



Certificate of Appropriateness

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

Property	SE Corner N Cass and E Pleasant St.	Friedmann Row
Date issued	3/19/2024	231858

Description of work

We will remove the existing flat roof material down to the original decking at this time. The current flashing along the East edge as well as the north edge will be removed at this time. The bottom 3 courses of shingles will need to be removed along the North end of the flat roof so the new flat roof can be flashed properly. There are 5 pitched facets that intersect with the flat roof on the North end of the roof that will need to be worked on to be clear. \$98.50hr plus materials for any wood repairs that may be needed at this time for any wood repairs that may be needed to the roof. 2x6 boards will then be used to create the needed wood nailer along the entire West edge of the flat roof. They will be stacked up to meet the height of the insulation board and screwed down using 6" screws. 2 layers of 2.6 ISO board will then be applied over the entire flat roof surface to meet state code. The ISO board will be installed staggering the seams to make sure no condensation from the inside of the building affects the fully adhered rubber roof system that is going to be installed. At this time we will anchor new 7/16 OSB to the back walls on each of the East dormers as well as the South wall so the new roof system can be installed correctly. 2x10 wood will then be anchored to the top of the South parapet wall so the rubber can be run up and onto the wall prior to the new coping being made and installed. RMS 6" tape will then be installed to secure the EPDM membrane at the base of the parapet wall as well as the curbs of each of the skylights. This will hold the rubber to all of these walls and curbs so over time it does not pull away. Commercial glue will then be applied over the entire flat roof surface and up each of the curbs, parapet walls, and back faces of each of the dormers. 60mm EPDM fully adhered flat roof system will be installed over the entire flat roof surface, up each of the walls, back of dormers, curbs, and pitched facets 3'. 26 gauge coated steel will then be used to custom make and install a new apron along all of the roof edges around the entire flat roof. The top of the apron will then be primed and six inch uncured rubber will be used to seal the intersection of the apron with the new rubber roof. 26 gauge steel will be used as well to custom make and install a new coping system on the parapet wall on the South end of the flat roof. Water stop waterproofing will be applied over each seam prior to the new custom made straps being installed to secure the coping. All of the existing stacks that extend out of the roof will be flashed with new rubber boots. The proper clamps will be used at the top of the boots and lath sealant will be used along all of the edges.

Skylights:

Prior to the tear-off being done we will remove each of the skylight domes and carefully put them off to the side. Ice and water shield will then be applied around each of the curbs at this time. 7/16 OSB sheeting will be secured to the outside curbs on each of the skylights. After the new EPDM rubber roof system is installed properly and secured to the curbs we will reinstall each of the skylights using the proper fasteners.

Shingled Pitched Facets:

As the tear-off is being done we will have to remove the bottom 3' of shingles along the sections of roofing that intersect with the flat roof so the rubber can be run up those roofs to properly flash things. After the ISO board is installed we will install 3 feet of HT ice and water shield along the flat roof intersection with the pitched facets. As the new rubber roof is installed it will be applied 3 feet up onto the pitched facets. At this time we will install new Certainteed Presidential TL Lifetime 50yr shingles to match the existing roof system as closely as possible. The shingles will be secured down using 1 3/4 roofing nails.

(2) Chimneys:

We will deconstruct both the North chimney and the middle chimney on the building down to the decking. At this time we will rebuild both chimneys to match the existing original style so all 3 chimneys on the building. We will then frame out and pour a new concrete cap on both chimneys. The middle chimney will be closed off at this time. The North chimney will have the proper flu system installed that will extend out past the new concrete crown. As the new flat roof system is being installed we will lap that product up onto the chimneys to eliminate the roof and brick intersection. At this time we will custom make and install a new 26 gauge front and rear flashing plate on the chimneys. We will then grind into each chimneys and anchor a new 26 gauge coated steel historic step counter flashing system around each of the chimneys. Novaguard sealant will then be used to seal the intersection of the brick with the new counter flashing

West Gutter:

As the tear-off is being done we will remove the existing gutter and downspouts. After the wood nailer is installed and the ISO boards and applied the new rubber roof system will follow. As that rubber roof system is being installed it will be run down onto the face of the wood nailer 6". At this time we will custom make and install the new 26 gauge coated steel apron along the entire West edge. The proper primer will be used to prime the top of the apron and six inch uncured rubber will be used to seal the intersection of the new apron with the rubber roof. Lahp sealant will be used as the sealant along the edge of the uncured rubber that meets the rubber as well to add another layer of protection. With lapping the rubber over the nailer 6" that will prevent moisture from backing up into the building. A new six inch seamless aluminum gutter and 5" downspouts will then be installed along the entire West edge. The gutter will be secured using the proper straps and screws NOT nails.

North Gutter:

We will remove the existing 3" downspout on the gutter. At this time we will cut in and install a 4" outlet into the gutter. A new 4" aluminum downspout will then be installed being anchored to the building. All debris to be hauled away by CRR. Tarps and plywood will be used to protect the building as the roofing project is being done. The permits needed for the project will be taken care of by CRR. A crane will be needed on site for the removal of the debris, loading of materials, and unloading of equipment after the job has been completed

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:

Masonry Work Conditions

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. 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.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. A sample panel of the masonry materials and their 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.

Roofing Conditions

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.

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) 286-5712 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



Typical current conditions