Certificate of Appropriateness

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

Property   216 S. 2ND ST.   S. 2nd Street Historic District

Description of work   Roof A – approximately 2,300 square feet:

1. Remove and dispose of roofing membrane, cover-board, built-up-roofing (BUR) plies, accessories, gutter and downspouts relating to this roof area. There is currently nearly 2" worth of BUR plies on this roof from years of adding plies over plies. We're including the removal of these (with the exception of tightly bonded plies) to avoid trapping moisture within the new system which could lead to a series of future problems and limit the life expectancy of the new roofing system.

2. Remove and dispose of clay coping caps on top of the parapet walls. The mortar joints and these caps have deteriorated and require attention. **Terra cotta coping must be retained on the front, new replicas are permitted.** Remove and replace other sides with a new sheet metal coping cap similar to the surrounding buildings. The new material will be a complimentary color to the building, will only be visible primarily along two of the four sides.

3. Mechanically attach lumber to the tops of the parapet walls to provide a smooth surface and to act as a nailer for the sheet metal coping.

4. Mechanically attach lumber along the gutter edge to match the height of the new insulation system and also act as a nailer for the new gutter. The existing gutter is damaged, deteriorated and leaking, and requires replacement.

5. Mechanically attach (2) layers of polyisocyanurate insulation totaling 3.5" which will provide an R-value of approximately R-20. Please contact us if additional insulation with an increased R-value is desired.

6. Fully adhere a black 60 mil EPDM roofing membrane system. The roofing system includes

but is not limited to the following; reinforced universal securement strips, adhesives, taped seams, roofing related sheet metal, necessary flashings and detail work required for a complete, water-tight system.

7. EPDM membrane to extend up and over the parapet wall, covering the new lumber and terminated on the outside surface.

8. Exposed sheet metal profiles will be custom fabricated in our sheet metal shop from 24 gauge standard color pre-finished galvanized.

9. New sheet metal details include coping cap & cleat at parapet wall conditions, gutter with downspouts and counter-flashing around the base of the skylight curb as needed.

Date issued   10/12/2018   PTS ID   114644 COA: re-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:

Terra cotta coping must be retained on the front/west elevation. It may be replaced with new replicas in the same design.

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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez, Contractor

Must retain terra cotta coping or install replicas on front (west) elevation pictured here.

Current roof conditions.