



# Certificate of Appropriateness

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

## Property Description of work

### 1696-1698 N. Marshall St., Brady Street Historic District

Replace the asphalt roof with CertainTeed Landmark shingles. Replace built-in gutters with custom fabricated copper gutters and aluminum downspouts. Repair and paint parapets.

## Date issued 12/20/2023

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:

N/A

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. Brostoff

Roofing Specifications *(to be done in accordance with the Milwaukee historic society building rehabilitation tax credit):*

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 3 layers of roofing material and underlayment on all shingled roof facets on the home.
  - a. If unforeseen layers are present, they will be removed and disposed of at a rate of \$4,140.00 per additional layer.
  - b. Your existing roof boards are gapped (in some areas), so roofing debris will fall through the gaps. Covering and protecting property in the attic is the responsibility of the customers and/or tenants.
3. Remove decorative turret cap. **Set aside for reinstallation.** Turret work will be completed using a construction lift as needed.
4. Remove existing chimney flashings x2, roof vents, plumbing vent stack flashings, anti-draft-back vents, drip edge, gutter apron, and valley flashings.
5. Remove existing reglet-cut roof/wall flashings that are currently installed at roof/masonry intersections.
6. Remove existing trim that is adjacent to roofing material as needed to completely remove and replace (not re-use or re-work) the existing step flashings and roof-to-wall flashings.
  - a. Adjacent wood siding will be removed and then reinstalled after the new flashings are in place. When removing wood siding, all reasonable attempts will be made to preserve and reinstall the wood siding. However, if the existing wood siding cannot be reinstalled after the flashings have been replaced, new similar-to-existing siding will be purchased and installed (to be done on a time and material basis). Time being \$98.50 per hour. Materials being purchased at prevailing rates.
7. Once the existing roofing and/or siding material is removed the roof decking and exposed structure will be inspected. Only, if necessary, any rotted and/or missing wood 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 \$98.50 per hour. Materials being purchased at prevailing rates.
  - a. If new decking is needed over existing gapped boards, it will be installed on an as-needed basis at a rate of \$200.00 per square (10'x10' area). The attic was inspected, and it is expected to not need all new decking. However, new decking will be installed as needed in areas to comply with building code and/or manufacturer installation specifications. Maximum exposure for new decking is \$6,600.00.
8. Install 6 feet of ice and water shield membrane to the eave edges of the structure. Ice and water shield will also be installed around any/all chimneys and in any/all valleys.
9. Install high performance synthetic underlayment to the remainder of the roof decking.
10. Install new adjustable lead plumbing vent stack flashings where the existing were removed.
11. Install new anti-draft-back vents where the existing were removed.
12. Install new slant-back vents to the roof surface (**not viewable from ground as possible per historic guidelines**).
13. Install new pre-finished steel w-style valleys where the existing were removed.
14. Install new pre-finished white aluminum drip edge to all rake edges of the structure.
15. Install new pre-finished white aluminum gutter apron to all eave edges of the structure.
16. Install a new .26-gauge pre-finished steel (**historic sawtooth cut**) chimney flashings (with new step flashings) where the existing were removed (x2).
17. Install new pre-finished steel reglet roof/wall flashings (**historic sawtooth-cut**).
18. Install starter shingles with seal down strip to all eave edges and the bilateral edges of all valleys.
19. Install CertainTeed Landmark 229-pound-per-square shingles (**historic society approved**) where existing were removed.
  - a. Color to be: Moire Black
20. Install hip and ridge shingles to all hip and ridge areas.
21. Clean job site daily. Remove and dispose of all job-related debris.

Roofing scope of work

Copper Built-In Gutters and Aluminum Downspouts Specifications:

1. Remove existing built-in gutters and downspouts from the building.
  - a. This includes around the turret.
2. Once the existing gutters are removed the exposed structure will be inspected. Only, if necessary, any rotted and/or missing wood 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 \$98.50 per hour. Materials being purchased at prevailing rates.
3. Install new custom-fabricated copper built-in gutters where existing were removed.
4. Install new 4x3-inch aluminum downspouts and coordinating downspout elbows where existing were removed.
  - a. Color to be: White
5. Clean job site daily. Remove and dispose of all job-related debris.

\*\*\* ADDITONAL OPTION: Apply "Evapo-Rust Super Safe Rust Remover" to the upper metal surfaces (horizontal and sloped) of the upper parapet caps on the North and West facing building facets. After the "Evapo-Rust Super Safe Rust Remover" has been allowed to dry we will apply a fresh coat of exterior-grade white paint. The cost of this option is \$3,979.00 – initial to agree: GW \*\*\*

Gutter and parapet scope of work