



Certificate of Appropriateness

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

Property 804 -816 W. VLIET ST. St. John's Evangelical Lutheran Church Complex
Description of work Rebuild window well along west wall of church with original stone materials. Install two new metal window wells along west wall of rear caretakers house. Metal window wells shall have a painted or powder-coated finish. No exposed bare metal will be visible.

Replace roofing on main body of church and apse with GAF slateline shingle in a color compatible with the slate on the steeples. Membrane roofs can be replaced where existing with similar materials or with the slateline shingles.

Date issued 11/15/2018 PTS ID 114658 COA: window wells & 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:

Slate on steeples, lanterns, cupolas, etc., must be retained where existing.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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. Milele Coggs, Contractor



Existing slate must be retained on circled features.

3. Set scaffolding along both gutter lines of the main church and two scaffold towers on the North East and West corners.
4. If a boom truck or equipment is required to be on the grass, plywood will be utilized as a temporary protection.
5. Remove and dispose of all roofing materials.
6. Remove and dispose of valley, all flashing, and gutter metals. Cornice gutter and parapet coping metal to remain.
7. Remove and properly dispose of six Modified Asphalt Membrane areas containing Asbestos, in accordance with Wisconsin State Asbestos Regulations, by certified Wisconsin State Asbestos Supervisors.
8. Inspect the underlying wood deck for damage. Deteriorated decking will be documented, brought to your attention, and replaced on a Time and Material basis.
9. Furnish and install High Temperature Grace Ice and Water Shield along all eaves, valleys, walls, steeple bases, chimneys, and penetrations. The Ice and Water will be primed through the gutter and up the roof slope six feet.
10. Furnish and install Sharkskin Comp synthetic underlayment on the entire roof, including covering all exposed Ice and Water shield.
11. Furnish and install GAF Slateline Lifetime Designer Shingles.
12. Fabricate and install 20 oz. soldered copper gutters, stepped flashing, scuppers, and valleys. This sheet metal will be custom fabricated in our shop to match existing profiles.
13. Fabricate and install 20 oz. soldered copper panel roof systems at the bottom of all four valleys. These basins require special treatment as they have been problem areas in the past. The copper will extend up the roof slope three feet.
14. Fabricate and install 24 gauge prefinished sheet metal step, base, counter, chimney, and parapet wall flashings. The sheet metal color will match existing as close as possible.
15. Furnish and install 6 inch round galvanized downspouts with associated elbows. These downspouts will be painted with fully soldered vertical seams.
16. All roofing materials will be installed strictly following the manufacturer specifications.

Items 1-2 and 17-23 are excluded as irrelevant to HPC approval, but have been kept in the record.



Window well locations. The one on the main church building is existing.



LEFT: Collapsed window well.

BELOW: Intact window well and same collapsed window well. Will be restored to condition of well in foreground.





At grade windows at caretaker's house, west wall. Metal window wells will be installed at these two locations. Bare metal must not be visible.