



# Certificate of Appropriateness

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

**Property** 851 N. 29TH ST. Concordia Historic District  
**Description of work** Re-roof and replace existing gutters with new half-round gutters. Work to be done according to specifications, conditions below, and gutters to be installed only by the attached approved methods.  
**Date issued** 3/31/2017 PTS ID 114251 COA: re-roof and replace gutters

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:

**Gutters must hang below the eaves from a bracket attached under the roofing shingles. No fascia board may be installed and no rafter tails may be shortened or altered in shape. There must be a visual gap between the eave and the top of gutter to match existing conditions. Approved gutter installation methods are below. Roofing product is to be CertainTeed Landmark in Weathered Wood color. No vents may be installed closer to the front of the house than 10 ft. No roof vent may face N. 29th Street. Roof vents must be painted or finished to blend with roofing materials.**

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Tim.Askin@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](http://www.milwaukee.gov/build), or call (414) 286-8210.

*Tom Adams*

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Dave Pedersen (286-2540)



Existing conditions. Note visual gap between edge of eaves and existing half-round gutter (circled). This detail must be reproduced with the replacement gutters at all locations around the roof.

Roofing Scope of Work

O Secure all necessary permits for construction

O Tear-off all areas of existing roofing material down to wood deck below. Dispose of debris off site while exceeding OSHA requirements for worker and pedestrian safety. INFINITY Exteriors, LLC will provide waste removal services. All asphalt shingles will be recycled and not sent to the landfill. Container will be placed in: Driveway.

O Inspect all decking and remove / replace any deteriorated wood decking

O Furnish and install:

> Three (3) feet Ice and Water barrier. Ice and Water barrier will also be installed under all valley metal and around all roof penetrations

> Heavy asphalt saturated roofer's underlayment. Upgrade to Full Synthetic underlayment

> New starter shingles on all gutter edges

> New prefinished "W" style valley metal

> New sewer vent pipe flashings

> New shingles

> New matching cap shingles

> Six (6) new "550" style vents

O Custom bend and install two (2) new two-piece chimney flashing - Cut into brick with cricket

HOUSE

Scope of work per application. Note conditions on gutters and roof vents above.

# Eaves Troughs and Hangers for Various Roofs

## *Drawing No. 14*

Four types of eaves troughs and hangers for connection to any kind of roof installation as well as the method for constructing the expansion joint in the eaves trough, are presented in Drawing No. 14.

In Fig. 1 is shown an eaves trough with double bead with hanger for pitched roof construction. The eaves strip is shown at *X*. This eaves trough may be used with either a flat lock or standing seam roof. The hanger is made of  $\frac{1}{8}$  x 1-in. band iron. The brace is constructed to accurately surround both gutter beads. The vertical band is riveted to the center of the brace, bent to the proper angle of the roof, allowing for pitch to the outlets. The hanger is nailed to the roof sheathing with two barbed wire roofing nails. If a metal roof is used, then the hanger is capped and soldered.

An eaves trough with a double bead is presented in Fig. 2. The gravel stop and drip is applied to the roof as shown. The hanger is similar to that

shown in Fig. 1, except that both the brace and hanger are twisted. This hanger is applied to the gutter the same as in Fig. 1 and also attached to the roof in the same way.

Eaves trough hangers for flat tile roofing are shown in Fig. 3 and 4, which give the single and double bead eaves trough. The hangers are regular commercial wire eaves trough hangers and are applied as shown. These may be used on small gutters requiring only light duty and draining roofs of small area.

Fig. 5 presents the method of constructing the expansion joint in the eaves trough. The upper part of the illustration shows two heads soldered in the ends of the eaves trough, the distance marked *X* being allowed between the heads, to provide for temperature variation. The lower part shows the space between the two heads marked *C* and *D* with expansion and sliding cap covering them.

Above are the instructions and guidelines for the gutter installation methods shown on next page. The shown methods of attachment are the only acceptable methods of attachment.

STANDARD PRACTICE IN SHEET METAL WORK

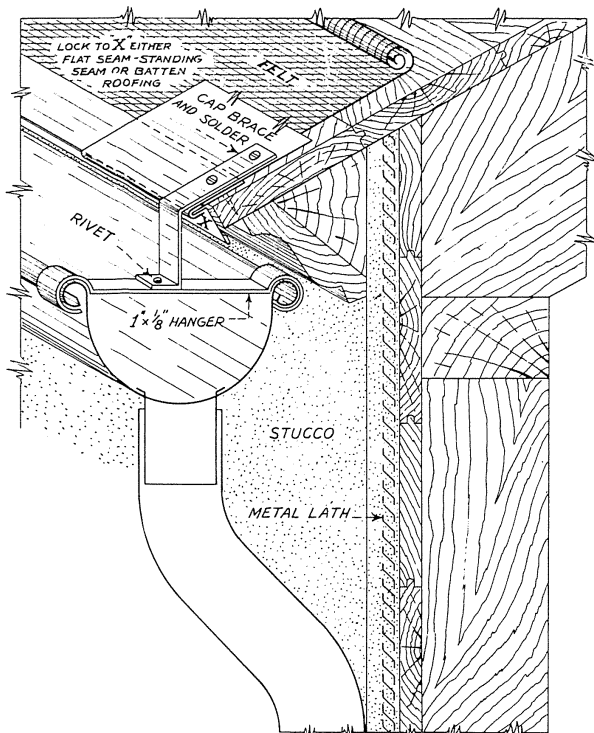


FIG. 1 DOUBLE BEAD EAVE TROUGH WITH HANGER FOR FLAT SEAM, STANDING SEAM AND BATTEN ROOF INSTALLATION  
SCALE 2"=1'-0"

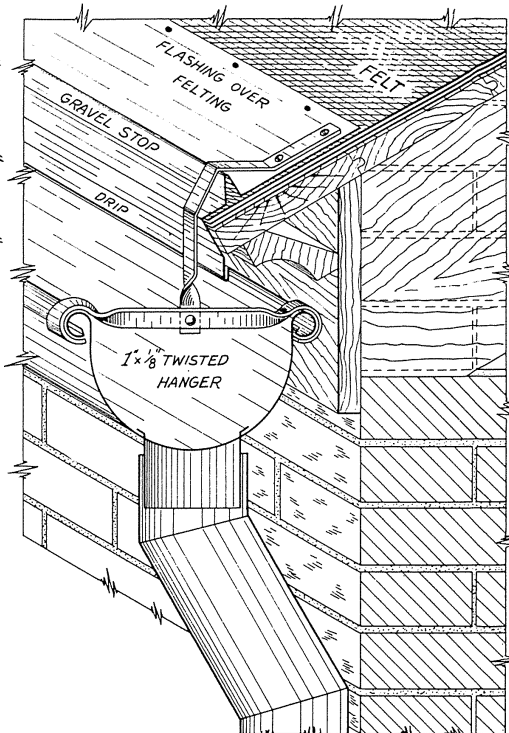


FIG. 2 DOUBLE BEAD EAVE TROUGH WITH TWISTED HANGER FOR COMPOSITION AND FLAT TILE ROOF INSTALLATION  
SCALE 2"=1'-0"

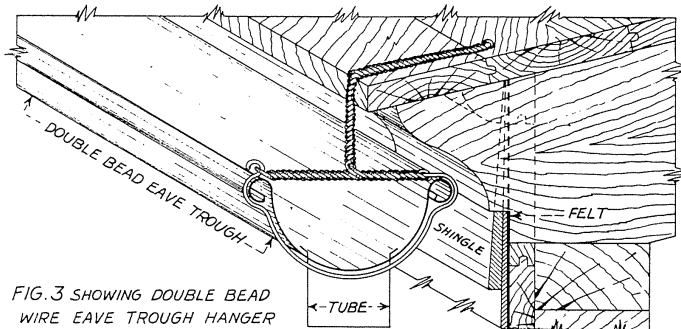


FIG. 3 SHOWING DOUBLE BEAD WIRE EAVE TROUGH HANGER

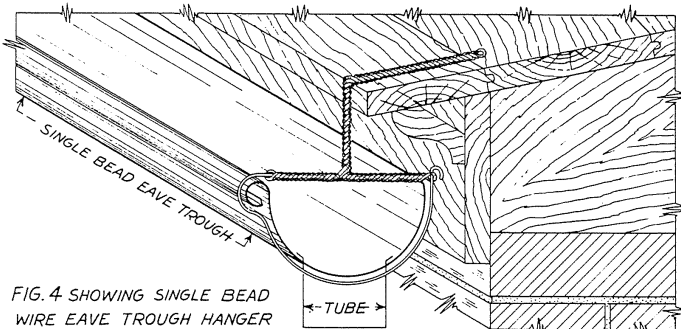


FIG. 4 SHOWING SINGLE BEAD WIRE EAVE TROUGH HANGER

FIG. 3 AND 4 SHOW TWO TYPES OF WIRE EAVE TROUGH HANGERS FOR SINGLE AND DOUBLE BEAD TROUGHS, USED ON ROOFS HAVING SMALL AREA FOR ANY KIND OF ROOF INSTALLATION — SCALE 2"=1'-0"

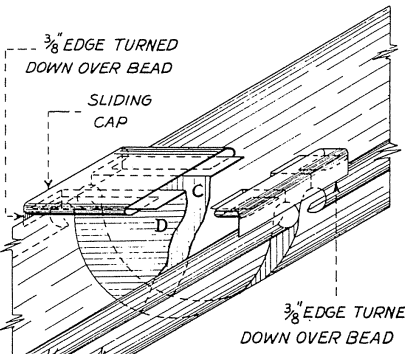
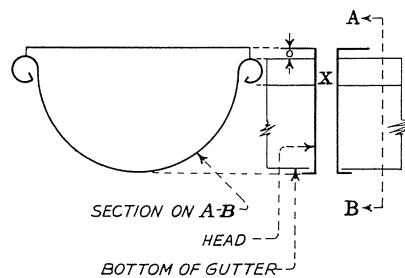


FIG. 5 METHOD OF CONSTRUCTING EXPANSION JOINT IN EAVE TROUGH  
SCALE 2"=1'-0"

**NOTE** } THE CONSTRUCTION METHODS OF CONNECTING FLAT SEAM, STANDING SEAM, BATTEN, TILE, SLATE AND COMPOSITION ROOFING TO EAVE TROUGHS ARE SHOWN ON DRAWINGS N<sup>o</sup> 16-24

TRADE DEVELOPMENT  
COMMITTEE  
National Association  
Sheet Metal Contractors

EAVES TROUGHS AND HANGERS FOR  
VARIOUS ROOFS

DRAWING  
NUMBER 14

Approved gutter installation methods. Gutters must hang from main roof. No fascia may be used.