

## **Certificate of Appropriateness**

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

Property
Description of
work

3011 W State Street

Replace slate sloped roof in-kind and flat roof with white TPO membrane. Install steel

flashing. Existing metal cresting at roofline may not be removed.

**Date issued** 6/23/2022

PTS ID N/A

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:

## Roofs

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 (including chimneys), the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice. https://www.wisconsinhistory.org/Records/Article/CS4263

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. https://www.wisconsinhistory.org/Records/Article/CS4266

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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, <a href="https://www.milwaukee.gov/permits">www.milwaukee.gov/permits</a>, or call (414) 286-8210.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. R. Bauman

Jacqueline Drayer

GLARDIAN

Office: (162) 208-4/27 4401 S. Kersus Ave Milwaukee, WJ 53235 www.CuardianExts.com

> Customer: Tetaloff Project Location: 300 W State St. Wilwaukee, W1 53208 Roofing System Options

Phone Yumber: Date: 9-29-2022

## Roofing System Options Worksheet Pricing is Valid Until Noon Friday

Slate Roof Replacement Not including names and acction	
<ol> <li>Remove and Dispose of Existing Slate</li> <li>Assess substrate for rot, damage, or defects</li> <li>Install full GRACE SBS Based fee &amp; Water Shield to Rutire Roof Area Being Replaced</li> </ol>	
<ol> <li>Four factories some consistent, valley, and only.</li> <li>Loyari, new custom fabricated doctmer ridge caps.</li> <li>Remove and Remarall factoring gutters. Includes gutter time-up.</li> </ol>	
14. THE VALUES WAS THESE LABORATES AND STANCE	
Main Upper Hat Roof	
<ol> <li>Remove existing railing system.</li> <li>NCLE: Due to condition of existing railing system. Guardian cannot be responsible for any damage during removal. Remetallation or installation of new system is not included, but can be done at an additional cost. Illabing of posts, minimis, have of included, but can be done at an additional cost. Illabing of posts, minimis, have of the can be done at an additional cost.</li> </ol>	
tauing System can be dotte at an additional cost and makaliadon of new system once style and roomits can be seen.	
5. Install new custom bent performant flat to state transition metal flashing	
Dat Roof System Options	
DMI	
Flat Roof Upgrade Options	
The above outlined options are for reference purposes only. This document is not a contract.	nt is not a contract.

Submitted

scope of work. Note that metal cresting may NOT be removed.

All photos show existing roof conditions:	
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