



Certificate of Appropriateness

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

Property 2518 N. TERRACE AV.

Description of work Replace existing slate on addition with new Vermont green slate to match existing size and use appropriate underlayments, patch other areas if needed. Replace roof ridges with new copper to match existing wherever needed. Replace membrane roof on rear of house to match existing. All is to be completed per scopes of work on the following pages.

Date issued 4/6/2018 PTS ID 114491 COA: replace roofing

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.

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4263>

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, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

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



Slate roofing replacement over the recent addition. Remove and dispose of the existing slate. Install new 43# underlayment including ice and water shield membrane along the bottom 6'. Install new unfading green Vermont slate. Slate shall be standard thickness smooth surface. All slates shall be 18" x 10" standard width to match the existing roof. Ridge and wall flashings shall be reused. Existing gutters shall remain. Roof area includes the upper gable, N. & S. sides and the lower roofs over the garage door and the rear entrance. (6.25 Squares.)

Part II - Flat Roof Restoration

- A) Ensure safe working environment.
- B) Carefully remove existing slate from around flat roof where needed, saving for re-installation later.
- C) Remove existing flat roof membrane and dispose of.
- D) Replace deteriorated wood decking, as needed (this work to be done at an additional \$ 7.50 per lineal ft.).
- E) All unforeseen or hidden structural framing replacement will be completed on a time and material basis, (\$92.50 per man hour plus material).
- F) Furnish and install EPS fan fold insulation board over exposed decking.
- G) Furnish and install a mechanical attach IB Roof Systems membrane over insulation board.
- H) Hot-Air fusion weld all seams for a water tight seal.
- I) Re-install original slate accessories with appropriate length nails. (Renaissance Roofing, Inc. to furnish additional matching "used" tiles for those lost in the take-up and re-lay process to complete work 100%).
- J) Clean up and remove all debris created by our work from the job site.

Part III - Main House Ridge Replacement

- A) Ensure safe working environment.
- B) Carefully remove existing ridge from main house and dispose of.
- C) Furnish and install new 16 oz. copper ridge metal using secured straps to fasten ridge.
- D) Clean up and remove all debris created by our work from the job site.



Roof to be replaced



Roof tile to be replaced

