



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N. Broadway Room B-1/Milwaukee, WI 53202/phone 414-286-5712/414-286-5722

Property 831 N. VAN BUREN ST. St. John the Evangelist Cathedral
Description of work Existing tile roof and copper flashing need replacement due to deterioration. New Ludowici tiles in a color mix that approximates the original will be installed. New copper flashing and other copper work will be included in the project as indicated in the specifications attached.
Date issued 8/22/2022 PTS ID 115309 COA New Tile Roof

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:

All work to follow contractor's proposal.

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 Carlen Hatala or Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5722 or 286-5712 E-mail: carlen.hatala@milwaukee.gov. or 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, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman



May 13, 2022

Cathedral of St. John the Evangelist ("Owner")
Attention: Scott Fischer
831 N. Van Buren Street
Milwaukee, WI 53202

O) 414-276-9814 M) 414-510-6622 (Scott)
Email) scottfischer@stjohncathedral.org

RE: Roof & Gutter Restoration

Renaissance ("Company") hereby proposes to do the following roof and gutter restoration on your Ludowici Multi-Color Spanish style clay tile roof, at the address stated above:

Part I – Main Sanctuary Tile Roof & Gutter Restoration (Refer to Included Roof Diagram for Locations)

Yes No – TEN-YEAR WRITTEN WARRANTY APPLIES

1. Staging & Removal:

- A) Erect scaffold staging along the north and south main sanctuary tile roof perimeters, including the southeast lower tile roof perimeters, to provide a safe roof-level work platform, complete with netting to prevent falling debris.
- B) Carefully disconnect the existing lightning protection system as needed to restore the existing roof system.
- C) Remove the existing electrical conduit from the east flat roof parapet walls and the north and south main sanctuary gutters.
- D) Carefully remove the east copper cross and transport to Renaissance Roofing sheet metal facility for inspection and repairs, including inspecting for signs of previous gold-leafing. Upon completion of inspection, Renaissance Roofing to provide a **Work Order for required repairs and potential gold-leafing. *Work Order will include removal and re-installation costs.**
- E) Remove all existing tiles and trim tile accessories from all main sanctuary tile roof facets. **Renaissance to salvage enough good sound tiles for Cathedral to utilize for fund raising opportunity.**
- F) Remove the existing mortar from along all hips and dispose of.
- G) Remove the existing wood battens, and hip and ridge boards from all roof facets and dispose of.
- H) Remove the existing felt underlayment down to bare deck and dispose of.

BELVIDERE/CHICAGO OFFICE ST. LOUIS OFFICE
2211 HARVEY DRIVE 2316 LEMP AVENUE 800.499.5495
BELVIDERE, IL 61008 ST. LOUIS, MO 63104 HISTORICEXTERIORS.COM

STATE OF ILLINOIS UNLIMITED LICENSED ROOFING CONTRACTOR LICENSE NO. 106-013118 / CITY OF ST. LOUIS, MISSOURI BUSINESS LICENSE NO. LC419131A

- I) Note: Any repairs to the existing cement roof deck that may be necessary will be performed on a time (\$125/hr.) and material basis.
- J) Prior to project commencement, Renaissance Roofing to perform a "direct-to-deck" test installation to test/confirm the ability to install the field tiles directly to roof deck (in lieu of installing on a batten system).
- K) Remove the existing gutter liners from the north and south main sanctuary roof perimeters, and from the lower southeast roof perimeters. **Outer copper fascia and soffit (shell) to remain.**
- L) Note: Any repairs to the existing wood gutter framing that are necessary to ensure the proper function of the new gutter system will be performed on a time (\$125/hr.) and material basis.
- M) Remove the existing northwest and southwest parapet wall flashings, the northwest and southwest parapet wall saddles, and the lower southeast roof wall flashings.
- N) Remove the existing parapet wall flashings and roof panels from the east flat roof area down to bare deck.
- O) Carefully disconnect the existing downspouts from the gutter liners along the north and south main sanctuary roof perimeters, and the lower southeast roof perimeters.
- P) Remove the existing gutter liners from the north and south side main sanctuary roof perimeters, and the lower southeast roof perimeters.
- Q) **Inspect all existing downspouts and recommend any damaged locations for replacement.**

2. Underlayment & Battens:

- A) Furnish and install new Grace HT (high temperature) ice and water shield underlayment over all gutter wood framing, over the east flat roof area, and over the northwest and southwest parapet wall saddle areas. **High Temperature ice and water shield is required where soldering will occur.**
- B) Furnish and install new (standard) Grace ice and water shield underlayment along the bottom 9' of the main sanctuary main roof perimeters, along northwest and southwest parapet walls, along the bottom 6' of the lower southeast roof perimeters, and along the lower southeast roof walls.
- C) Furnish and install 2 layers new 60 lb. felt underlayment over all main sanctuary (tile) roof areas, including the lower southeast (tile) roof areas.
- D) Furnish and install new pressure treated 2x6 wood battens along all hip and ridge locations, secured with the appropriate length non-corrosive wood screws.

3. Built-in Gutter Liners:

- A) Furnish and install new red rosin slip-sheet over the north and south main sanctuary built-in gutter framing, and the lower southeast built-in gutter framing, which allows the new gutter liners to move freely during expansion and contraction.
- B) Furnish and install new heat blanket material at all built-in gutter liner seams, expansion joints, miters, outlets, and end caps, to limit heat transfer during soldering.
- C) Furnish and install new 32 oz. copper gutter liners over the north and south main sanctuary built-in gutter framing, complete with expansion joints, outlets and end

caps. **Due to the size of the gutter liners and the available expansion joint locations, 32 oz. copper is required to follow industry standards.**

- D) Furnish and install new 24 oz. copper gutter liners over the lower southeast roof perimeter built-in gutter framing, complete with expansion joints, miters, outlets, and end caps.
- E) Solder all copper gutter liner seams, expansion joints, miters, end caps, and outlets with 50/50 solder.
- F) **If deemed necessary, Renaissance Roofing will add copper bar gutter brackets at the appropriate spacing to the new gutter liners.**
- G) Re-connect original downspouts to new gutter liners.

4. Copper Flashing Components:

- A) Furnish and install new 20 oz. copper J-channel flashing and counter-flashing for the northwest and southwest parapet walls.
- B) Furnish and install new 20 oz. copper pre-tinned flat interlocking panels over the northwest and southwest parapet wall saddles.
- C) Furnish and install new 20 oz. copper drain pans at the east end of the northwest and southwest saddles, connecting the saddles to the gutter liners.
- D) Furnish and install new 20 oz. copper J-channel flashing and counter-flashing for the lower southeast roof area walls.
- E) Solder all copper flashing component seams as required with 50/50 solder.
- F) Seal new northwest and southwest parapet wall flashings and lower southeast wall flashings to the masonry with colored urethane sealant.

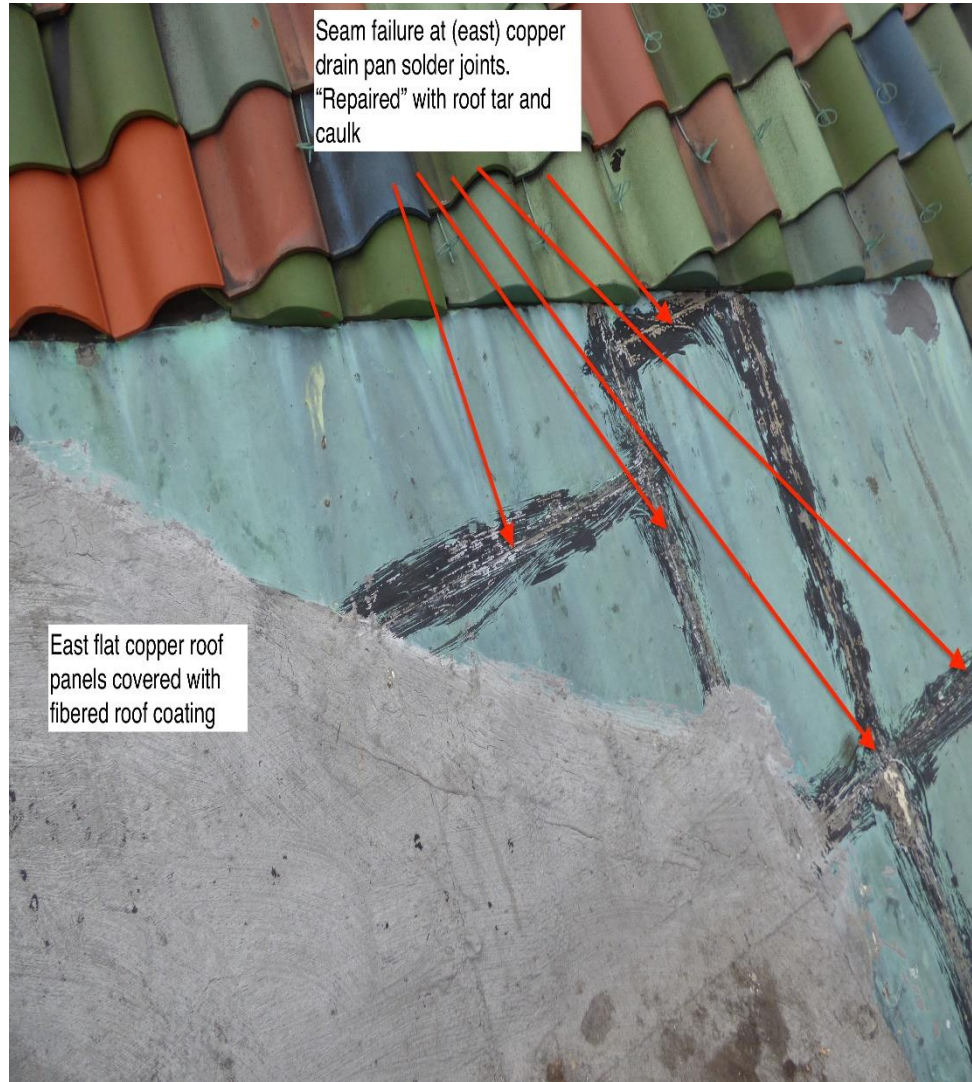
5. East Flat Roof Installation:

- A) Furnish and install new red rosin slip-sheet over the east flat roof area, to allow copper panels to move freely during expansion and contraction.
- B) Furnish and install new solder blanket over the east flat roof area, to limit heat transfer during soldering.
- C) Furnish and install new 20 oz. copper pre-tinned, flat interlocking roof panels over the entire east flat roof area.
- D) Furnish and install new 20 oz. copper drain pans at the north and south ends of the flat roof, connecting the flat roof to the gutter liners.
- E) Solder all roof panel seams and drain pan seams with 50/50 solder.
- F) Furnish and install new 20 oz. copper wall flashings along the east flat roof parapet walls.
- G) Seal new parapet wall flashings to masonry with colored urethane sealant.

6. Tile Installation:

- A) Graph horizontal and vertical chalk lines to ensure correct tile placement grid.
- B) Furnish and install new Ludowici Multi-Color Spanish style clay roof tiles and trim tile accessories on the north, south, and east upper roof facets with the appropriate length smooth-shank copper nails, matching the original tile color blend as close as possible. **Color blend – Brookeville Green, Empire Green, Montpelier Green, Clay Red, Summer Rose, Santiago Rose, *Custom Blue (M-37).**
- C) Mortar all hips with colored mortar matching tile as close as possible.
- D) Furnish and install new Berger Brother Pro type 100 copper snow guards over the north and south main sanctuary roof facets. **Snow guard layout per manufacturer specifications.**







Bird spikes installed along upper main ridge to prevent perching pigeons from defecating on roof



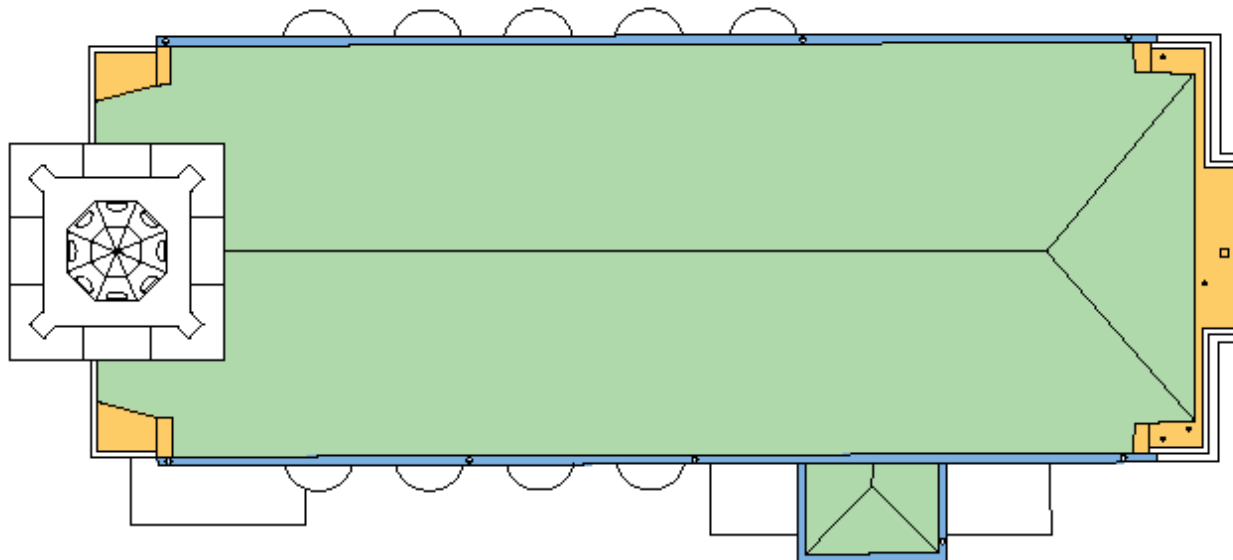
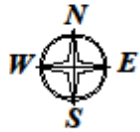


New Copper Saddle and Wall Flashings




Current color blend

CATHEDRAL OF ST. JOHN THE EVANGELIST



- *INSTALL NEW ROOF TILES*
- *INSTALL NEW COPPER PANELS @ WEST SADDLES & EAST FLAT ROOF*
- *INSTALL NEW COPPER BUILT-IN GUTTER LINERS*

	RENAISSANCE HISTORIC EXTERIORS 2231 HAWKEY DRIVE, BELVIDERE, IL 61108 PHONE: 815-547-1725	DATE: 1/21/2022
		DRAWN BY: BW
DRAWING: HIGHLIGHTED ROOF DIAGRAM		
PROJECT: CATHEDRAL OF ST. JOHN THE EVANGELIST		
LOCATION: 812 N. JACKSON ST, MILWAUKEE, WI 53202		
SCALE: NO SCALE		



Brookeville Green.jpeg



Clay Red.jpeg



Custom Blue, M-37,
matte.jpeg



Empire Green, 2, M14
SM.JPG



Montpelier Green, 2, SL...
SM.JPG



Santiago Rose.jpeg



Summer Rose.jpeg

Proposed color blend for roof