



Certificate of Appropriateness

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

Property Description of work

3129-3131 N. Sherman Blvd., Sherman Boulevard Historic District

Replace existing roof on house and garage with Certainteed shingles per the attached scope of work

Date issued 7/22/2026

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:

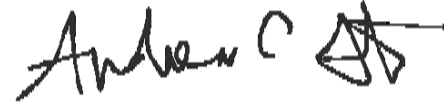
No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. 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 it is 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) 286-5722 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

Copies to: Development Center

7 PAGES TO FOLLOW



INSPECTION



East Roof facet. We will be installing new step flashing along all vertical roof wall intersections, new front flashing plates along horizontal roof wall intersections, and new historic step counter flashings along all vertical roof walls.

There is some minor wood repairs needed to the molding on the South-East lower roof facets.



We will replicate and install the needed historic step counter flashing systems along all of the roof wall intersections.

Overview of the South roof facet on the house.



INSPECTION



North-East and North roof facets on the house.



West roof facet.



Missing asbestos tiles on the West upper roof system below the dormer.



Asbestos tiles that are missing at this time on the South-East lower roof facet.



INSPECTION



North roof facet on the garage.



South and West roof facets on the garage. We are saving the existing gutters on the house and garage.



House attic has blocking between all the rafters so there is NO intake or air flow currently. We are looking at adding some on the West side of the house which will help and meet the historic tax credit guidelines.



Deck boards are tight on the house and garage and NO re-deck is needed.

07/14/2026



Community Roofing
 1776 North Water Street
 Milwaukee, WI 53202
 www.communityroofing.com
 Phone: (414) 332-1139

Ms. Dixon Annette
 3129 North Sherman Boulevard
 Milwaukee, WI 53216-3544
 (414) 435-4815

Job: 2026-1030: Ms. Dixon Annette

Asphalt Roofing Section

PROJECT PREPARATION/LANDSCAPE PROTECTION:

Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by the owner and/or Community Roofing & Restoration during project duration

HOUSE & GARAGE ROOF ASBESTOS TEAR-OFF PROCESS:

- CRR will get the needed permits with the DNR for the tear-off and disposal of the existing Asbestos tile shingles on the house and garage roofs.
- The needed scaffolding will be set up and rotated around the house for the removal of the Asbestos roof.
- All workers will have the protected body suits and face respirators while the Asbestos is being removed.
- The Asbestos will be removed carefully and put into bags or bins and lowered to the ground.
- The Asbestos will then be placed into a special dumpster that will be on site that will have a liner installed in it. The dumpster will be covered in the evening so nobody can gain access. This dumpster will be labeled as well to make sure everyone is aware of what it contains.
- As soon as the Asbestos roof is completely removed the dumpster will be removed from the site and a new one will be dropped off for the debris from the garage and remaining housework that is needed. Jeff has a small bin of loose asbestos tiles that will be given to the crew and disposed of as well at this time.
- CRR will return at the end of each day when the Asbestos work has been completed to get up on the roof and make sure the house is kept watertight. This will require the other crew to allow CRR a couple hours to complete the needed work.

EXISTING DECKING INSPECTION:

Once existing materials are removed, the exposed structure will be inspected. Any necessary repairs to rotted, missing, or damaged materials will be completed only as needed. If this unforeseen carpentry is required, a change order will be presented for approval and added to the final invoice at \$88.50 per man-hour plus materials at prevailing rates. Pictures will be provided to Ms. Dixon to show the need for replacement.

UNDERLAYMENTS:

- Ice and water shield membrane will also be installed around all roof penetrations including chimney, and in all valleys.
- The gutters will be detached as needed in order to properly install the ice and water shield membrane 2-3 inches onto the fascia board, completely covering and protecting the fascia/decking construction joint.
- Install 6ft. of ice and water shield membrane to all heated eave edges of the structure.
- Install synthetic underlayment to the remainder of the roof decking.

FINISHES:

- Install new pre-finished steel w-style valleys where the existing were removed.
- Install new pre-finished aluminum drip edge to all rake edges of the structure.
- Install new pre-finished aluminum gutter apron to all eave edges of the structure.

SHINGLE INSTALL (PER MANUFACTURER SPECIFICATIONS):

- Install starter shingles with seal down strip to all eave edges and bilateral edges of all valleys.
- Install CertainTeed Landmark 30yr dimensional shingles where existing shingles were removed. The shingles will be installed using 1 1/4 roofing nails.
- As the shingles are being installed there will be new step flashing installed along all of the vertical roof wall intersections on the 2 dormers on the house as well as the lower South-East and North East roof wall intersections.
- We will then use 26-gauge coated steel and custom make and install new front flashing plates along all of the horizontal roof wall intersections on the house.
- As this time we will grind into the mortar joints and anchor a new historic step counter flashing system along all of the walls replicating how the existing flashing systems were done on the house. This style of flashing is required for the historic tax credit program.
- Quad max sealant will then be used to seal the intersection of the brick with the new counter flashings.
- We will then install new cap along all of the hips and peak sections on the house.
- 1 new 45 degree lead boot will then be installed over the existing 4" stack that extends out of the North side of the house roof.

CHIMNEY COUNTER FLASHING:

- As the new roof system is being installed we will install the proper step flashing along the vertical sides of the chimney.
- 26-gauge coated steel will then be used to custom make and install a new front and rear flashing plate on the chimney.
- We will grind into the mortar joints and anchor a new historic step counter flashing system which is required for the tax credit program around the

entire chimney using 26-gauge coated steel

-Quad max sealant will then be used to seal the intersection of the new counter flashing and the brick on the chimney.

VENTILATION:

-Currently the house is NOT venting at all. When I was in the attic it was extremely hot and there is blocking between each of the rafters where the meet the floor so there is no intake or air flow. With the historic tax credit program you are not allowed to see the ventilation from the street.

-I would suggest cutting in a continuous Edge Vent on the West side of the house to create the needed intake and air flow.

-We will then cut in and install 4 new slant back roof vents to allow the roof to exhaust in that area. This will help the attic space but with the restrictions from the tax credit program this is really the best option.

-I'm happy to discuss this further if you like to make sure you fully understand Ms. Dixon.

GUTTERS AND DOWNSPOUTS:

The existing gutters on the house and garage will be reinstalled with new aluminum fascia brackets and screws (not nails) every 18-24 in.

The gutters will be re-pitched toward the existing downspouts

PERMITS/CREW/CLEAN-UP:

Community Roofing will provide necessary permits for this project.

Communicated through your Project Manager, the crew that begins your project will remain on-site every day until the work is fully completed, weather permitting. Clean project site on a daily basis. Remove and dispose of all job-related debris.

CRR WILL SEPARATE THIS BID INTO 2 BIDS SO YOU CAN TAKE FULL ADVANTAGE OF THE HISTORIC TAX CREDIT PROGRAM.

	Qty	Unit	Price
Shingles			
Certaiteed Landmark AR (3 BD/SQ)	111.00	BD	\$7,587.51
- ss 3 Impact Resistance (Standard Landmark): Landmark shingles typically have a Class 3 impact resistance rating - Landmark shingles, another product line from CertainTeed, are asphalt shingles built with dual-layer construction. This double-layer design gives them a dimensional, or "architectural," look that mimics the appearance of wood shakes. They have a fiberglass reinforcement mat that provides durability and strength, helping them withstand various weather conditions. - The shingles are coated with ceramic-coated granules that offer UV protection and color stability, enhancing both their longevity and resistance to fading. They also contain a layer of asphalt mixed with mineral stabilizers for waterproofing, giving them excellent resilience against moisture and temperature fluctuations. Landmark shingles are known for their balance of aesthetic appeal, durability, and reasonable cost			
ABC Electro Galvanized Coil Nails - 1 1/4" (7200 Cnt)	2.00	BX	\$134.20
Ridge Cap			
Certaiteed Shadow Ridge (Class 3 IR) (30')	11.00	BD	\$1,130.76
Starters			
Certaiteed SwiftStart - 7 5/8" (116')	5.00	BD	\$440.59
Underlayment			
Owens Corning RhinoRoof Granulated Ice & Water Shield (2 Sq)	12.00	RL	\$1,616.95
ABC Pro Guard 20 Synthetic Underlayment (10 sq)	2.00	RL	\$262.31
Staples - 5010C - 5/16" (5000 Cnt)	3.00	BX	\$50.80
10 SQ PER BOX (5000)			
Ventilation			
ABC Electro Galvanized Roofing Nails - 3" (5 lb)	1.00	BX	\$25.41
Used for Ridgevent and Edgevent			
There are 523 nails per 5 lb box and each piece of vent takes 10 nails so 208 ft			
Air Vent Airhawk SLA Slant Back Aluminum Static Vent	4.00	EA	\$176.20
Flashing Metals			
Quality Aluminum ADE187 Drip Edge - 1 7/8" (10')	13.00	PC	\$308.25

Quality Aluminum ARA62 Gutter Apron - 2 1/2"x1 3/4" (10')	38.00	PC	\$944.20
Galvanized Steel W Valley Metal - 20" (10')	8.00	EA	\$542.24
Prebent Step Flashing - 4"x4"x8" (100 PC/BD)	2.00	BX	\$316.95
ACM Galvanized Steel Roof to Wall Flashing - 4"x4" (10')	6.00	PC	\$265.93
CMG Galvanized Steel Sheet Metal - 26GA - 4'x10' - SMP Colors	2.00	PC	\$299.29
FOR CHIMNEYS. DO NOT MISS.			
Pipe Flashing			
Lead Pipe Flashing - 2.5# - 12/12 - 4" (12"x12"x12")	1.00	EA	\$75.14
45'			
8-12 pitch			
Misc.			
OSI Quad Sealant (10 oz)	3.00	EA	\$48.76
Measurement Form Requirement	1.00	EA	\$84.75
Air Vent The Edge Intake Vent (4')	7.00	PC	\$316.31
Tear Off			
Asbestos Removal	32.00	SQ	\$21,694.92
Install			
Install one square of standard asphalt shingles on a roof - 8/12-12/12 pitch	32.00	SQ	\$3,525.42
Install one square of standard asphalt shingles on a roof pitch between 8/12-12/12.			
Install Hip and Ridge	11.00	BD	\$372.88
Install Starter	5.00	BD	\$169.49
Gutters			
Remove and Reinstall GUTTERS AND DOWNSPOUTS	371.00	LF	\$1,886.44
In order to properly install the ice and water shield 2 to 3 Inches onto the fascia board, covering the construction joint between the fascia board and roof decking, we will need to remove the existing gutters to drop the new ice and water shield onto the fascia board. After this is installed, we will reattach the existing gutters and re-pitch them towards the existing			
Flashing			
Standard Chimney Flashing	1.00	EA	\$593.22
Install new custom-fabricated pre-finished steel chimney flashing where existing was removed, with new roofing system Standard size			
Roof/Wall/Step Flashing	69.00	LF	\$584.75
Install new pre-finished steel step flashings and roof-to-wall flashings where existing were removed. Due to existing flashings being installed under the adjacent siding, the installation of the new flashings will require the temporary removal of the siding. Although all reasonable attempts will be made, if any siding is damaged during the removal and reinstallation process, it will be replaced on a time and material basis of \$98.50 per man hour. Materials purchased at prevailing rates. Painting is not included.			
Front Flashing Plate (WALL)	50.00	LF	\$423.73
Historic Sawtooth Step flashing	20.00	LF	\$338.98
Install custom-fabricated historic sawtooth step flashing along the roof to wall intersections using custom-fabricated ***copper ***26 GA pre-finished steel			
Roof Penetration Flashing - Existing	1.00	EA	\$33.90
USE FOR CURRENT PENETRATIONS - BATHVENTS, PIPE FLASHINGS, BOX VENTS, SLANT BACKS, ETC.			
Roof Penetraion Flashing - NEW	4.00	EA	\$203.39

USE FOR NEW WHEN ADDING PENETRATIONS - BATHVENTS, PIPE FLASHINGS, BOX VENTS, SLANT BACKS, ETC.			
Reglet Cut Counter Flashing	8.00	LF	\$67.80
Ventilation			
Cut in Edgevent	25.00	LF	\$211.86
Install Edge Vent on 7/12 pitch roof and over	25.00	LF	\$211.86
Install Edge Vent on >7/12 pitch roof			
Dumpster			
20 Yard Dumpster with Disposal and Permit	1.00	EA	\$932.20
45 sq max			
			\$45,877.39

Sub Total	\$45,877.39
Tax	\$1,148.80
TOTAL	\$47,026.19

_____ Company Authorized Signature	_____ Date
_____ Customer Signature	_____ Date
_____ Customer Signature	_____ Date