



Certificate of Appropriateness

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

Property Description of work

2651 N. Grant Boulevard, Grant Boulevard Historic District

Replace existing roof on house with CertainTeed Landmark shingles per the attached scope of work.

Date issued 5/19/2025

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 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.

A handwritten signature in black ink, appearing to read "Andrew C." followed by a stylized monogram or initials.

City of Milwaukee Historic Preservation

Copies to: Development Center

- ✓ Secure all necessary permits for construction.
- ✓ Protect property using plywood against the home and tarps draped from gutter lines.
- ✓ Tear off all existing roofing material down to the wood deck below (house and attached garage).
- ✓ Dispose of debris off-site while adhering to all OSHA requirements for worker and pedestrian safety. Infinity Exteriors LLC will provide waste removal services. The container will be placed in the street according to local ordinance and removed upon completion of the work.
- ✓ Inspect all decking and remove or replace any deteriorated wood decking at a rate of \$5 per linear foot for roof boards and \$85 per sheet for OSB.
- ✓ Furnish and install WinterGuard Granular ice and water barrier extending up 6 ft. from the gutter line. Ice and water barrier will also be installed around critical roof penetrations, under valleys, and at the roof to wall intersections.
- ✓ Furnish and install new RoofRunner Underlayment.
- ✓ Furnish and install new starter shingles on all gutter and drip edges.
- ✓ Furnish and install new Shadow Ridge matching cap shingles on all ridges and hips of house and attached garage.
- ✓ Furnish and install new drip edge metal where applicable.
- ✓ Furnish and install new pre-finished W-style metal valleys.
- ✓ Furnish and install new PROPER sewer vent pipe flashings.
- ✓ ALL new roof to wall flashing will be *installed PER MANUFACTURER REQUIREMENTS with pre-finished metal step flashing tins (preferred and Infinite systems). Step flashing tins will be replaced as necessary on the standard system.*
If we are not replacing siding and existing step flashing cannot be removed without destroying it, existing step flashing will be nailed in place and new step flashing will be installed over the top.
- ✓ Custom fabricate and install a new two-piece chimney flashing (masonry chimneys only). Reglet will be ground into the masonry and all counter flashing will be set in reglet.
- ✓ Furnish and install CertainTeed Landmark ~~PRO~~ in the color of your choice according to the manufacturer's printed instructions manual.
- ✓ Furnish and install 12 new box exhaust vent(s) to MEET BUILDING CODE.
- ✓ Install new Broan self-dampening bath vent(s) vented through the roof with insulated ducting (if not already present).
- ✓ Clean up and haul away all debris. A magnet will be used to retrieve loose nails.

Scope of work