



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

1041 N. OLD WORLD THIRD ST.

Replace roof over L-shaped area at front and south side of building.

Please see attached roof plan. Langer Roofing intends to remove the deteriorated roofing material, and minimal insulation to the wood roof deck in the area defined on the drawing. It should be noted we estimate approximately 4,500 square feet of replacement. Work scope is limited to the low slope/flat roof area only on the property. Asphalt shingle replacement to be replaced at a future date. Once the wood deck is exposed, Langer Roofing will mechanically attach two layers of poly-isocyanurate insulation (3.6" total giving us the required R-20 value for code). A Carlisle 60 mil EPDM black rubber membrane will be adhered to the newly installed insulation. All roof top equipment curbs, drains, and soil pipe penetrations will be properly flashed with Carlisle 60 mil EPDM flashings. Along the perimeter of the area defined, new 24 gauge pre-finished galvanized steel sheet metal details will be incorporated.

Visually from the ground, the sheet metal trim will be installed at the transition from the flat roof area to the top edge of the asphalt shingle roof to cover the nail holes in the shingle roof. You will also note in the photos, that (5) ac condensers are sitting directly in the existing roof membrane. Those will be raised with wood sleepers to a minimum of 8" off the top surface of the new roof membrane. The sleepers will be properly flashed with the Carlisle 60 mil EPDM flashing and a sheet metal cap will be installed on top of the sleepers to prevent any damage to the membrane over time from vibrations in the ac condensers. Lastly, roof is being replaced as soon as possible as its been leaking for many years. The owner has been patching the roof as needed but its now beyond its useful functional life.

Date issued

3/27/2020

PTS
ID

114936 COA: roof repair

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 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, 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 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: (414) 286-5712 or hpc@milwaukee.gov.

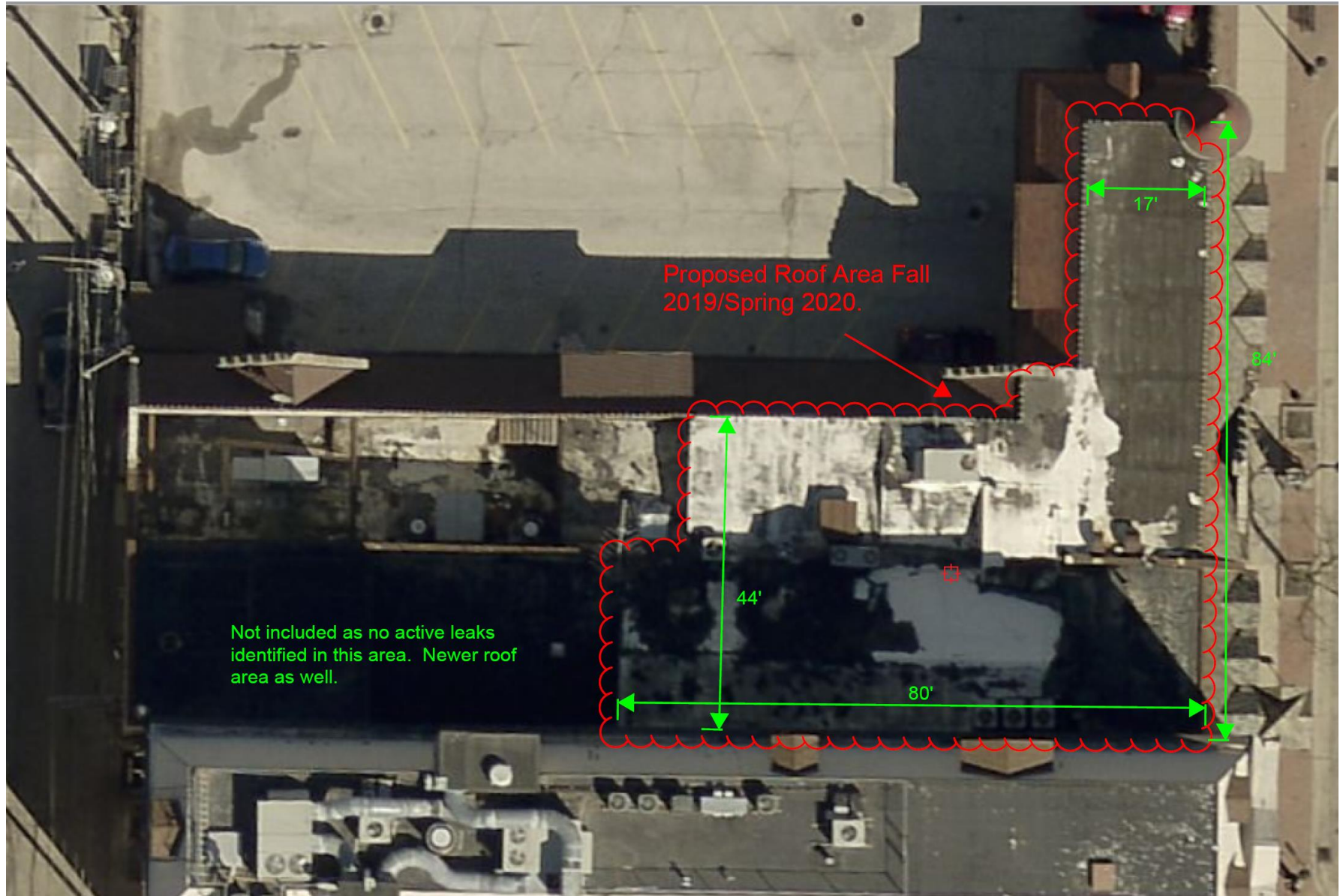
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation

Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor





Typical present conditions.