



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

Property

Mitchell Street Historic District
524 W. HISTORIC MITCHELL ST.
1669 S. 5th ST.

CCF # 170246
St. Stanislaus Church & Rectory
St. Anthony (FKA Notre Dame) School

Description of work

- 1) Church Building, 524 W Historic Mitchell Street:
 - A) Tuckpointing of east façade between towers, tuckpointing of
 - B) Roof repair of roof saddles and flashing on east side, reconstruction of gutters on rectory
 - C) Replacement of storm windows on stained glass with 1/4" laminated safety glass by Saflex
- 2) School and Auditorium: 1669 S. 5th Street
 - A) Various roof and gutter work as described in attachments

Date issued

5/18/2017 PTS ID 114272 COA: roofs, gutters, tuckpointing, storm windows

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:

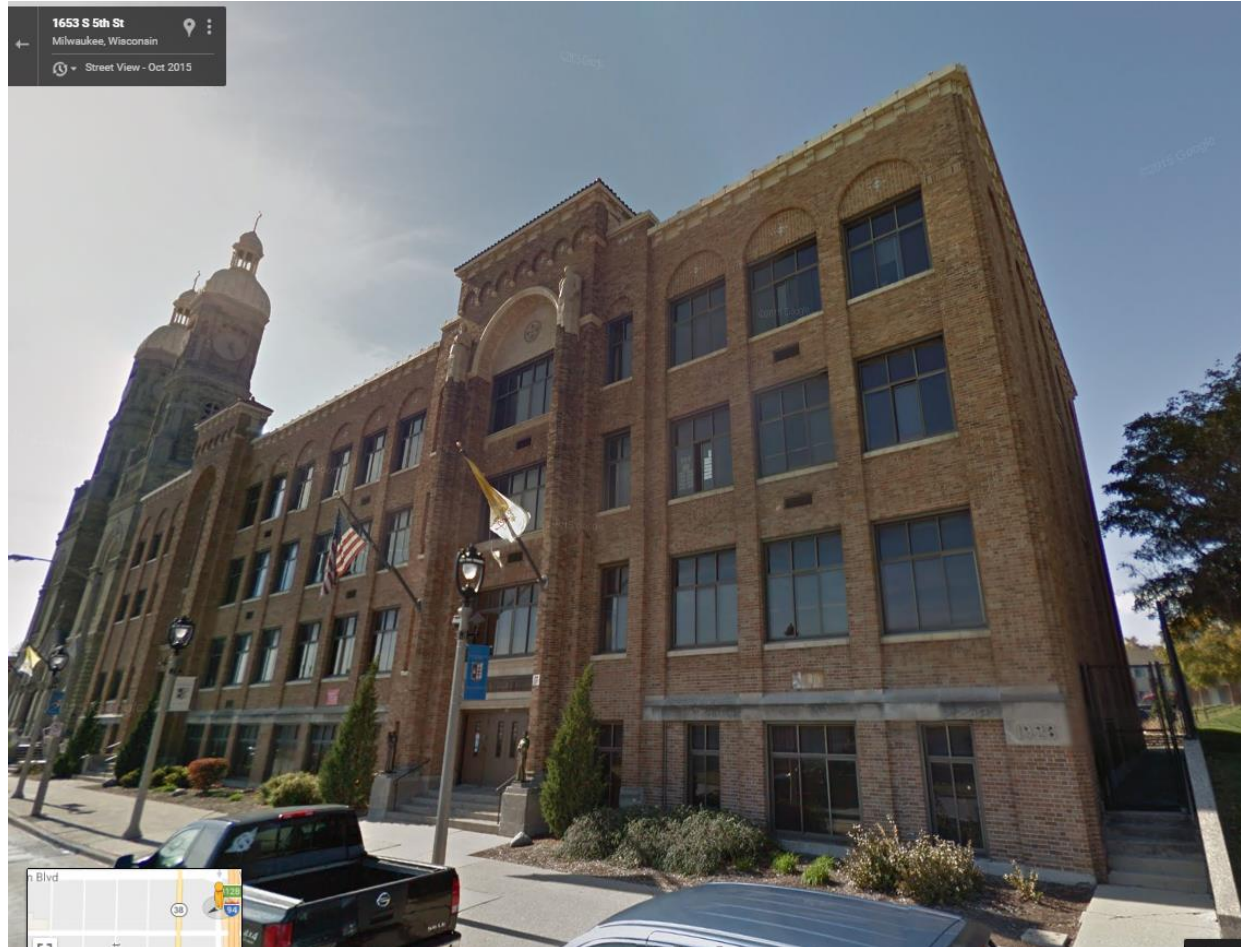
All work to be done per attached specifications.

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 Tim Askin of the 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, www.milwaukee.gov/LMS, or call (414) 286-8210.

Tom Arns

Copies to: Development Center, Ald. Jose Perez, Inspector Markos Ramirez



Existing conditions: School



Existing conditions, main church

Copper Saddle behind Northeast & Southeast Steeples

- Setup scaffold to gutter to perform work
- Install access ladders from gutter to copper saddles
- Remove tiles approximately 2 feet above copper saddle for proper tie in
- Remove existing copper counterflashing
- Install Grace High Temperature Ice and Water shield membrane to entire area, tying into existing underlayments at tile transition
- Install red rosin paper slip sheet over ice and water membrane
- Install new 16 oz. copper flat locked system with soldered seams
- Install new 16 oz. copper counterflashing set into reglet in masonry wall
- Prime reglet and seal with polyurethane sealant
- Reinstall tiles
- Remove all ladders and scaffolding

Northeast Saddle Cost Estimate:

Southeast Saddle Cost Estimate:

Downspout on Church, west end below radius gutter

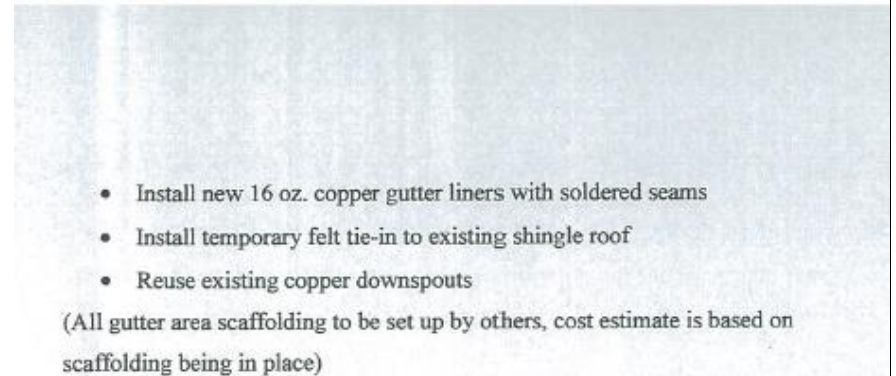
- Remove existing square downspout
- Install new 3"x 4" 16 oz. copper downspout

Cost Estimate

Built-in Gutters on School

- Install Grace High Temperature Ice & Water Shield membrane after repair (repair and properly pitched wood structure to be completed by others)
- Install red rosin paper slip sheet over ice and water shield membrane

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- Install new 16 oz. copper gutter liners with soldered seams
- Install temporary felt tie-in to existing shingle roof
- Reuse existing copper downspouts

(All gutter area scaffolding to be set up by others, cost estimate is based on scaffolding being in place)

Roofing and gutter specs, part 1

Southeast Gutter Run Downspout on School

- Remove existing galvanized downspout
- Install new 16 oz. copper 6" round corrugated downspout in same location

(Northeast collector box and spillway area to be done by others)

Cost Estimate:

Northwest inside corner of School Collector Box and Saddle Spillway

- Use man lift for access to perform work
- Remove existing galvanized collector box
- Install High Temperature Ice & Water shield membrane to entire area from eave to shingles and modified roofing in saddle
- Install new 20 oz. copper collector box (similar in shape and size as existing) with reinforcing copper bar stock in top bead and back to brick wall
- Install new 16 oz. copper panel system and new 16 oz. copper wall flashings from collector box to shingles and modified roofing in saddle

Cost Estimate

Rectory Gutters and Northwest Downspout

- Setup scaffold to perform work
- Remove two courses of tile and starter row
- Remove existing copper gutter
- Inspect wood structure that is under existing copper gutters and replace rotted lumber on a time and material basis

- Install 3-foot-wide High Temperature Ice & Water Shield membrane the full length of all gutter runs, tying into existing underlayment at tile transition
 - Install red rosin paper slip sheet over ice and water shield membrane
 - Install new 16 oz. copper gutter liners with soldered seams
 - Reinstall tiles
- (Reuse existing downspouts except the northwest downspout)
- Remove northwest downspout and replace with new 16 oz. copper 3" x 4" downspout

Roofing and gutter specs, part 2

As requested, we are providing you with a quotation to performing the following work at the above location. Our work scope is as follows.

- Remove the existing metal roof on the East portion of the roof and dispose of the debris.
- Remove the existing roof membrane in the valley on the East end of the roof and dispose of debris.
- Furnish and install Ice and water shield over entire surface where metal panels were.
- Install Ice and water shield 6' up from gutter on North, West & South sections.
- Install Dimensional shingles on all sections working off of scaffolding on the South section which will be provided by others and off of a lift on the Northwest and West sections. Color to be chosen by customer.
- Prime current membrane on upper roof and valley to the North making sure that surface is free of any debris.
- Remove existing perimeter metal on upper roof and dispose of debris.
- Torch apply new DerbiGum modified membrane over existing modified membrane on upper roof and North valley
- Fabricate and install 24 gage metal along perimeter edge to upper roof. All new metal will consist of 24ga pre-finished galvanized steel. Color to be chosen by customer. Metal fascia will be flashed in with modified membrane.
- Fabricate and install 24 gage metal Counter flashing along the valley to the North and South perimeter wall.
- A New Collector box and Downspout will be installed by Millen roofing on the West corner of the roof. We will assist in any flashing that may be needed before the Collector box is installed. I lift will need to be used to reach the collector box.

School roof scope of work

>> This is for the shingle portion:
>> Ice & Water shield
>> Tiger paw underlayment
>> Shingle starter strips
>> GAF Timberline HD dimensional shingle - color to be Slate
W-valley - 24 ga. pre-finished galvanized metal - metal to be Mansard brown to match North school roof.

Upper flat roof (South school roof):

DerbiGum GP-FR Modified membrane was torched over existing modified roof.
DerbiGum GP-FR for all falshings
Counter flashing / 24 ga. pre-finished galvanized metal - color to be Mansard brown
Perimeter flashing / fascia - 24 ga. pre-finished galvanized metal - color to be Mansard brown to match North school roof.

Materials list for school roof

"Conrad Schmitt Studios, Inc., will be replacing the existing 1/4" plate glass on the exterior façade of the ten (10) nave windows with a new 1/4" clear safety laminate (see attached specs for details).

CSS will not be modifying the existing framework. We will be removing the existing silver aluminum moldings, and then removing the 1/4" plate glass. For our installation, we will be applying a 1/16" x 3/8" light grey butyl tape to the stone parting stop and aluminum horizontal support members, installing new custom cut 1/4" clear safety laminate, and then reinstalling the original aluminum moldings. We will be using a color matched polyurethane caulking (Dymonic 100 - see attached info sheet) to seal the glass and moldings to prevent moisture infiltration. Existing horizontal support members will be left in place between glass panels and not modified in any way."

Storm window replacement specs