



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)  
UNKNOWN

ADDRESS OF PROPERTY: 3402 W. ST. PAUL AVE

2. NAME AND ADDRESS OF OWNER:

Name(s): CITY OF MILWAUKEE

Address: 809 N. BROADWAY

City: MILWAUKEE State: WI ZIP 53202

Email: YAPIE@MILWAUKEE.GOV

Telephone number (area code & number) Daytime: 414 286-5762 Evening: -

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): BRIAN J. PIONKE DBA: I-COM

Address: 3254 S. 15<sup>TH</sup> PLACE

City: MILWAUKEE State: WI ZIP Code: 53215

Email: BPIONKE@WI.IV.COM

Telephone number (area code & number) Daytime: 414-807-7250 Evening: -

## 4. ATTACHMENTS

### A. REQUIRED FOR ALL PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

### B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

ROOF HAS MULTIPLE LAYERS OF DETERIORATED SHINGLES OF DIFFERENT STYLES AND COLORS. THERE IS ALSO SOFFIT & FASCIA DAMAGE. THE CHIMNEYS NEED TUCK POINTING AND FLASHING. THE FRONT PORCH HAS SEVERE ROOF DAMAGE AND HAS PULLED AWAY FROM THE HOUSE DUE TO WATER <sup>SOIL</sup> EROSION PORCH ENTRANCE MAY NEED TO BE RAZED AND REBUILT AS HEAVY TIMBERED WOOD DESIGN

Photo No. 1-7 pg 1-4 Drawing No. \_\_\_\_\_

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

WE WILL DO COMPLETE ROOF TEAR OFF AND RESHINGLE USING PEWTER GRAY ARCHITECTURAL SHINGLES PER SPECIFIC SCOPE OF WORK PROVIDED. CHIMNEYS WILL BE TEMPORARILY FLASHED UNTIL MASONRY WORK IS APPROVED.

Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

6. SIGNATURE OF APPLICANT:

Brian J. Pionke  
Signature

BRIAN J. PIONKE JUNE 6, 2011  
Print or type name Date

This form and all supporting documentation MUST arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI

PHONE: (414) 286-5722 FAX: (414) 286-3004 www.milwaukee.gov/hpc

# SPECIFIC SCOPE OF ROOFING WORK AT 3402 W ST PAUL AVENUE

June 6, 2011

- 1) Do a complete shingle tear off down to the original wood.
  - 2) Inspect and replace rotted, damaged or missing boards using like-with-like dimensioned boards.
  - 3) OSB a minimum of 5/8" thick shall be used when sheathing all roof sections or the entire roof area.
  - 4) To avoid interior water damage only tear off as much roof area as can be repaired and sheathed in the same day. No roof shall be left with open areas over night. Any roof that has not had felt applied shall be securely tarped at the end of the work day.
  - 5) Install 15 lb. (non-perforated) felt with 3" minimum overlap using T-50 3/8" staples.
  - 6) Install 3 ft. wide "Ice and Water Shield" along all eave lines. On eaves extending out more than 3 feet add a second row of "Ice and Water Shield" with a 6" overlap.
  - 7) Where required install new gutter straps over ice shield evenly spaced approximately 32 inches on center.
  - 8) For all roofing venting cut a 3" wide channel along the gable peak to within 2 feet of the roof edge for installation of a ridge vent. (NOTE: Pan vents are only permitted with prior approval from the Owner's Representative or the staff of DCD.)
  - 9) Install aluminum drip edge along entire roof edge with 1/4" overlap at eave edge, using 1-1/4" galvanized roofing nails.
  - 10) Install a full shingle starter strip along the base of the roof. Then install Architectural Shingles in **Pewter Gray** color and style as specified for each project. The architectural shingles are to be nailed down using roofing nails. The size of the nail is determined by the thickness of the roofing material (typically 1-1/4"). Nail the shingles just below the tar strip using 4 nails per shingle, or in the thickest area of the shingle follow manufactures specifications.
    - a) Install your first architectural shingle 1/4 inch over the edge of the roof to force any water away from the fascia. It will also help prevent any fascia deterioration.
    - b) Next mis-match the shingle gaps by cutting different amounts of material from each piece of shingle before it is laid. For example; the first row should be left alone, the second row would be cut 5 inches, the third row 11 inches and on in 6-inch increments. This staggers the architectural shingles as they are installed so the gaps from each shingle to do overlap each other. Continue this process until the entire sides of the roof are covered, leaving the peak of the roof bare.
    - c) Install ridge cap of architectural shingles over the peak of the roof. These shingles will require a 2" nail on each side to hold them in place.
- Read more: [How to Install Architectural Shingles | eHow.com](http://www.ehow.com/how_2363311_install-architectural-shingles.html#ixzz1KNOT62ql) or review [http://www.ehow.com/how\\_2363311\\_install-architectural-shingles.html#ixzz1KNOT62ql](http://www.ehow.com/how_2363311_install-architectural-shingles.html#ixzz1KNOT62ql) or view the Timberline installation video at <http://www.youtube.com/watch?v=txcsn1df5qs>
- 11) All new **Gutters** need to match the existing gutters in design and material.
    - a) Half-round gutters must be installed with brackets or straps installed under the roof shingles and not directly mounted to the fascia board. All gutters shall be a minimum of .032 gauge, maintain a minimum slope of 1/2" per 10 running feet of gutter, and shall be attached approximately every 32" on center, or every other rafter tail, and shall be a minimum of 1/2" from the fascia board.

b) Gutters longer than 40 feet should be sloped in two directions from the midpoint of the gutter and connected to a minimum of a 3" diameter downspout. All downspouts shall be a minimum of 024 gauge.

12) All **roof valleys** shall be installed as open roof valleys using 26 gauge prefinished galvanized steel or aluminum. Start by running a piece of ice and water shield 36" wide up the valley stapled against the wood, then run 15 # felt lapping past the valley 12"-18" on each side of the valley.

a) Using a metal valley with a "w" bend in the metal, to slow water from rushing under the shingles, run the metal valley piece up the valley starting at the bottom of the valley and work your way to the top. The metal valley needs to match the color of the roof shingles using one of two methods (to be described later in this section).

b) Install the shingles past the valley center on one side of the flashing all the way up. Do not drive nails into the flashing. Then install shingles on the other side. Again, do not drive nails through flashing. Overlap shingles as you go, much like weaving.

c) Snap a chalk a line 3 inches from the center of the valley at the top of the valley and widen the gap by 1/8" per running foot on each side of the valley as it runs downward.

d) Place a piece of sheet metal under the shingles to make sure you will not damage the flashing. Use a utility knife with a hook blade to cut the shingles along the chalkline.

e) Snip off the corners of adjacent shingles (dub) to protect against water being channeled under shingles. Lift up shingles and use a hook blade to cut all the pointed unexposed ends. Make each cut about 2 inches from the point.

f) Caulk twice between shingles and flashing. Using roofing cement in a caulk tube, insert the tube's tip all the way under the shingles and run a continuous bead. Then hold the nozzle 2 inches back and apply a second bead nearer the edge. Then lift up each top shingle and apply roofing cement to adhere the shingles to each other. This is to seal out water and to attach the shingles because there are no nails.

g) The metal valley should match the color of the roof shingles. This can be done by purchasing pre-colored enameled valleys that match the shingle color, or using rust inhibiting paint in flat black or using rust inhibiting paint and matching colored roof granules. If the last method is used, then paint the valley with rust inhibitor and while it is still wet sprinkle on the matching granules. After 48 hours lightly brush the valley surface to remove excess granules.

Read more: [http://wiki.answers.com/Q/How\\_do\\_you\\_install\\_roof\\_open\\_valley#ixzz1KNiCOC2c](http://wiki.answers.com/Q/How_do_you_install_roof_open_valley#ixzz1KNiCOC2c)

13) All **Chimneys** need to be flashed on all four sides.

a) The base flashing installed at the front (lowest) part of the chimney, shall include a single sheet of chimney flashing. Base flashing shall extend over the front of the chimney and wrap slightly around the sides.

b) The step flashing installed along the sloped sides of the chimney shall extend under the shingles along the chimney. The mason shall install the cap flashing in the mortar joints above the step flashing and shall extend down over the step flashing to provide protection from falling rain.

c) The back (upper) side of the chimney may be flashed with "backer flashing" only when the chimney is narrower than 24" and is constructed on a shallow roof pitch of 4:12 or less. A chimney saddle "cricket" or mini dormer should be installed on the upper face of the chimney on any roof pitch of 6:12 or greater to prevent future leaks caused by water or snow build up. (A chimney saddle design and construction explanation is provided on the follow pages.)



The rafter was set back from the chimney because of a big gap between the roof plywood and the chimney. Otherwise, the ends of the rafters would not have adequate support.

The first pair (and only pair) of rafters. This small saddle did not need any more than this simple frame. The sheathing will have no span greater than 24" in this structure.



A piece of OSB sheathing was installed. A simple triangle.

I bevel-cut the edge that met the old roof. This made for a cleaner joint.



The completed saddle framing, sturdy enough to walk on.

Shingling the saddle is similar to any woven valley and is explained in more detail on the web site listed below.

Ice and water shield should be applied to all saddles.

NOTE: This chimney saddle and roof shingle repair took approximately two hours to complete.

How to install a chimney saddle at <http://www.hammerzone.com/archives/roof/saddlesm/frame.html>

How to shingle the saddle at <http://www.hammerzone.com/archives/roof/saddlesm/shingles.html>

**3402 WEST ST. PAUL AVENUE**



1. Southwest view of roof and central chimney, also badly damaged front porch roof, which will not be repaired until the porch structure is stabilized or rebuilt



2. East view of house showing turret roof, shed dormer, side gable, rear porch and multiple shingle colors and styles



7. Close up of roof and chimney connections.



3. Closer view of roof damage on side gable taken from the south east



4. Closer view of the north east porch roof