



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property 2879 N. GRANT BL.
Description of work Re-roof house in Certainteed Landmark Resawn Shake color. Repair soffits as needed with a natural wood or exterior plywood product. New gutters on house and garage as needed. Half-round gutters are preferred and will fit better into existing rafter tails. K-type is acceptable as it is already present.
Date issued 3/12/2018 PTS ID 114698 COA: roof, gutters, soffits

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:

Roofs
No dormers, chimneys, moldings 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>

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/build, or call (414) 286-8210.



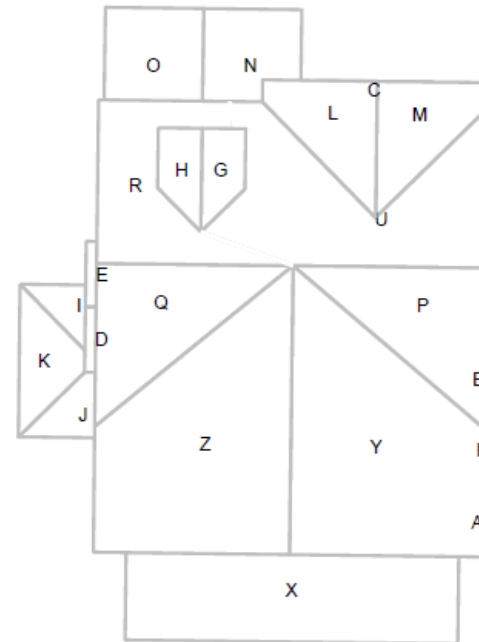
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Russell Stamper II, Contractor

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Resawn Shake



Approved shingle product and color. Box and slant-back vents should only be placed on roof slopes P & Y, every effort should be made to avoid placing them in other locations.



Typical soffit damage and overview of property

Scope of work

AREA OF WORK: Main House – Not including flat roof or Detached Garage

- ✓ Secure all necessary permits
- ✓ Remove all existing shingles down to the roof deck and properly dispose of materials in dumpster.
- ✓ Replace any rotted, bad or missing wood as necessary. Southern pine is \$5.00 per linear ft and OSB is \$55.00 per 4' x 8' sheet.
- ✓ Install New Ice & Water Shield extending 6 ft. from gutter edges, and around perimeter of chimney and all roof penetrations.
- ✓ Install New CertainTeed Roof-Runner Synthetic Underlayment
- ✓ Install New CertainTeed Swift-Start Starter Shingles at the lower edge of the roof, along all gable edges and both sides of valleys.
- ✓ Install new pre-finished Gutter Apron wherever new gutters are to be installed. Color: White
- ✓ Install New Flashings at the plumbing vent stacks and other roof penetrations.
- ✓ Install new .26 gage two piece chimney flashing – color to match shingles
- ✓ Install CertainTeed Landmark AR Dimensional Fiberglass Seal-down Shingles, to cover the entire roof area. Color: _____
- ✓ Install (6) new slant back roof vents to match shingle color
- ✓ Install CertainTeed Approved Hip & Ridge Cap Shingles.
- ✓ All shingles will be Storm Nailed to provide 130 mph wind protection (instead of the standard 110 mph).

Gutter Scope of Work: House only – Including Flat Roof / Detached Garage

- ✓ Remove and dispose of existing gutters and downspouts on house and flat roof.
- ✓ Furnish and install new larger 4" downspouts in existing location unless otherwise noted
- ✓ Apply all necessary finish caulking
- ✓ Clean-up and haul away all debris

Soffit Repair: Southside of home

- ✓ Remove and dispose of existing damaged beadboard on south side of the home
- ✓ Furnish and install new beadboard into soffit – unpainted and apply all necessary finish sealant.