



# Certificate of Appropriateness

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

**Property** 3133 E. NEWBERRY BL. Lake Park Pavilion in the North Point North HD  
**Description of work** Replace roof with new cedar shake. Chemically treated shake is permitted in this circumstance as the samples provided have no visible green tinting and shake appears to be the current material on the roof. All work to be performed per attached scope of work document and conditions listed below.  
**Date issued** 4/6/2020 PTS ID 114939 COA: New roof on Lake Park Pavilion

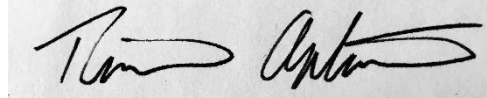
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following 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 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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [Dean.Doerrfeld@milwaukee.gov](mailto:Dean.Doerrfeld@milwaukee.gov).

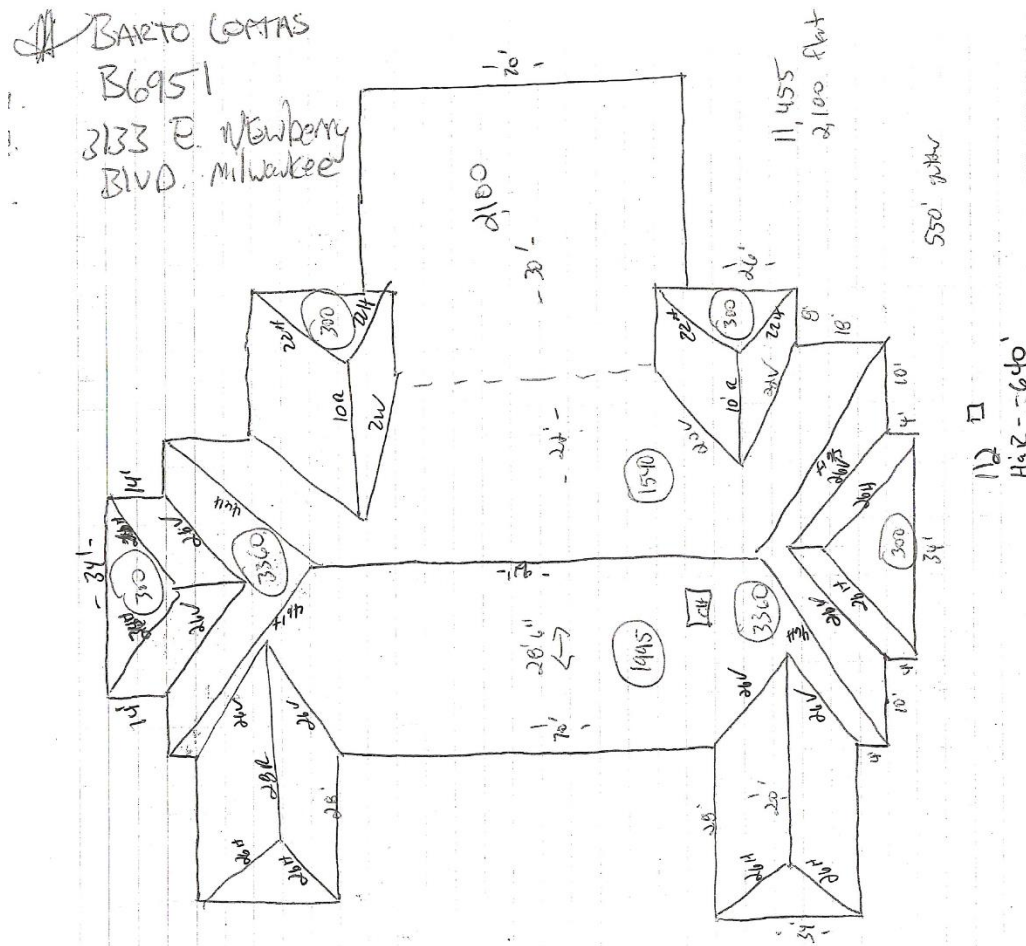
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)

Roof diagram.



# NOFFKE ROOFING CO., LLC

10341 N. GRANVILLE ROAD – MEQUON, WI 53097 262-242-5320 *Established 1952*

[www.noffkeroofing.com](http://www.noffkeroofing.com) [info@noffkeroofing.com](mailto:info@noffkeroofing.com)

July 3, 2019

BARTOLOTTA RESTAURANTS  
520 W MCKINLEY AVE  
MILWAUKEE, WI 53212  
414-788-3049  
[PIERRERHYNES@BARTOLOTTAS.COM](mailto:PIERRERHYNES@BARTOLOTTAS.COM)

RE: TEAR-OFF AND RE-ROOF APPROX. 13,500 FT.  
OF ROOF AREA ON THE BUILDING LOCATED AT  
3133 E. NEWBERRY BLVD MILWAUKEE, WI 53211-



Dear Bartolotta Restaurants,

In accordance with your request, we have inspected the above-mentioned roof and are pleased to submit our proposal as outlined below:

1. This work will be performed by employees of Noffke Roofing Co., LLC. No subcontractors will be utilized for roofing labor on this project.
2. **Property protection and safety:** Our team and our customer's safety are very important to us on every type of project, no matter how big or small. We will provide the necessary fall protection and safety equipment along with the necessary objects to help keep the property and landscaping protected during the project as best we can. We will make special arrangements upon the customer's request for personal property concerns.
3. **Professional Project Management:** Project superintendent and salesman to assure material order and confirm scope of work; Project review pre-construction meetings held; job order processing; quality control inspections, pre-job, in-process, and post-job customer support.
4. **Proper Insurance:** Noffke Roofing will provide proper insurance certificate and affiliates contact information.
5. We at Noffke Roofing, take great pride in our safety, quality, and production. We will provide you with experienced and knowledgeable roofing labor. In correlation with our first-rate workmanship, we prefer to use industry stated, high-quality materials.

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6. Noffke Roofing Co., LLC and its staff has on-going OSHA certified training courses and is in full compliance with the local, state, and federal safety standards. Particular attention is paid to the OSHA fall safety standards (sec. 1926.500 subpart M).
7. We will provide plywood for the dumpsters to rest on. This will reduce the direct impact of the dumpsters on the driveways or lawn.
8. We may have a *crane on site* for the removal and lowering of the roofing material.
9. Instead of dropping all of the debris from the roof to the ground, we may use a large gas-powered mobile dumpster container that lifts up to the roof, to avoid damage to your siding and landscaping.



10. A portable restroom may be on site for the duration of this roof project.
11. All debris will be cleaned from the roof and premises at the completion of every workday.
12. These are a high-risk, pedestrian and vehicle busy buildings. Additional precautions are necessary by all parties involved, including owner, contractor, and tenants. This construction project requires additional safety measures be enacted.

## GENERAL ANALYSIS:

The existing roof system is approx. 16 years of age and is failing in multiple aspects. The current cedar roof consists of a thin, non-treated cedar shingle, with the grading of the cedar unknown. It does appear that the existing cedar is of an extremely low grade (possibly Grade 3/off grade), due to the excessive curling, noticeable flat grain, and the presence of knots in the cedar throughout the roof area. We highly recommend installing a new much thicker, tapersawn cedar *shake*, not cedar shingle, in PREMIUM GRADE, as well as in CCA impregnated treated. These PREMIUM grade cedar shakes we recommend are 7/8" thick, CCA treated, and are all assured to be 100% edge grain, 100% clear and 100% heartwood, and purchased from a specific Forestry Company known for its high-quality cedar. Commonly installed cedar shingles allow for 20% flat grain, and are many times untreated. CCA treated cedar does not require any future re-treatment of the cedar, and is designed to provide a long-term serviceable system life. The ventilation system is also inadequate and must be properly addressed. Due to the design of the building, a well-thought out ventilation system, as well as a well-thought out scope of work, to also help assure a long-term roof system. The low sloped roof areas insulation on the rear of the building also must be addressed. Because of the likelihood of grease residue being introduced on the roof system, we highly recommend installing a Fiber-Tite, KEE membrane that is the most chemical resistant membrane we are aware of.

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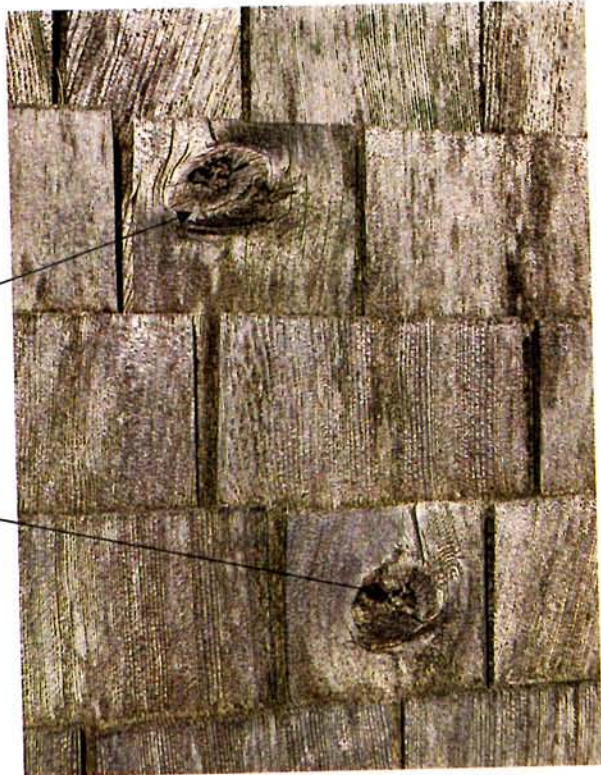
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**Excessive curling and excessive deterioration**



*Actual knots in the wood throughout the entire roof*



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The existing gutter straps were custom fabricated using a thin metal, with large spacing of the straps. Replacing the gutter straps with heavy duty straps and proper spacing is critical in the winter months when snow and ice load is greater. The gutter straps must be removed regardless to assure the ice and water shield extends down onto the fascia behind the gutters, therefore it is a good time to replace the straps with heavier duty straps

## SCOPE OF WORK:

13. We will furnish and install new fall protection roof anchors. We will utilize these ridge-anchors during our roofing project. Upon the completion of the roof, we will leave the ridge-anchors in the roof system for any future use. This will eliminate the future cost and need for temporary roof anchors during maintenance, repairs, or if other contractors require roof access. **NOTE:** As with all safety items, these anchors will require inspection prior to any future use. We are not responsible for the condition or securement of these anchors.

14. We will remove the existing cedar shingles from the entire roof and premises. Please note that as hard as we may try to keep small dusts/debris from falling into the attic, some will.

15. We will clean and inspect the existing roof deck. This will include sweeping the surface clean, removing or flattening any remaining nails, and nailing down any loose decking. If any deterioration is found and requires replacement, we will do this work at an extra cost completed on a time and material basis of \$90.00 per man-hour worked, plus our material cost marked up 10%. Total cost of this work will not exceed \$750.00 without the owner's written consent. **NOTE:** Photographs will be taken of the defective areas if replacement is necessary. The temporary waterproofing or extensive replacement of any deterioration will be completed at an extra cost, through a change of work order.

16. We will remove the existing gutter straps from the entire gutter system and dispose of. We will remove the existing gutter apron and dispose of.



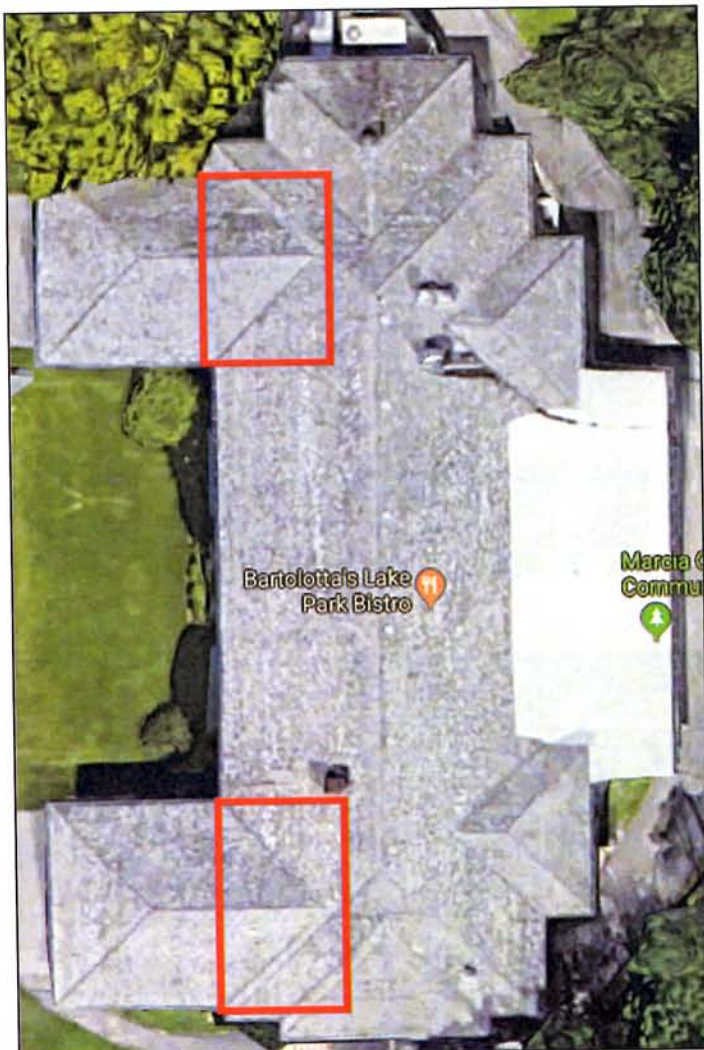
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17. We will furnish and install (2) courses of Certainteed brand ice and water shield to the lower 6 ft. perimeter gutter edge, extending down on the fascia behind the aluminum gutters. We will remove the existing gutter straps and tuck the new ice and water shield down onto the fascia behind the gutters. Also, a 3-ft. wide sheet of ice and water shield will be installed at all of the valley areas, roof to wall transitions, roof vents, soil stacks, and around the chimneys and exhaust fans. **NOTE: There are many different brands and grades of ice and water shield underlayment; we highly recommend Certainteed brand ice and water shield. Certainteed HT (HIGH TEMPERATURE) ice and water shield protection will be installed at all areas where copper is to be soldered.**

18. We will furnish and install approx. (4) courses of ice and water shield protection to the roof areas above the patio openings. This will assure the ice and water shield will be installed to extend a minimum of 24" beyond the interior of the warm wall to help combat ice dams during the winter months.



*Assuring the ice and water shield protection extends a minimum of 24" past the interior warm wall is critical in these areas.*

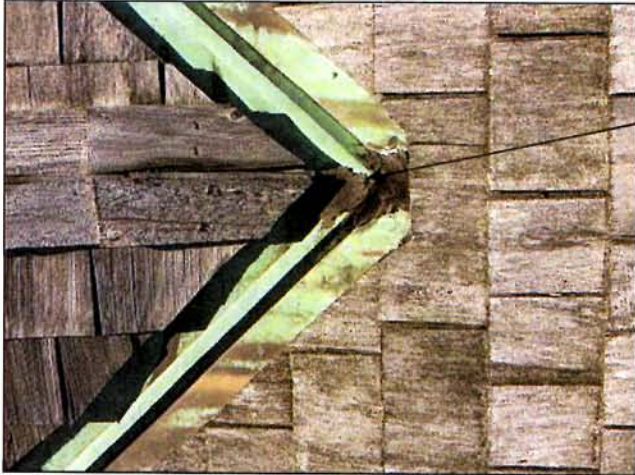
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19. The balance of the roof area will be covered with a 30# saturated felt underlayment.

20. We will furnish and install new, 20 oz., copper valleys prior to the shingle installation. The new valley metal will include a w-style fabrication to help restrict heavy rain flow from running under the adjacent shingles on the opposite side of the valley. The peaks of the valleys will be soldered using a 50/50 solder, not just caulked.



*Where the two valleys meet at all of the peaks, the valleys will be soldered together, not caulked using a 50/50 solder. This will provide a long-term seal at this vulnerable area and help eliminate/reduce the amount of overall maintenance throughout the life of the roof system*



*W-style valleys will be installed*

21. We will custom fabricate and install a new, 24-GAUGE, HEAVY-GAUGE, **OVERSIZED** galvanized gutter apron at the lower edge of the roof.

*An oversized apron is recommended to extend further down into the gutters*



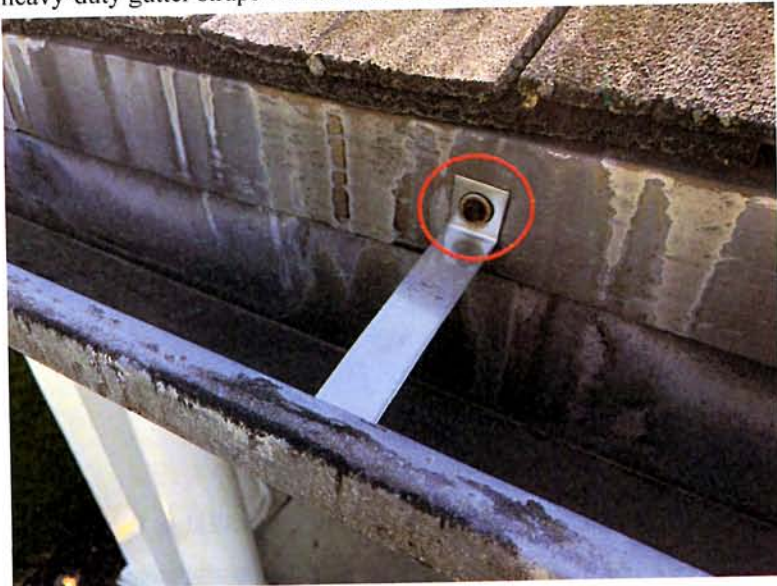


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22. We will custom fabricate and install new 1/8" thick aluminum gutter straps with a twist, installed every 18". The new heavy-duty gutter straps will be secured with stainless-steel pole barn screws with rubber grommets.



*Stainless steel screws with rubber grommets will be installed to help prevent deterioration of the screws*

23. We will furnish and install NUMBER 1 GRADE, 18" starter shingles along the lower edge of the roof. These top-grade starter shingles are 100% heartwood, 100% clear, and 100% edge grain.

24. We will furnish and install PREMIUM GRADE, GOLD-Label, Certi-Sawn TAPER-SAWN, Red Cedar Shake, 7/8" minimum thickness and 24" in length, installed at an 8" exposure. These cedar shakes are sawn on both sides to provide a smooth visual appearance. These CCA TREATED shakes will be installed using stainless steel fasteners to prevent premature corrosion of the fasteners. NOTE: GOLD LABEL cedar is 100% heartwood, 100% clear, and 100% edge grain, with no allowance for flat grain allowed, and there must be no less than 8 growth rings per inch, and no two growth rings will be more than 1/8" apart. \*Fire treated cedar shakes will be installed around the (3) exhaust fans.

25. NOTE: It is critical the cedar shingles are spaced a minimum of 1/4" apart, to allow for expansion and contraction. Due to the wooded area surrounding the building, this particular roof does not dry out quickly and contains higher amounts of moisture in the cedar. Proper spacing will help prevent pre-mature vertical splitting.

26. We will furnish and install Air Vent's, The Edge Vent strategically cut-in at lower areas of the roof, to provide adequate intake ventilation. This intake vent is installed on the roof, and will allow air movement through a 3/4" slot cut through the roof deck. The edge vent consists of an internal battle and filter to provide enhanced weather protection. We will furnish and install ice and water shield under the edge vent, and another layer covering the top of the edge vent.

*The new intake vent will also be installed above the membrane roof area to help assure proper intake on the rear of the building*

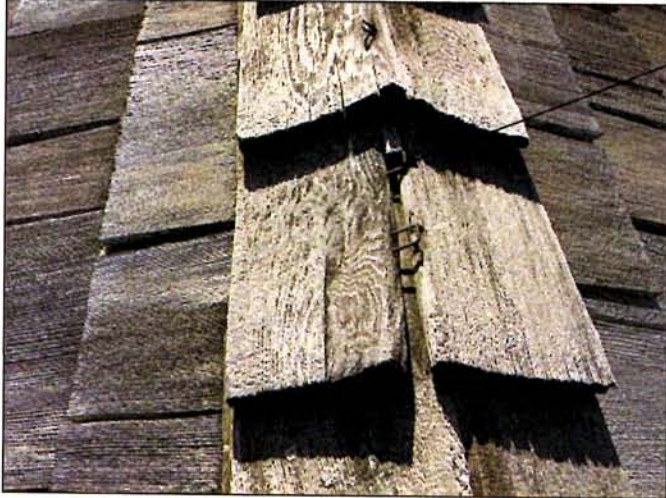


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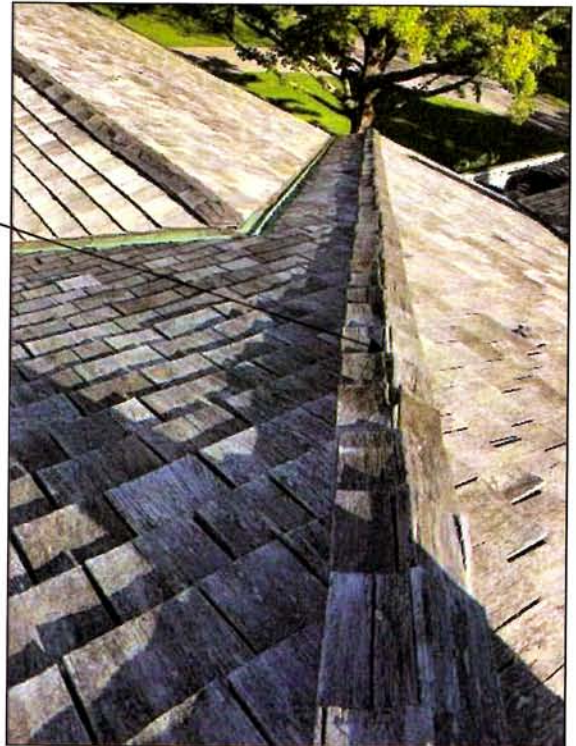
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27. We will fabricate and install new metal to cover the entire hip and ridge areas, **prior to installing the cedar hip and ridge.**



28. We will furnish and install NUMBER 1 GRADE Blue-Label, 7/8" x 18" Heavy, **CCA TREATED**, Certi-Ridge, Hip and Ridge, installed over the new metal.

*The new CCA treated hip and ridge are assembled utilizing stainless steel fasteners*



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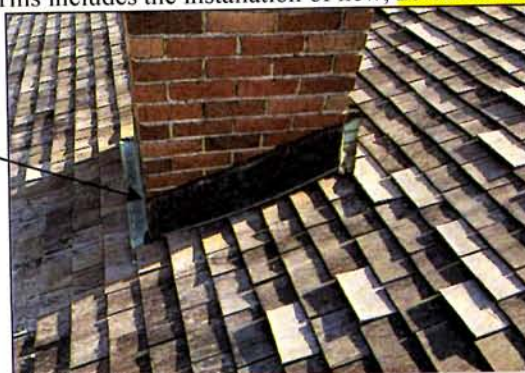
29. We will furnish and install all new LONG NECK, pre-finished metal roof vents to replace the existing roof vents. We will cut-in and install approx. 6 additional roof vents, strategically placed throughout the roof area.



30. We will furnish and install new LEAD plumbing stack flashings to replace the existing. Ice and water shield will be installed around the pipe, prior to installing the flashing. NOTE: Plastic or Aluminum flashings will not be installed.



31. We will custom fabricate and install a new, 20oz COPPER flashing at the masonry chimney. This new chimney flashing will be installed by cutting a 3/4" reglet into the masonry, then our new counter flashing installed into the cut joint and further sealed with an elastomeric caulking. This includes the installation of new, 20 oz. COPPER step shingles, interweaved between each row of shakes.



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32. The chimney will be completed with a new, **20oz COPPER** saddle, to divert the water away from behind the chimney. All joints will be soldered using a 50/50m solder.



33. We will custom fabricate and install a new, **200Z COPPER** flashing at the masonry chimney. This new chimney flashing will be installed by cutting a 3/4" reglet into the masonry, then our new counter flashing installed into the cut joint and further sealed with an elastomeric caulking. This includes the installation of new, **20oz COPPER** step shingles, interweaved between each row of shakes.



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34. We will furnish and install a new, 24-gauge metal flashing at all (3) exhaust vent curbs. These new flashings will be installed by wrapping all (4) corners of the curbs, extending the new flashing up and under the cap. This includes installing new interwoven step-flashings along the sides of the curbs.



*We do not recommend surface mount flashings that rely on a caulk joint. The new interwoven step-flashings will be installed along the sides of the curbs, then new counter flashings installed to extend up and under the cap for a long-term seal*



35. We will furnish and install 20oz. COPPER strips along both sides of ALL of the ridges.

36. We will furnish and install approx. 486 lineal ft. of NEW RAINDROP gutter guard protection. This product will not rust, rot or crack.

#### **SCOPE OF WORK (LOW SLOPED ROOF AREA):**

37. We will furnish and install (4) layers of 2" x 4" wood blocking at the perimeter edge of this roof.

*Installing wood blocking along the edge to accommodate the height of the new insulation, as well as provide a solid surface for the gutter to be secured to*



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*EXAMPLE of wood blocking*

38. We will furnish and install two layers of 2.6" polyisocyanurate insulation (ISO) installed with all of the insulation joints staggered to help prevent heat loss (R-value of 30). **The new ISO will be SPRAY FOAM ADHERED to the existing roof deck to help prevent fasteners in the roof deck.**

39. We will furnish and install one layer of 1/2" HD (HIGH DENSITY) polyisocyanurate insulation board (ISO) to cover this roof area, factory laminated to the top layer of 2.6" ISO. **TOTAL R-VALUE of approx. (32.5)**

40. We will furnish and install a 45 mil FiberTite KEE membrane (8552 SM), **FULLY ADHERED** to the HD cover board, to cover the entire roof. **This membrane offers the greatest chemical resistance, dimensional stability, and tear and puncture resistance of any product line we are aware of.**



*On both sides on the rear, the new membrane will extend all the way into the valley to help prevent undesired penetrations*

41. We will seam the new FiberTite membrane using state-of-the-art heat welding equipment, utilizing hand and robot welders. This heat-welding process fuses the membrane laps to form a permanent, watertight seam. NOTE: Seaming process will include our quality control process which includes triple-checking each seam's integrity.

42. We will utilize T-joint covers at all 3-way membrane seam intersections, such as field seam to wall flashing transitions, cover strip to pipe boot transitions, and h-horizontal-vertical seam transitions.

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43. We will furnish and install new FiberTite flashing membrane at each of the roof penetrations. The new flashing membrane will be fully adhered to the roof penetration, and then extend down onto the roof area, covering the screws and plates, then heat-welded to the field membrane.

44. The new KEE material will be extended and adhered down into the gutter and secured with a 4" tall aluminum bar, with 4" on center drain slots. This 4" aluminum bar will be utilized to help protect the gutters from sliding ice and snow.

*4" termination bars will be installed  
In the gutter to help prevent sliding  
Snow and ice from damaging the  
The gutter as well as help prevent  
The risk of sliding snow and ice  
From causing injury below*



45. The new KEE membrane will be extended and adhered up and under the adjacent shingles approximately 24".

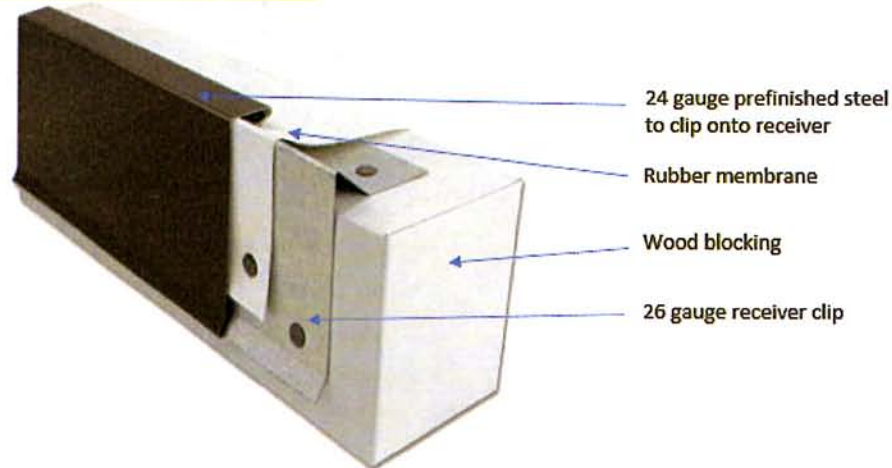


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46. We will furnish and install a 26 gauge, galvanized, steel, perimeter edge receiver clip, secured to the wood blocking. The new KEE roofing material will be adhered and extended up and over the receiver clip. We will furnish and install a 24-gauge, pre-finished, architectural steel sheet metal perimeter edge flashing (color to be chosen from our standard color selection) to clip onto the receiver. This 2-piece metal flashing system eliminates membrane penetrating fasteners and the need for caulking. This is a superior perimeter edge detail.



47. We will furnish and install approx. 70 lineal ft. of NEW RAINDROP gutter guard protection. This product will not rust, rot or crack.

#### CLOSING NOTES:

48. This roof system/job will carry a ten (10) year labor and material warranty against leakage under normal conditions of wear, tear and weather from the completion date of the job and payment received in full. This warranty covers repairs or replacement of defective roofing material and workmanship only. We will not be liable for any consequential or subsequent damage to this building, its contents and inhabitants, or components of this roof structure.

49. The gutters and downspouts will be re-used, therefore void from any warranty.

50. We recommend contacting a mason to inspect the masonry chimney. We can recommend Holton Brothers Masonry 262 689-1503.

51. Any electrical work deemed necessary to properly replace the roof system is the owner's responsibility.

TOTAL COST OF JOB...\$229,816.00 - A 10% DOWN PAYMENT IS REQUESTED UPON ACCEPTANCE OF THIS CONTRACT, 40% DUE UPON START OF JOB, AND BALANCE DUE WITHIN 10 DAYS AFTER THE COMPLETION OF JOB. (This price is valid for 15 days from contract date)

Past Due Accounts to bear interest @ 12% per annum.

NOTE: The costs of any necessary permits will be added to the final invoice.

**\*We accept only cash or check for payments\***

Please sign here to accept this contract and the terms and conditions included on page TC-1.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_  
Signature of owner or responsible person in charge

E- mail \_\_\_\_\_