



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)

North Point South

ADDRESS OF PROPERTY:

2457 North Terrace Avenue

2. NAME AND ADDRESS OF OWNER:

Name(s): Jay Barrett, Jr. Revocable Trust, Denis J. Regan Trustee

Address: 330 East Kilbourn Avenue, Suite 1170

City: Milwaukee

State: WI

ZIP: 53202

Email: dregan@grgblaw.com

Telephone number (area code & number) Daytime: 414-271-1440

Evening: 414-520-4123

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

Name(s): Gellings Roofing and Siding LLC

Address: 807 Westview Street

City: Cleveland

State: WI

ZIP Code: 53015

Email: gellingsroofing@tds.net

Telephone number (area code & number) Daytime: 920-693-2240

Evening: _____

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

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

_____ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

_____ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

*Rec'd @ HPC
4/27/16*

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

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

Repair and replace cedar shingle roof.

Color: Siena Brown

See attached bid with details of work to be performed

6. SIGNATURE OF APPLICANT:



Signature

Denis J. Regan, Trustee

Please print or type name

4/7/2016

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 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT

Estimate

Gellings Roofing and Siding LLC
 807 Westview St
 WI 53015

Phone #	Date	Estimate #
920-693-2240	4/1/2016	12154

Name / Address
Jay Barret Revocable Trust Prop Address 2457 N Terrace Milwaukee wi 53202 414-588-5919

Terms	Project
Due on receipt	

Description	Total
Gellings Roofing and Siding LLC proposes to : re roof residence	0.00
Remove the existing cedar shingles up to 3 layer and install new 7/16 osb sheathing to the remaining roof area. This covers nay gaps in the wood decking from the cedar roof style boards	0.00
Remove all Gutter and downspouts that are unusable - leaving any that may be copper	
Remove the existing 4 old stlyle skylights on the West side of the building facing courtyard . Add rafter where needed and Redeck with new plywood over the opening Install one roll of ice and water on all gutter edges and one roll through each valley , around the East skylight and along all dormer walls This protects your eaves from ice and water backup in case of ice damning in winter months.	0.00
Install new Synthetic underlayment waterproofing felt paper to the remaining roof area to protect home and make a waterproof seal between the tear off and new shingle installation .	0.00
Install new soil pipe flashings	0.00
Install new drip edge metal and gutter apron metals - colored to accent the roof or match the existing fascia.	0.00
Install new valley metal flashing to form valley and protect ice and water shield. New step flashings also along the walls where the exisiting old step flashings are . This will ensure the water will flow away from the side of the dormer walls to the gutter system .	0.00
Design and configure a new curb flashing for the skylight on the east side .Flashing will be fabricated on site and be made with aluminum and installed to keep water from leaking through skylight . This flashing will last the life of the new roof at minimum . Install 4 new chimney flashing.	
Install new 35 yr/ Lifetime Dimensional Shingles. Color is the customers choice .	0.00
Install new roof attic vents per state and local codes . Clean all debris and remove from the jobsite. Roll the yard and landscaping with magnet for metal nails and debris .	0.00
Thank you for your time and considering us for your project.	
Total	

E-mail
gellingsroofing@wi.rr.com

Estimate

Gellings Roofing and Siding LLC
 807 Westview St
 WI 53015

Phone #	Date	Estimate #
920-693-2240	4/1/2016	12154

Name / Address
Jay Barret Revocable Trust Prop Address 2457 N Terrace Milwaukee wi 53202 414-588-5919

Terms	Project
Due on receipt	

Description	Total
This contract includes materials, labor, disposal, and permits. Gellings Roofing and Siding LLC also warranties the craftsmanship of this project for up to 10 years. Manufactures warranty applies.	0.00
If any additional work is needed not included in this original proposal, such as wood replacement, trim work, metal work etc. The additional work out side the original contract will be billed a time and materials basis at the rate of \$55.00/hr with a signed change order from the homeowner/building owner.	0.00
Payment terms are 50% of the total contract are due prior to the start of the project. remaining balance due on the date of completion. All payments as outlined unless discussed and in writing with both signing parties.	0.00
Please sign and date for the acceptance of this proposal	0.00
Signature _____	0.00
Date _____	
Shingle Pricing	
Castlebrook 35 yr Dimensional Shingle \$ 42,695.00	
If there is no plywood needed on the roof we will deduct from the total above \$9,720.00 for the labor and materials needed for that portion in the above quotation	
Thank you for your time and considering us for your project.	
Total	\$0.00

E-mail
gellingsroofing@wi.rr.com



Castlebrookf 35 Specifications

SECTION 07310

ASPHALT SHINGLE ROOFING SYSTEM

Atlas Roofing Corporation asphalt/fiberglass shingles.

This section is based on the Atlas Roofing Corporation line of asphalt fiberglass shingles. Atlas has been the industry leader in proven innovations in design and shingle technology and the introduction of a full line of designer shingle colors and shapes.

For more information on Atlas Roofing Corporation products and availability, or for the name of your local Atlas Roofing Corporation representative, contact or write: Atlas Roofing Corporation, 2000 RiverEdge Parkway Suite 800, Atlanta, GA 30328. Or www.atlasroofing.com

This three-part specification must be edited to delete shingle types and styles not required on a particular project. Also, you may delete the "NOTES" below once editing is completed.

Part 1 General

1.01 section includes:

- A. Granule surfaced asphalt shingle roofing.
- B. Underlayment, eave, valley and ridge protection.
- C. Metal flashing.

*****NOTE: REFER TO DIVISIONS 6 AND 7 FOR RELATED SECTIONS REQUIREMENTS*****

*****NOTE: CONTACT ATLAS ROOFING CORPORATION FOR LIST OF RELATED REFERENCES*****

1.02 Submittals

- A. Submit under provision of Section (____).
- B. Product Data: Provide data indicating material characteristics, performance criteria, limitations and (____).
- C. Manufacturer's Installation Instructions: Indicate preparation and installation procedures. Installation of shingles, underlayment, flashing, fasteners, vents, and other roof accessories shall be in accordance with instructions published by Atlas Roofing Corporation.
- D. Manufacturer's Certificate of Compliance: Provide Certificate of Compliance indicating that the asphalt shingles made in normal production meet or exceed the requirements. of:
 - 1. Class A Fire Resistance (Fiberglass). Class C Fire Resistance (Organic).
 - 2. ASTM D3161 Test method for wind resistance of asphalt shingles (Class F @ 110 MPH).
 - 3. ASTM D7158 Test method for wind resistance of asphalt shingles (Class H @ 150 MPH).
- E. Shop Drawings: Indicate (____) metal flashing, jointing methods and locations, fastening methods and locations and installation details, as needed.

1.03 Regulatory requirements

- A. Provide certificate of compliance from shingle manufacturer for ASTM, FM and UL



SELECT ONE (1.)

2.04 Accessories

- A. Nails: Standard round wire type roofing nails, corrosion resistant (hot dipped zinc coated steel) (aluminum) (copper) (chromated steel) (____); nominal 3/8" head diameter; minimum; 11 or 12 gauge shank diameter; shank to be of sufficient length to penetrate 3/4" into solid wood, plywood, or non-veneer wood decking, or 1/8" through the thickness of the decking.
- B. Asphalt Roof Cement: ASTM D4586. Asbestos free.

2.05 Flashing Materials

- A. Sheet Flashing: (ASTM A361) (ASTM B209) (ASTM B370) (____) to meet shingle manufacturer's requirements. Shall meet or exceed local building code requirements.
- B. Bituminous Paint: Acid and alkali resistant type; black color.
- C. Tinnings Paint: (Red) (Green) (Brown) (____) color.
- D. Nails: Standard round wire type roofing nails, corrosion resistant (hot dipped zinc coated steel) (aluminum) (copper) (chromated steel) (____); nominal 3/8" head diameter; minimum 11 or 12 gauge shank diameter; shank to be of sufficient length to penetrate 3/4" into solid wood, plywood, or non-veneer wood decking, or 1/8" through the thickness of the decking.

2.06 Flashing Fabrication

- A. Form flashing (indicated on Drawing s) to protect roofing materials from physical damage and to shed water.
- B. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.

Part 3 Execution

3.01 Examination

- A. Verify existing site conditions under provisions of Section (____).
- B. Verify that roof penetrations and plumbing stacks are in place and flashed to deck surface.
- C. Verify roof openings are correctly framed prior to installing work of this section.
- D. Verify deck surfaces are dry, free of ridges, warps, or voids.

3.02 Roof Deck Preparation

- A. Follow shingle manufacturer's recommendations for acceptable roof deck materials.
- B. Broom clean deck surfaces prior to the roof installation.

3.03 Installation - Eave Ice Dam Protection

- A. Place (eave edge) (and) (gable edge) metal flashing tight with fascia boards. Weather lap joints 3 inches and seal with roofing cement. Secure flange with nails spaced (____) inches o.c.
- B. Apply Atlas Roofing Corp. WeatherMaster Granular Underlayment Waterproofing Membrane, a self-adhering, SBS rubberized asphalt membrane as eave protection in accordance with manufacturer's instructions.
- C. Extend eave protection membrane minimum (24) (48) (____) inches up the slope beyond interior face of exterior wall.

3.04 Installation - Protective Underlayment

- A. When roof slope is between 2" and 4" per foot, install one layer of WeatherMaster Granular Underlayment, or two layers of ASTM D226 TYPE (____) underlayment over areas not protected by WeatherMaster Granular Underlayment at eave, with ends and edges weather lapped a minimum (6) (____) inches. Stagger end laps between each consecutive layer. Nail in place.



GIMBEL • REILLY • GUERIN • BROWN LLP

Writer's E-mail
dregan@grgblaw.com

April 7, 2016

City of Milwaukee
Historic Preservation Commission
Attn: Carlin
200 East Wells Street, Room B4
Milwaukee, Wisconsin 53202

Re: *The Jay Barrett, Jr. Revocable Trust*
2457 North Terrace Avenue

Dear Carlin:

Thank you for taking the time to speak with me yesterday regarding our roof project for the above referenced property. Enclosed please find the following documents for your review:

- Certificate of appropriateness application form
- Detailed bid with the description of the work to be performed
- Specification sheet for the shingles to be installed
- Photographs of the property

The trust beneficiaries have approved installation of the Castlebrook 35 year dimensional shingles in the Siena Brown color.

As I indicated to you yesterday, the property has been under an order from the city to repair the roof for more than one year. The terms of the trust which owns the property prohibits us from selling the property. Until recently, the trust assets almost exclusively consist of real estate. We recently have sold a property which has now generated sufficient funds for this project. There is currently a hearing scheduled in early May for compliance with the repair order.

The contractor we selected has indicated the project could be completed before the hearing date in May provided your office issues the certificate of appropriateness in the near future. I would appreciate your review of the application and supporting materials at your earliest convenience.

330 E. KILBOURN AVE.
SUITE 1170
MILWAUKEE, WI 53202
P: 414-271-1440
F: 414-271-7680
WWW.GRGBLAW.COM





If you require any additional information or any supplemental material to complete your review please contact Steven Lant in my office or me. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to be 'DR', written over the typed name 'DENIS J. REGAN'.

DENIS J. REGAN

Enclosures

historic preservation comm 2016-04-07



