



Certificate of Appropriateness

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

**Property
Description of
work**

600 W. Historic Mitchell St. Historic Mitchell

Remove and replace the existing roof. Tuckpoint chimney around flashing if needed. Clean existing gutters and replace existing downspouts. Repair or replace missing and damaged cornice elements in new wood per conditions. Paint affected areas blue to match existing condition.

Box and slant-back roof vents may be placed only on north and west roof slopes; ridge vents are preferred.

Date issued

8/22/2019

PTS ID 114841 COA, roof and paint

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:

1. 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 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.

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>

2. The Wisconsin Historical Society has also established best practices for working with flat roofs.
<https://www.wisconsinhistory.org/Records/Article/CS4266>
3. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.
4. **If tuckpointing is necessary:** New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business, Masonry Chapters*, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

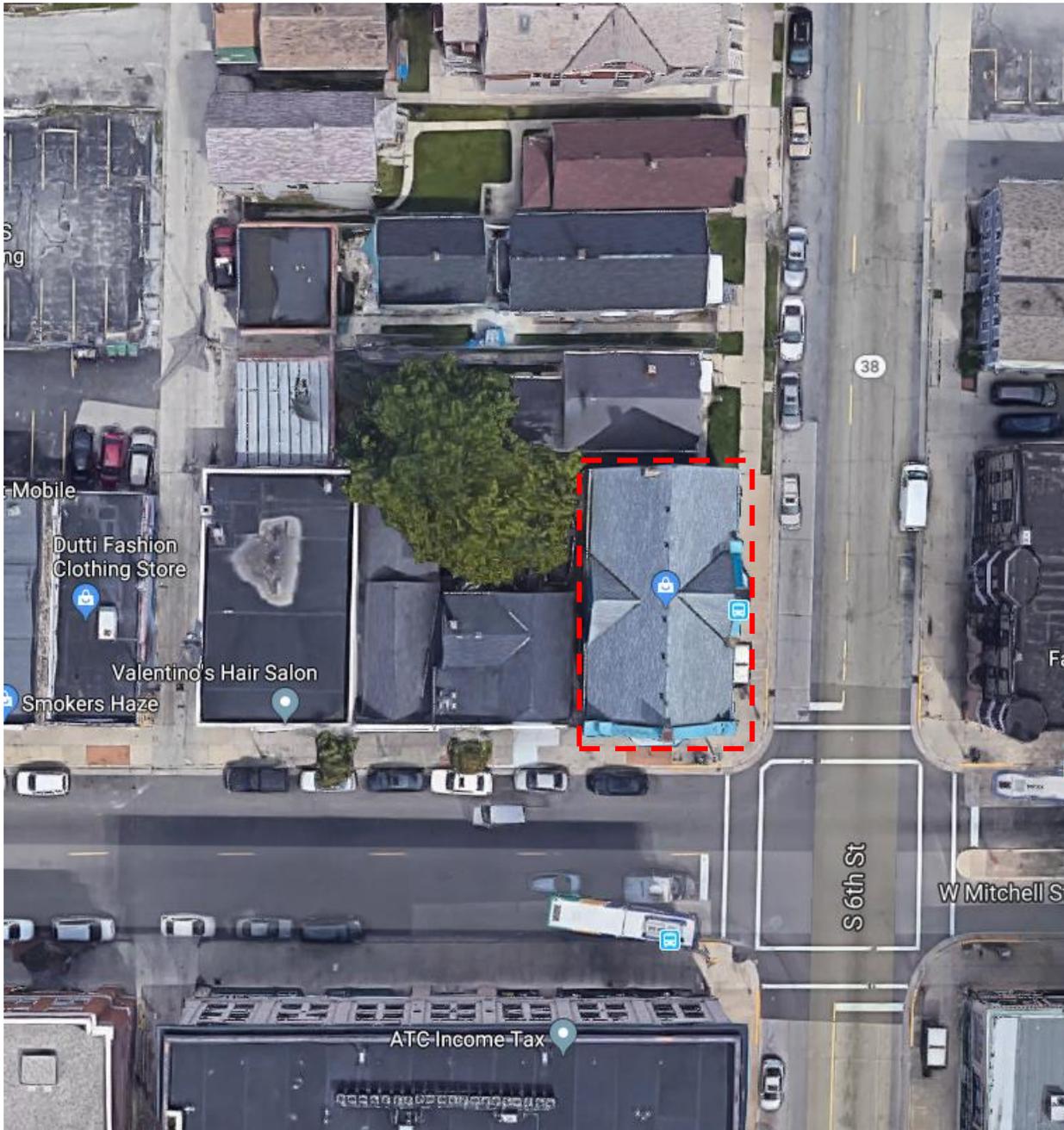
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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/permits, or call (414) 286-8210.



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. José Pérez



Aerial view of the property. Existing roof to be removed, damaged decking to be rebuilt, and new roof to be installed.



Southeast corner of the property

Examples of cornice condition to be repaired and/or rebuilt indicated

Affected areas to be painted blue to match existing condition

Specifications provided by contractor for work to be done:

Roof:

1. Remove existing shingles, felt underlayment, vents, valleys, (4) soil stack flashings and (1) chimney flashing.
2. Remove and replace damaged roof decking.
3. Install ice and water shield underneath valleys, perimeter of chimney and where roof meets brick and where meets metal coping.
4. Install new tin shingles / flashing where roof meets brick, where roof meets metal coping and perimeter of chimney.
5. Install high performance synthetic underlayment to balance of roof decking.
6. Install style "D" drip edge, where possible
7. Install "W" style 24-gauge pre-finished galvanized metal valleys where removed.
8. Install Owens Corning Durations limited lifetime dimensional fiberglass shingles where removed.
9. Install (8) standard aluminum roof vents where removed: west side of building.
10. Install (4) lead soil stack flashings where removed.
11. Install ridge venting to top side of west and east gables.
12. Install (1) custom fabricated 24-gauge prefinished galvanized metal chimney flashing with mortar reglets where removed.
13. Tuck point perimeter of chimney flashing, where needed.

Exterior carpentry; east, west and south sides of building:

1. Remove and replace damaged 2-piece wood fascia. *To match existing as closely as possible.
2. Remove and replace damaged wood soffit. *To match existing as closely as possible.

Re-line built-in gutters:

1. Clean out existing built-in gutter systems to receive new .060 E.P.D.M rubber roofing material.
2. Remove existing aluminum downspout outlets.
3. Remove existing downspouts.
4. Install 4" aluminum downspouts where removed. *To include new aluminum outlets.
5. Re-line existing built-in gutter systems with .060 E.P.D.M. rubber roofing material.
6. Install custom fabricated aluminum drip edge; entire perimeter of built-in gutter system.

Exterior painting; all blue wood products and metal coping:

1. Prep existing products mentioned above to receive paint.
2. Spot prime all areas prepped.
3. Paint all areas prepped. *Color to match existing per owner's request.