



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property

2804 N Grant Blvd

Grant Blvd HD

Description of work

1. Install new rear 3-panel fiberglass door. Install new full-view front storm door.
2. Replace roof with complete tear off and new asphalt shingles with minimal artificial shadow lines. Repair flat roofs and built-in gutters.

We will remove the existing single layer of asphalt roofing down to the original decking on the house. plus materials for any wood repairs that may be needed after the tear-off has been completed. This rate will be reflective of work needed to the cedar 1 5x work needed, decking, soffit, fascia, moldings, and window sill on the front of the house. If the original deck boards are spaced more then 1/4 inch we would want to re-deck the entire roof surface so that the new asphalt roof can be secured down properly. 7/16 OSB sheeting would be installed over the entire roof surface being secured down using 2 3/8 framing nails. If you go into your attic or crawl space you can confirm if this is needed or not. I would hope that when the last tear-off was completed this issue was resolved if needed. Ice and water shield will be installed along all of the eaves, valleys, chimneys, and roof wall intersections. The ice and waters shield will be installed six feet up along all of the eaves. Certainteed synthetic felt paper will then be used to cover the remaining exposed deck boards. Aluminum d-edge will be secured down along all of the roof edges. Painted "W" style galvanized valleys will be secured down in the existing valleys.

Certainteed Landmark "Moire Black" dimensional shingles will be installed over the entire roof surface of the house. The shingle will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing applied along all of the roof wall intersections as well as both sides of each of the chimneys. We will then custom make and install a new front and rear flashing plate out of 26 gauge coated steal on both chimneys. At this time we will grind into each of the chimneys and anchor a new historic step counter flashing system out of 26 gauge coated steel according to the tax credit guidelines. Quad max sealant will be used to seal the intersection of the brick with the new counter flashing. Anew lead boot will be installed over the stack that extends out of the roofs surface. We will then connect to any existing bathroom fan that we can access and vent it out of the roof properly so moisture is not being put back into the house.

Venting:

After you have the energy audit we will be able to put together the best venting system or hot roof system to meet the historic tax credit guidelines. In order to vent the house properly we either have to create the needed intake, air flow, and exhaust system. Or, we have to close that air space off and make it a hot roof.

Dormer/Roof Wall Intersections:

As the tear-off is being done we will need to remove the existing cedar 1 5x along the roof wall intersections of the dormer, South Runner, and the front Ledge roof wall intersection. Ice and water shield will then be installed along each roof wall intersection. After the pitched roofing systems is completed as well as the flat roof along the ledge we will install new machine cut primed cedar 1 5x along each roof wall intersection to finish of the installation according to the historic tax credit guidelines.

Dormer Flat Roof:

As the tear-off is being done we will remove the existing modified roof system over the entire flat roof down to the decking. 1/2 inch ISO board will then be installed over the flat roof surface being secured down using the proper discs and screws. Commercial glue will be installed over the entire flat roof surface. 60mm Epdm seamless rubber roof system will then be installed over the entire flat roof surface and up the pitched roof 3'. We would then use 26 gauge coated steel and custom make and install a new apron along all of the 3 edges on the flat roof. The proper primer would then be applied on top of the apron. 6 inch uncured rubber will then be used to seal the intersection of the new apron and the rubber roof.

(6) Front Ledge/North & South Ledges:

We will remove the failing rubber and original metal over the entire ledges. plus materials for any wood repairs that may be needed after the tear-off has been completed. Ice and water shield will then be applied over all of the ledges and up the wall that intersects with it. 26GA Steel will then be used to custom make and install a new ledge system that will lap over the new molding that will be needed as well as up the roof wall intersection 4". The new cedar 1 5x primed cedar shingles will then be installed along all of the roof wall intersections being secured down using the proper fasteners to finish off the installation of the ledges projects.

Date issued 11/30/2023

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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.

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) 286-5712 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

Rear door design, color may vary.

