Certificate of Appropriateness

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

Property Description of work

2635 N. Wahl Ave., North Point North Historic District
Remove the existing copper flat roof and re-roof with EPDM flat roof per the attached scope of work.

Date issued 11/14/2025

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.

Permits and timeline

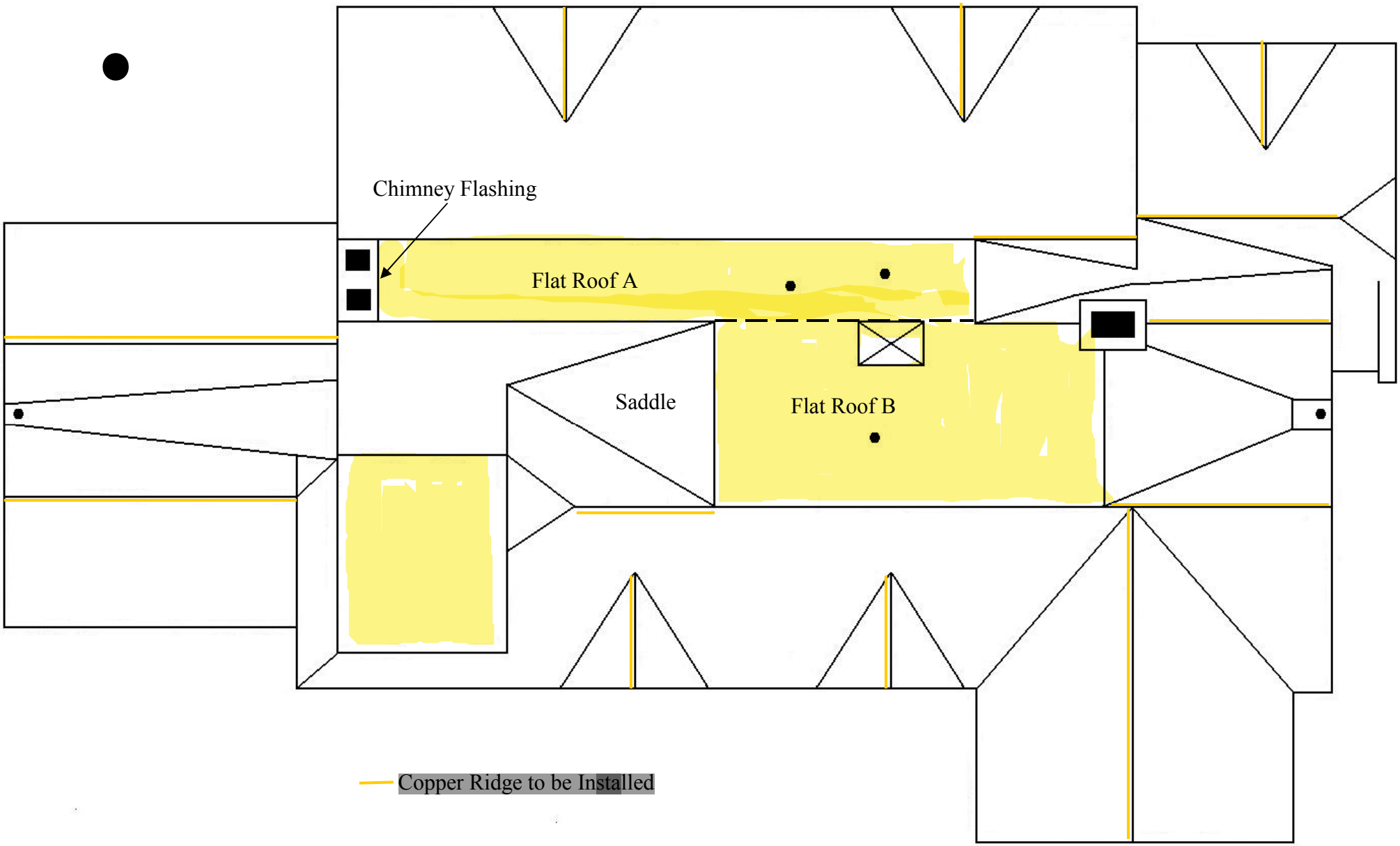
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

Copies to: Development Center

SEE SCOPE OF WORK ATTACHED BELOW

Olsen Res.
2635 N. Wahl Ave.



Not To Scale

Info
This proposal has been signed.

Community Roofing & Restoration
1776 N. Water Street, Milwaukee WI, 53202-1552
(414) 332-1139

Sent on:
10/31/2025

Proposal

Prepared For:
David Olsen
2635 N Wahl Ave
Milwaukee WI

Estimate

#3207

Job Preparation & Basic scop

Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by owner and/or Community Roofing & Restoration during the project's duration. Project Overview: This project includes the removal of the existing copper flat roofs on both the main flat roof and the smaller flat roof located on the southeast side of the building. The removed copper will be recycled, and the credit will be applied back to the customer. All work will be performed in accordance with the standards required to qualify for any available historical preservation tax credits. Demolition and Preparation: Carefully remove all existing copper roofing from both the main and southeast flat roof areas. Existing materials will be properly recycled and disposed of; copper value will be credited to the customer. Remove the skylight, all pipe boots, and chimney flashings as necessary for complete installation of the new EPDM roof system. Temporarily remove the PVC pipe on the southeast roof to allow proper wall flashing, then reinstall it upon completion. Remove limited sections of stucco as needed to properly flash the adjoining vertical wall. (Note: repair or replacement of stucco surfaces is not included in this scope and will be by others.) -Copper ridge cap will be added to the front of the house where the rubber will end. See pictures for reference. Copper will be added over the top of current slate tiles and will go over both sides.

Installation detailed scope of work.

Demolition and Preparation: Carefully remove all existing copper roofing from both the main and southeast flat roof areas. Existing materials will be properly recycled and disposed of; copper value will be credited to the customer. Remove the skylight, all pipe boots, and chimney flashings as necessary for complete installation of the new EPDM roof system. Temporarily remove the PVC pipe on the southeast roof to allow proper wall flashing, then reinstall it upon completion. Remove limited sections of stucco as needed to properly flash the adjoining vertical wall. (Note: repair or replacement of stucco surfaces is not included in this scope and will be by others.) Small Flat Roof – Southeast Side: Remove approximately three rows of existing slate tile to allow new EPDM membrane to run up the vertical slate wall. Reinstall slate tiles upon completion. Every effort will be made to preserve and reuse existing slate, but the team is prepared for breakage and has ordered sufficient replacement tiles to match as closely as possible. Install new tapered ISO insulation board to promote proper drainage away from the building. Install new EPDM roofing system using 6" cured and uncured seam tapes for a watertight seal. Fabricate and install new 20-gauge copper coping around the perimeter of the roof. No rubber will be visible on the roof edges. The layout will be designed to minimize seams for a clean and durable finish. Main Flat Roof: Remove existing copper roof and prepare the deck for new materials. Install new ISO insulation boards. Install new EPDM roof system using 6" cured and uncured seam tapes, providing a 30-year material performance and leak-free guarantee from Community Roofing. Reflash both chimneys with new 20-gauge copper flashings. Replace all five pipe boots with new, properly fitted units. Reinstall the existing skylight with new flashing detail ensuring no visible rubber from the interior. Construct a small parapet wall at roof edges to receive new 20-gauge copper coping. The coping will extend down over the slate tiles below, eliminating the need for future caulking maintenance in that area. Flashing and Metal Work: All perimeter edges will receive new 20-gauge copper coping. Copper details will be fabricated and installed to integrate with the EPDM roofing and surrounding slate and stucco finishes. All seams and joints will be soldered or mechanically fastened per copper roofing standards. Equipment and Site Conditions: A crane will be utilized for safe and efficient handling of materials. The job site will be maintained in a clean and organized condition throughout the project. Daily clean-up will be performed, and the site will be fully cleaned at the end of each workday.

Item	Description
Mulehide EPDM .60 Mill	Mule-Hide EPDM is the right choice for a broad range of roofing applications. Mule-Hide time-proven systems are simple and economical to install, yet meet the stringent demands of today's new construction or re-roofs of commercial, industrial, and institutional buildings. EPDM rubber membranes are perfect for residential and commercial projects alike Show less
RMS 6×100' with 3 tape	Used in conjunction with Mule-Hide 2.4" seam plates and Mule-Hide HDP fasteners as securement of the EPDM membranes at the base of parapet walls and curbs. Installed beneath the EPDM field sheet and used as an alternate method to using the Mule-Hide All Purpose Bar. This product requires the use of Tape Primer or Low VOC Tape Primer. Per Roll Show less
Inseam Tape 6×100' Black	Used to bond two EPDM seams together. Formulated to provide high green strength in both shear and peel. May be used on ballasted, mechanically attached and fully adhered EPDM roofing systems. This product requires the use of Tape Primer or Low VOC Tape Primer. Show less
Cured Cover Tape 6x100' Black	A nominal 60 mil, cured EPDM membrane strip laminated to nominal 30 mil cured butyl rubber tape and rolled onto a release liner, for a total nominal thickness of 90 mil. Commonly used to strip in metal edging.This product requires the use of Tape Primer or Low VOC Tape Primer. Show less
Uncured Tape 6×100' Black	Uncured EPDM Flashing Membrane is a 60-mil thick, self-curing membrane used as a pliable flashing that can be formed to seal pipes, inside and outside corners, and other projections that cannot be sealed with cured EPDM membrane. Consult drawings for installation details. Show less
Pipe Boot 1-6 wclamps Black	Used on all pipe penetrations up to 6 inches
1 Gallon Tape Primer	A solvent-based product designed for one-step cleaning and priming of EPDM surfaces to be bonded with In-Seam Tapes, Uncured Flashing Tapes, Cured Cover Tapes and Pre-Taped membranes. Show less
Bonding Adhesive	A high strength solvent-based contact adhesive that allows bonding of EPDM and TPO to various porous and non-porous substrates. Specially formulated using a blend of VOC exempt and non-exempt solvents to be meet the < 250 g/L VOC content requirements of the OTC Model Rule for adhesives and sealants. 5 Gallon yellow glue. Covers approximately 3-4 Sq. Show less
Black Lap Sealant 11oz	Required for protecting EPDM seams and flashings against the effects of weathering when seamed with Splice Adhesive. Refer to the Mule-Hide EPDM Manual for appropriate use of Lap Sealant when seams and flashings use Mule-Hide tape products. Show less
Water Cut-Off Mastic 11oz	Used to seal roofing membranes to stop water penetration into the roofing system. Common uses: At drain terminations and behind All Purpose Bars at wall terminations. Show less
ISO 1.5 inch 4x8	Mule-Hide Poly ISO Flat insulations consist of a closed-cell polyisocyanurate foam core laminated to heavy, (non-asphaltic) glass fiber reinforced felt facers. The product insulations are compatible with all Mule-Hide membranes and accessories and are available in 20 and 25 psi densities. Mule-Hide Poly ISO insulation boards may be used for ballasted, mechanically attached and fully adhered single-ply roofing systems. Poly ISO insulation board may be installed over approved decks and substrates on new construction, tearoffs and recover (retrofit) projects. Rated for use in UL Class A and FM Class 1 assemblies. Rep to provide R-Value to owner based on thickness Show less
Quad MAX sealant	Standard color Quad Max sealant
1/2 inch Fiber Insulation 4x8	STRUCTODEK HD is not only an integral roofing system component; it also makes roofing easier with physical properties that generate structural rigidity and dimensional stability.The wood fiberboard composition of STRUCTODEK HD possesses natural bonding qualities, resulting in superior adhesion capabilities. Adhesive tightly grasps the fibers of STRUCTODEK HD without causing excess absorption, providing a solid and secure roof system which bonds very well with many asphalt, coal tar, and cold-process adhesive products. The lightweight nature of STRUCTODEK HD is better than heavier alternatives and will keep the roof load below the specified maximum weight. Show less
2x6x12 lumber	to crate parapet wall
Copper 3'x10' Sheet 16-Ounce	Copper 3'x10' Sheet 16-Ounce, used for water shedding surfaces (flashings, valley, d-edge, apron, perimeter metals). Show less

Fasteners

Item	Description
3" Metal Plates 1000Box	3" Insulation Plates are round Galvalume-coated metal plates with reinforcing ribs for superior wind uplift resistance. Designed specifically for the mechanical attachment of Mule-Hide Poly ISO insulation boards and other FM Approved insulation/cover boards. Show less
1-5/8 Screws 1000bx	Drill Point Fasteners (#12) are specifically engineered to secure insulation, coverboards and base sheets to corrugated steel (16 – 22 ga.) and wood substrates. Featuring a #2 double flute self-drilling point and exclusive tapered entry thread design, penetrating steel quickly and offering exceptional back-out resistance. Available with #3 Phillips Head. Show less
Al Purpose T-Bar 10'	All Purpose Bar is designed for use as an anchor bar for attachment of Mule-Hide EPDM membranes. May be installed in the field seam as a batten bar and used at the base of curbs, parapet walls and angle changes as an anchor bar. Also be used with any Mule-Hide single-ply membranes as a termination bar. Refer to the Mule-Hide Single-Ply Manuals for specific use and installation instructions. Show less
Lead Fastener 1-1/4	Used to fasten in all purpose T-Bar to concentrate & brick walls. 100bx
WinterGuard HT I&W	CertainTeed High temperature rated WinterGuard® waterproofing shingle underlayment is the solution for winning the battle against water penetration in your roof's most vulnerable places. WinterGuard is a composite material of asphalt polymers, formed into a rolled sheet. The asphalt makes it vapor-tight, and the polymers make the asphalt elastic and sticky. This protective barrier is able to stretch and seal around nails driven through it. HT – High temperature enhanced skid resistant top film surface, great for use under shingle, metal, slate and tile roofs. Show less

Labor

Item	Description
Flat Roof Tear Off	We will remove all layers of flat roofing material and underlayment to expose the roof decking underneath. Show less
Install 60 MM EPDM Roof	We will install 60 Mil EPDM fully adhered rubber membrane to the roof decking.
Seal Edge With 6in Uncured Tape	We will seal the edges of the roof to the gutter apron with 6-inch uncured tape. This will create a proper seal that can flex with the roof through the seasons and not compromise the seal. Show less
Custom Bent Copper Flashing	
Copper Chimney	We will custom make and install a copper counter flashing around the entire chimney. Show less
Copper Historical Sawtooth	Per Foot
Skylight Flashing	Skylight Flashing (with new roof)
crane rental	Crane rental
slate tile	3 square for the bottom rows.
Stucco Disclaimer	Although all reasonable efforts will be made to avoid damage, if any stucco is affected during the removal and reinstallation of flashing, repairs will be completed on a time-and-material basis at a rate of $98.50 per man hour, with materials charged at prevailing market rates. Alternatively, a third-party stucco contractor can be recommended upon request. Please note that painting is not included. Show less
Unforeseen Necessary Repairs	Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted, missing, and/or damaged materials will be replaced. If any unforeseen carpentry work is needed to properly complete the project, it will be performed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being $98.50 per man hour. Materials being purchased at prevailing rates. Show less
Copper ridge	Add a copper ridge to the top of the ridge next to the flat roof.

Terms and Conditions

Item	Description	Quantity
Please Read Terms & Conditions...	(1) Binding Mediation and Arbitration Process… In our nearly 45 years and over 10,000 projects we have been blessed with experiences that find us and our clients very happy to have had a meeting of the minds and partnered to create restoration products and services with beauty and durability. In the rare instance where there are disagreements or misunderstandings, we insist upon a binding arbitration process, with the help of neutral Wisconsin professional associations to help us select a binding arbitrator and binding arbitration process. If, for whatever reason, the arbitration process does not lead to a satisfactory resolution, the client will be responsible for client's legal fees and Community will be responsible for its legal fees. (2) Lien Rights… We and others who furnish labor and/or materials for this project may have lien rights on the land and buildings if not paid. Late payment charges of 1.5% per month for past due balances, annual charge of 18%, and, if client does not pay as agreed any/all guarantees/warranties are null and void. (3) Substantial Project Completion… On projects over $5,000.00 that are substantially complete, (e.g., 95% of the work has been done and the house is not in danger from the elements, but not able to be totally completed for reasons outside of our control, e.g., bad weather, or awaiting the arrival of a small part for a small issue that will take a month to arrive, etc.), we would like to be paid the contract price, minus double the cost of the unfinished item. For example, let's say the contract included a copper weathervane that won't arrive for one month. If the total project cost was $10,000.00 and we are finished, except for the weathervane, and the weathervane labor and material cost $500, we would be happy to find you withholding $1,000 until the weathervane is installed and pay us $9,000 of the contract price. Prices may change after 30 days from date of our proposal. Guarantees apply only to the original purchaser of our services and products. (4) Misrepresentations and Product Substitutions… There may be occasions where there is a misunderstanding about some of the finer, subtler points of the project. For example, it is understood that we are expected to follow the manufacturer's instructions in applying your shingles in the case of a roofing project, but we want you to completely understand that there are phrases in the instructions that are sometimes impossible to actualize in the real world. Let us say, for example, that the instructions call for "shingle exposures" of 5 inches. That means that each course of shingles has 5 inches of material exposed to the weather. But the reality of roof projects in the real world is that "there is no such thing as a perfectly straight line in nature", and that goes even more for roof decks on houses. The roof deck is never without some swaying or swelling. It is impossible to install every course of shingles exactly five inches. Product Substitutions: Here too reality sometimes finds it impossible for us to follow the strictest letter of the contract. Let's imagine that the contract language says we will use "solar seal" to caulk the joint between the shingles and a masonry surface. Let us imagine that our supplier has run out of "solar seal" but has a product that is essentially the same. In such a situation we insist that our clients waive the right to sue us for double damages plus attorney's fees. If it turned out that one of our foremen betrayed our trust and used an inferior substitution, the cost of such a "deviation from perfection" on our part would be determined by a mediator and the homeowner would waive his/her right to seek double damages plus legal fees for such imperfections in our work on their behalf. No changes in materials will take place that could impact the warranty of purchased products. (5) Extra Layer(s)… If there are extra layers of roofing found, there will be an additional charge of $98.50 per square & per layer (10ft x 10ft area) to remove those layers, unless a different rate is quoted to you within the body of the written contract. (6) Ice Dam Problems… There have been a couple of winters since our founding in 1975 when so much snow and huge ice dams overloaded the system's capacity on a handful of our nearly 10,000 projects. In such circumstances we removed the ice dams at cost and encouraged the owners to consider electric cables. We would only advise that if your roof turned out to be among that minority that required cables. (7) Miscellaneous… We will be responsible for fixing any damage to your inside that comes from a leak clearly caused by workmanship errors on our part. However, we will not be responsible for such inside work if the leak was caused by other aspects of the roof system, e.g., faulty shingles, chimney, siding, gutters, etc. that we did not contract to fix. Likewise, we will not be responsible for any mold that occurs in your house, given the many variables contributing to the emergence of mold, e.g., excessive humidity, insufficient ventilation, etc. Before work begins it is the homeowner's responsibility to cover any items in the attic and/or garage with a tarp to protect them from dust & debris that may occur during roofing projects. The customer should also use their best judgement regarding removing pictures from the walls inside your home, which may come loose during the installation. Show less	1
Customer Per-Project Checklist...	The following requests are made by Community Roofing & Restoration to the occupants in the interest of ensuring the project is completed to the best possible outcome. We kindly ask that you complete the following prior to the project's start date: o Attic Items: If you have storage or other items in your attic, we suggest that you cover the items with plastic (or a tarp) prior to the project start. During the roof-tear-off process some debris can fall through the small gaps in the existing roof decking and end up in your attic. Furthermore, even if your roof decking is not gapped, there is usually at least some sort of dust or debris that is currently adhered to the inside of the roof decking, which can release during the project. Covering your items with plastic (or a tarp) will prevent them from becoming dusty and dirty. o Lawn Items: If you have items in your lawn, we suggest moving them into the garage, a shed, or far away from the roof to prevent damage. Although our workers are especially careful, there is always the possibility of a tool or building material being accidentally dropped during the project. We want your lawn items (patio furniture, grills, fireplaces, garden décor, etc.) to be safe during the project, so we ask that you move the items if possible. o Trees, Bushes, Plants: Although our workers are top-of-the-line exterior remodelers, they are not trained arborists. It is our customers' responsibility to trim and/or cut back any trees, bushes, plants, etc., before the project begins. If this is not done, our workers may be forced (if their workspace is impeded) to cut back the interfering foliage. Avoid this situation by taking care of this prior to project start. o Wall Items: Please use discretion regarding what items you leave hanging on your interior walls during the project. Most of the time this is not an issue, but occasionally, we will have a customer make mention that a picture or other item found its way off the wall and onto the floor during the project. Again, this is rare, but it does happen occasionally. If you have a fragile or sentimental item hanging on your wall, please consider removing for the project's duration. o Grass & Pet Waste: We ask that you cut the grass and remove pet waste prior to the project start. Also, if possible, please lower the lawnmower blade when cutting. We ask this because having low-cut grass significantly helps us perform a more thorough cleanup. Some nails inevitably fall off the roof. We try hard to find them all before leaving, but having the grass cut short makes it much easier for us to find the nails. Our workers also use a "magnetic rolling rake" to pick up nails in the grass that we can't see. Long grass interferes with the tool's ability to effectively pick up the nails. Lastly, pet waste (if not picked up) finds its way onto our boots, then onto our ladders, then onto your new roof. Show less	1

Total

Notes
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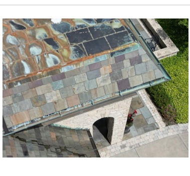
Subtotal	$54,866.08
Total	**$56,884.37**

Photos



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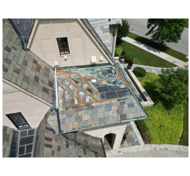

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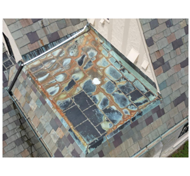
Remove limited sections of stucco as needed to properly flash the adjoining vertical wall. (Note: repair or replacement of stucco surfaces is not included in this scope and will be by others.)



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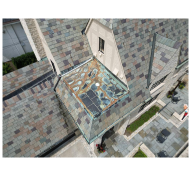
Remove approximately three rows of existing slate tile to allow new EPDM membrane to run up the vertical slate wall. Reinstall slate tiles upon completion. Every effort will be made to preserve and reuse existing slate, but the team is prepared for breakage and has ordered sufficient replacement tiles to match as closely as possible.



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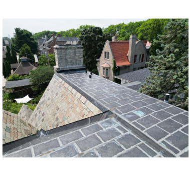
Temporarily remove the PVC pipe on the southeast roof to allow proper wall flashing, then reinstall it upon completion.

Uploaded by:Abel Guitron

No work to be done here for full transparency.



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Vallys are not included is bid. We will make sure transition is watertight.

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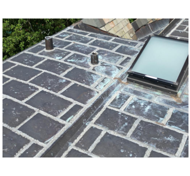
Remove the skylight, all pipe boots, and chimney flashings as necessary for complete installation of the new EPDM roof system.



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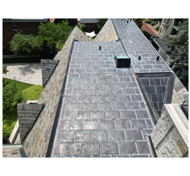

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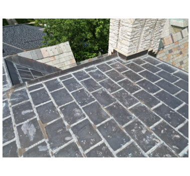

Uploaded by:Abel Guitron

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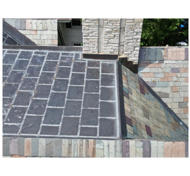
We will construct a small parapet wall at roof edges to receive new 20-gauge copper coping. The coping will extend down over the slate tiles below, eliminating the need for future caulking maintenance in that area.

Uploaded by:Abel Guitron



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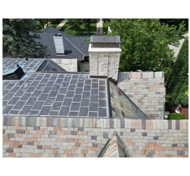

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A copper ridge cap will be installed along the entire ridge facing the front of the house. The cap will be fabricated and installed over the top of the existing slate, extending evenly over both sides of the ridge. Care will be taken to ensure that the copper line remains straight and consistent for a clean, visually appealing appearance from the street.

Signature

By signing below, I acknowledge that I have read, understand, and agree to the proposal, estimate, and the terms and conditions and authorize Community Roofing & Restoration to perform the work. By providing this authorization, I agree to pay Community Roofing & Restoration for the work and cost of the services and materials in accordance with the terms of the proposal.

David Olsen — 11/06/2025

Required Signer: David Olsen — Date

☑ I have read and agree to all statements included in this proposal.

SIGNED

Account Representative:
Abel Guitron
1776 N. Water Street, Milwaukee WI, 53202-1552
(414) 704-6607
abel@communityroofing.com