



# Certificate of Appropriateness

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

## Property Description of work

**819 N. Cass Street, Cass and Wells Historic District**

Replace existing asphalt roof, flat roof, gutters, and flashing per the attached specs.

**Date issued** 9/29/2023

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.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

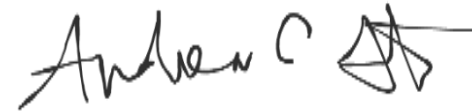
The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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](mailto: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](http://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, Ald. Bauman

Home Roofing Specifications:

1. 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.
2. Remove existing 4 layers of roofing material from the NE quadrant.
3. Remove existing 4 layers of roofing material from the NW quadrant.
4. Remove existing 1 layer of roofing material from the SW quadrant.
5. Remove existing 3 layers of roofing material from the SE quadrant.
  - a. Note: Although it is checked and verified on multiple occasions, at multiple roof eave edges, due to the significantly deteriorated status of the underlaying shingles, there may be incorrect assumptions regarding the number of layers of existing roofing material. If there are additional layers OR fewer layers, upon providing the homeowner with photo evidence of the layers, the price may need to be adjusted (increasing OR decreasing) by \$92.50 per layer, per square. For example, if it is found that there are fewer layers than anticipated (listed above) we will credit the final invoice. If it is found that there are more layers than anticipated (listed above) we will add to the final invoice.
    - i. Initial to agree: DW
  - b. Note: If your existing roof boards are gapped roofing debris will fall into the attic space. It is the homeowner's responsibility to protect and/or cover and/or clean any personal property/belongings. Also, although photo evidence was found, which indicates the existing roof decking is tight tongue-and-groove, if when the roofing material is removed the decking is found to be gapped > ¼ inch on average, new 7/16 OSB wood roof decking will need to be installed over the existing roof boards. If this is needed, which is unlikely, the cost added for this additional labor and materials is \$58.00 per 4'x8' section (total potential increase if all decking need to be covered = \$5,307.00).
    - i. Initial to agree: DW
6. Remove existing chimney flashings x2, roof vents, plumbing vent stack flashings, drip edge, gutter apron, and valley flashings.
7. Remove existing reglet-cut counter flashings where the roofing material intersects with adjacent masonry walls.
8. Detach existing gutters as needed to install ice and water shield membrane properly, 2-3 inches onto the fascia board, covering the fascia/decking construction joint.
9. Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted and/or missing materials will be replaced. If unforeseen carpentry work is needed to properly complete the project, it will be completed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$92.50 per hour. Materials being purchased at prevailing rates.
10. Install 6 feet of ice and water shield membrane to the eave edges of the structure.
  - a. Ice and water shield will also be installed around any/all chimneys and in any/all valleys.
11. Install new high-performance synthetic underlayment to the remainder of the roof decking.
12. Install new plumbing vent stack flashings where the existing were removed.
13. Install new slant-back vents x6 to the roof surface (out of view from the street).
14. Install new pre-finished steel w-style valleys where the existing were removed.
15. Install new pre-finished aluminum drip edge to all rake edges of the structure.
  - a. Color to be: Color to be selected from standard offerings terra bronze DW
16. Install new pre-finished aluminum gutter apron to all eave edges of the structure.
  - a. Color to be: Color to be selected from standard offerings terra bronze DW

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17. Install new .26-gauge pre-finished steel historic-sawtooth-cut chimney flashings x2 (with new step flashings) where the existing were removed.
18. Install new lumber framing and sheathing as needed to the rear chimney to fabricate a new chimney saddle (aka chimney cricket) ... then install new 26-gauge pre-finished steel over the newly fabricated lumber saddle (aka water-diverter) adjacent to the rear chimney flashing.
19. Install starter shingles with seal down strip to all eve edges and the bilateral edges of all valleys.
20. Install CertainTeed Landmark shingles where existing were removed.
  - a. Color to be: To be selected from standard colors *Resawn Shake DW*
21. Install new historic-sawtooth-cut pre-finished steel counter flashings where the roofing material intersects with adjacent masonry walls.
  - a. Color to be: To be selected from standard colors *Medium Bronze DW*
22. Install hip and ridge shingles to all hip and ridge areas.
23. Clean job site daily. Remove and dispose of all job-related debris.

The cost for "Home Roofing Specifications" is \$27,236.00 – initial to agree: DW

Add new VELUX Fresh Air C01 & M02 Skylights (manually operational) for \$4,818.00 – initial to agree: DW

~~\*\*\* Note: No interior work is included in this skylight option. Our workers will remove decking as needed, install lumber framing, header, and studs as needed, install the skylight (deck mounted), and install VELUX flashing kit. \*\*\*~~

#### Gutters & Downspouts Specifications:

1. Remove existing gutters and downspouts from the home.
2. Once the existing gutters are removed the exposed fascia board will be inspected. Only as needed, rotted and/or missing materials will be replaced. If unforeseen carpentry work is needed to properly complete the project, it will be completed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$92.50 per hour. Materials being purchased at prevailing rates.
3. Install new seamless **6-inch** K-style pre-finished aluminum gutters where existing were removed.
  - a. The new gutters will be attached using new aluminum fascia brackets and screws (not nails) every 18"-24".
  - b. Color to be: To be selected from standard colors *terra bronze DW*
4. Install new 4x3-inch downspouts and coordinating downspout elbows.
  - a. Color to be: Color to be selected from standard offerings *terra bronze DW*
5. Clean job site daily. Remove and dispose of all job-related debris.

The cost for "Gutters & Downspouts Specifications" is \$3,494.00 – initial to agree: DW

#### Low-Slope Roofing Specifications:

1. Remove the existing 2 layer(s) of low-slope roofing material.
  - a. EPDM layer x1. Metal layer x1.
2. Remove existing gutters as needed to install new perimeter metal.
3. Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted and/or missing materials will be replaced. If unforeseen carpentry work is needed to properly complete the project, it will be completed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$92.50 per hour. Materials being purchased at prevailing rates.
4. Install high density **tapered** polyisocyanurate insulation where the existing low-slope roofing material was removed.
5. Install fully adhered 60-MIL EPDM over the newly installed cover board.
6. Install .26-gauge pre-finished steel perimeter metal (not termination bar) to all exposed edges of the new low-slope roof.
  - a. This includes custom fabricated .26-gauge steel counter flashing to adjacent masonry walls.
  - b. This includes custom fabricated .26-gauge steel drip-edge and/or apron.
  - c. Color to be: To be determined from standard colors *Medium bronze DW*
7. Install uncured rubber and/or EPDM flat roofing cover tape detail as needed.
8. Install all caulks and/or sealants as needed.
9. Clean job site daily. Remove and dispose of all job-related debris.
10. Warranty: Your low-slope roofing system comes with a manufacturer-backed material warranty and a lifetime Community Roofing & Restoration Workmanship Warranty.

The cost for "Low-Slope Roofing Specifications" is \$5,150.00 – initial to agree: DW

Project specs