



Certificate of Appropriateness

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

Property

5503 W. Blue Mound Road

Calvary Cemetery

Description of work

a) Repair or replacement of deteriorated roofing, flashing and related appurtenances

- Kelmann to remove and replace existing asphalt roof with like kind and quality; including ridge shingles, valley metal, flashings, felt paper, and laminating sheathing with new OSB to prevent any additional roof leaks into building. **Certainteed Landmark shingles, in an earth tone or approximating the existing color.**

- Kelmann's scope of work does not include any work to flat roofs at this time; flat roofs were determined to not currently be leaking at time of inspection

b) Boarding of windows and door openings in a manner to secure the structure

- Kelmann to remove any remaining storm windows (store inside of building) and board-up ALL

window and doors to structure with OSB. **Board-up materials must be painted kelly green or the light blue used on the rest of the building.**

- Kelmann to additionally brace and board up lower screen porch area to prevent vandalism/animal intrusion where ~4' tall crawlspace is present (on West side of building)

c) Winterization of plumbing and heating systems

- Kelmann performed an interior inspection with 2 representatives of the Archdiocese and it was determined that the plumbing and hvac systems were both drained previously

d) Bracing, securing, replacing or otherwise repairing deteriorated structural elements.....

- Kelmann will structurally repair ONLY (no trim work, painting, or returning to original condition) 3 locations on exterior structure from visual inspection.

o NE corner of building next to entry door to front office on East side of building

o NE-most pillar on the drive through area; North side of pillar

o SE corner of building next to entry door on East side of building

e) Tuckpointing of eroded masonry materials and replacement or repair of missing masonry units

- Kelmann to partially tuckpoint and repair all chimneys to the point of stabilization only

- Kelmann to partially tuckpoint visible foundation (above grade) where spalling and/or cracking has

Occurred **Tuckpointing to be performed with low to zero portland cement content mortar. Anything harder than Type O requires further consultation.**

- f) Repair of rebuilding of building elements to prevent further deterioration or damage
 - Kelmann to replace (3) sections of rotten downspout contributing to building rot. No painting or additional downspout work to be performed
 - No siding, trim, or railing work to be repaired in this scope of work. If complete restoration of building is to occur; all of these materials would require complete replacement; therefore painting/partial replacement would result in a significant overlap of scope and costs.
- g) Removal and storage of architectural elements to protect them from theft or damage
 - Kelmann has determined during inspection that no architectural elements are easily assessable or in good enough existing condition to warrant removal and storage

Date issued 4/9/2024

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:

Architectural details

Removed architectural detail material shall be photographed and inventoried with the inventory document provided to HPC.

Masonry

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.**

Roofs

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 with composition shingles 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>

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.



A handwritten signature in black ink, appearing to read "Tom Adams".

City of Milwaukee Historic Preservation