the newly installed cover board.
- Install new seamless 5-inch K-style pre-finished aluminum gutters to all eave edges on the detached garage
- Install new 4-inch downspouts and coordinating downspout elbows to all new gutters.

#### *Rear Balcony Low-Slope Roofing Specifications:*

- Remove the existing railing system surrounding the low-slope roof.
- Remove the existing low-slope roofing material and underlayment.
- Install a tapered polyisocyanurate insulation (high density) system where existing low-slope roofing material was removed.
- Install fully adhered SBS SA CertainTeed Flintlastic base ply over the newly installed cover board.
- Install fully adhered SBS SA CertainTeed Flintlastic second ply over the newly installed base ply.
- Install fully adhered SBS SA CertainTeed Flintlastic granulated third ply over the newly installed second ply.
- Install .24-gauge pre-finished steel perimeter metal (not termination bar) to all exposed edges of the new low-slope roof.

- Install a new pressure treated lumber railing system to the outermost perimeter of the new low-slope roof.
- Install new seamless 5-inch K-style pre-finished aluminum gutters to all eave edges of the new balcony roof.
- Install new 4-inch downspouts and coordinating downspout elbows to the new gutter system.

*Rear Balcony Railing*

- Replace railing to match attached standard design. Wood shall comply with conditions listed below and be painted.

**Date issued**

8/18/2020

PTS ID 115015 COA: rear balcony and garage roof

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:

**All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.**

*Membrane roof is approved for the garage because of the unusually low slope. It is inherently acceptable for the balcony floor.*

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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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

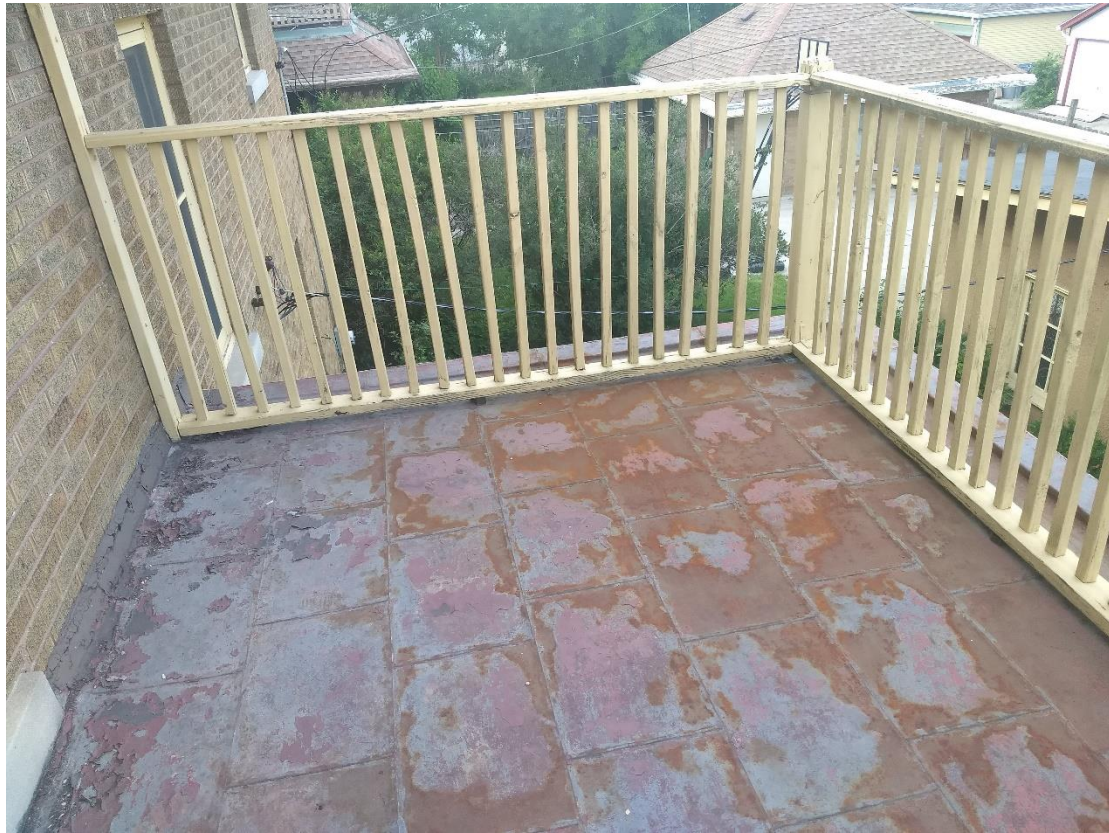
Copies to: Development Center, Ald. Russell Stamper II, Contractor



Garage in present condition at left.

New roofing material is shown below.





Rear balcony in present condition at left.

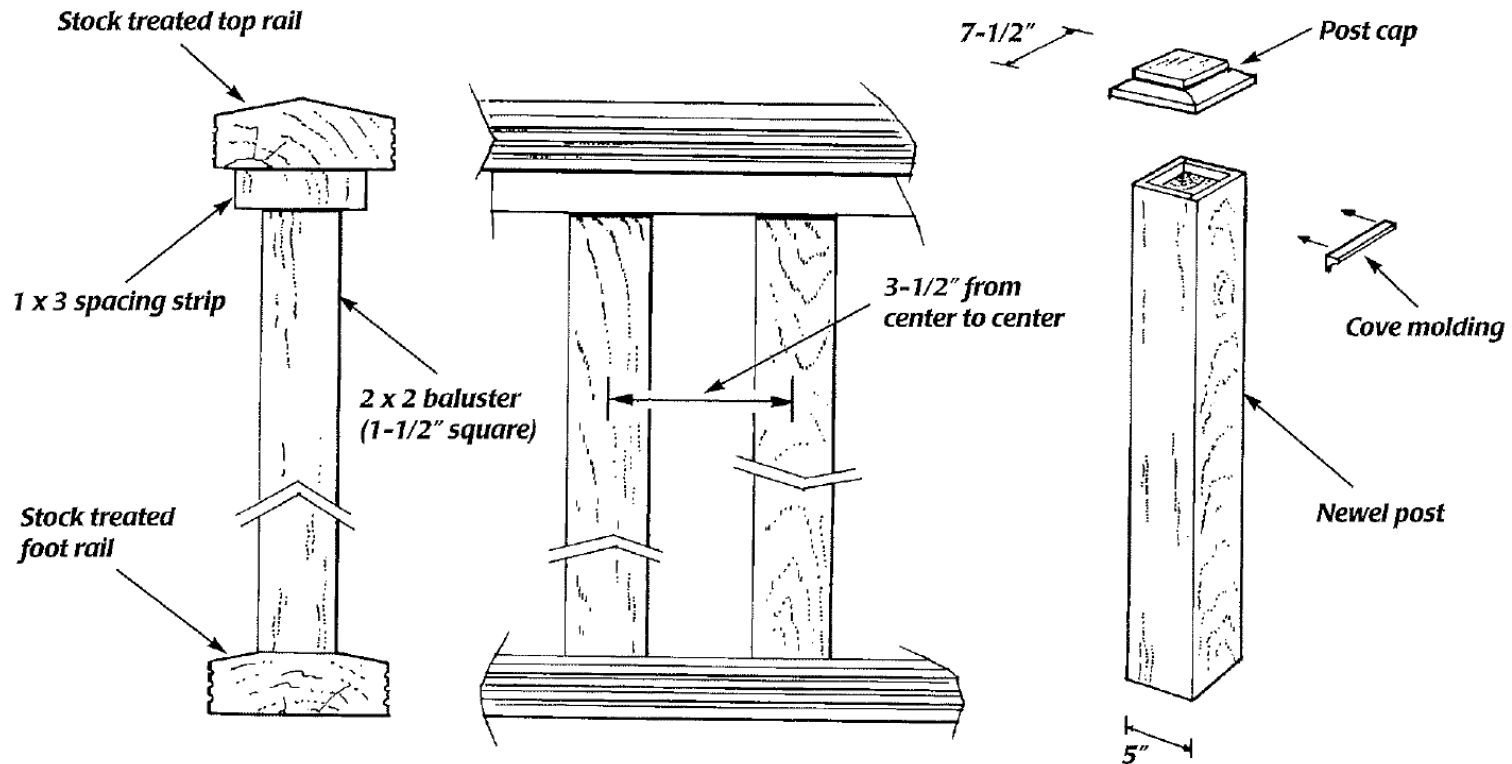
Roofing will be replaced with a membrane type material as indicated on first two pages. Sample image of proposed material is below.



# Porches



## Basic Railing and Newel Post Design



*The number of historic handrail and newel post designs is literally endless. The above designs are appropriate for many houses built before 1940 and would be approved by the Historic Preservation Commission for most homes.*

New railing design. Top rail may vary, but must have a top surface designed to shed water. A flat 2x4 or other dimensional lumber is not acceptable.