



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

RECEIVED

JUL 19 2013

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

2913 Worth Lake Drive, Milwaukee, WI 53211

2. NAME AND ADDRESS OF OWNER:

Name(s): Teri Kolb (Chuck & Jean Hausman #1)

Address: 2913 W. Lake Dr. #2

City: Milwaukee

State: WI

ZIP: 53211

Email: Mother Teresa 2913@aol.com

Telephone number (area code & number) Daytime:

Evening:

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

Name(s): Community Building & Restoration

Address: P.O. Box 11527, Shorewood, WI 53211

City:

State:

ZIP Code:

Email: todd@thoughtfulcraftsmen.com

Telephone number (area code & number) Daytime:

Evening:

(414) 963-1901

963-1901

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

PLEASE NOTE:

Teri Kolb 7.18.13
**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.

Replacement of shingle roof house & garage, gutters - all, flat roof, & gutters, dormer flashing, chimney flashing

GAF Timberline Natural Shadow in Barkwood.

New gutter and flashing in MUSKET BROWN. Replace flat roof joists w/ new material to match.

Replace SKYLIGHTS on flat roof & add 1 new SKYLIGHT on far westside of roof. Will not be visible from the street.

6. SIGNATURE OF APPLICANT:


Signature

Teri Kolb
Please print or type name

Date 7-18-13

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



COMMUNITY ROOFING & RESTORATION, INC.

HTTP://WWW.COMMUNITYROOFING.COM / 414-882-1189



To: Chuck Hausmann
2913 N. Lake Drive
Milwaukee WI 53211

(h)
271-5300 (w)
840-6620 (Cell)

From: Josh Fraundorf, Vice President of Community Roofing & Restoration, Inc.

Letter Contract

April 3, 2013

Re: 4/3/2013: Updated Bid for 2913 N. lake Drive

House Roof Estimate:

We will remove the existing two layers of asphalt roofing and single layer of cedar shakes over the entire roof surface of the house. \$40.00/hr plus materials for any wood repairs that may be needed after the tear-off is completed. If the original roof boards are spaced more than 1/4 inch we will have to re-deck the entire roof surface of the house. 7/16 sheathing will be used to re-deck the entire house using eight penny nails to secure it down. This would be an additional charge of \$3,655.00 if it is needed on the house. Ice and water shield will be applied along all of the eaves, valleys, chimney, and roof wall intersections. #30 felt paper will then be used to cover the remaining exposed decking. Painted "W" style galvanized valleys will be secured down in the existing valleys. New aluminum d-edge will be secured down along all of the roof edges around the entire house. 30 yr Certaineed Landmark dimensional shingles will then be applied over the entire roof surface of the house. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being applied there will be new step flashing installed along all of the roof wall intersections around all five dormers on the house. Eight new slant back roof vents will then be applied on the West and North side of the house. New lead boots will be installed over the stacks that extend out of the roof.

(4) DORMERS:

After the tear-off is completed we will see what potential siding repairs are needed around all of the dormers with siding. As the new shingles are being installed we will apply new step flashing along all of the roof wall intersection on the dormers. We will then custom make new front counter flashing systems to be installed on all of the dormers. If there is a gap created along all of the roof wall intersections from the three layers being removed we will custom make a new flashing to match the siding as best as possible and install along the roof wall intersections as a final step.

SOUTH STUCCO DORMER ? North Stucco Dormer

After the tear-off is completed we will have to cut out six inches of the stucco along the roof wall intersection to allow us to do the flashing work correctly. Ice and water shield will then be installed along both sides of the dormer. After the new roof is installed with the proper step flashing and front counter flashing we will fix the stucco. A wire mesh will be installed around all three sides of the dormer where the stucco was removed. We will then do three scratch coats of stucco over a three day period to match up to the existing style on the dormer.

UPPER FLAT ROOF: + metal

Since there are three layers of flat roof material currently on the flat roof we will have to tear-off all of the layers down to the original decking. \$45.00/hr plus materials for any wood repairs that may be needed after the tear-off is completed. 1/2 fiber board will then be applied over the entire flat roof surface. The fiber board will be secured down using 2 1/4 inch screws. Commercial glue will then be

all moldy or rotted boards off



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 Milwaukee WI 53211

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 271-5300 (w)
 840-6620 (Cell)

From: Josh Fraundorf, Vice President of Community Roofing & Restoration, Inc.

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applied over the entire roof surface. 60mm Epdm rubber will then be installed over the entire roof surface. The rubber will be run up onto the pitched deck that intersects with the flat roof to eliminate the flat roof intersection with the pitched roof. In addition, the rubber will be run up around all of the skylights as well as the chimney. We will then grind into the chimney and anchor a new metal counter flashing around the entire chimney. The proper sealants will be used to seal the intersection of the metal with the brick on the chimney. New aluminum trim will then be made and installed along all of the edges of the flat roof surface. We will then prime this area and apply new six inch bar tape to seal the intersection of the new trim with the rubber roof. Lahp sealant will be used as the sealant where it is needed.

All of the current skylights on the flat roof will be removed at this time. New custom made Velux skylights will be made and installed on all three current locations on the flat roof. New flashing kits will be applied around all three skylights as they are being installed.

*my
 Joe*

HOUSE GUTTERS:

After the tear-off is completed we will apply new aluminum gutter apron along all of the eaves around the entire house. New six inch seamless aluminum gutters and four inch downspouts will then be installed around the entire house duplicating the existing style. The proper straps and screws will be used to secure the new gutter system into place. If you would like to change any of the downspout locations that can be done at this time as well.

GARAGE ROOF:

The existing two layers of asphalt roofing and single layer of cedar shake will be removed over the entire roof surface of the garage roof. \$40.00/hr plus materials for any wood repairs that are needed as the roofing project is being done. If the original deck boards are spaced on the garage roof as well then we will re-deck with 7/16 sheeting over the entire garage. The sheeting will be secured down using eight penny nails. This would be an additional charge of \$685.00 if it is needed. #30 felt paper will then be applied over the entire garage roof. 30yr Certaineed Landmark dimensional shingles will be secured down over the entire roof surface of the garage roof with 1 1/4 roofing nails.

open

GARAGE GUTTERS:

Aluminum gutter apron will be installed along all of the eaves around the garage roof. Five inch seamless aluminum gutters and four inch downspouts will be applied around the entire garage roof duplicating the existing ones. The proper straps and screws will be used to secure the new gutter system. If you would like to change any of the downspout locations that can be talked about as well.

All debris to be hauled away by Community Roofing & Restoration, Inc. Tarps and plywood will be used to protect the house and garage as the roofing project is being done. All debris to be cleaned up on a daily basis and put into the dumpster on site. Any permits needed for the project to be taken care



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April 3, 2013

Re: 4/3/2013: Updated Bid for 2913 N. lake Drive

of by Community Roofing & Restoration, Inc. Once one of our crews starts a job they will be there every day until it is finished depending upon the weather. The Historic Tax Credit contact info is below so you can see what it would take to get the 25% tax write off on the roofing project. If you need help with this please let me know.

Project Prices:

HOUSE ROOF TOTAL: \$20,285.00 + re-decking @ \$3,655.00 = \$23,940.00

HOUSE GUTTER TOTAL: \$2,815.00

Adjusted HOUSE FLAT ROOF TOTAL: \$5,555.00

GARAGE ROOF TOTAL: \$3,525.00 + re-decking @ \$685.00 = 4210.00

GARAGE GUTTER TOTAL: \$1,145.00

Total Project Price: \$37,665.00 minus \$1,000.00 discount = \$36,665.00

Please note: The homeowner is responsible for tarping the attic and clean up of the attic area if needed

Separate charge: (3) SKYLIGHT TOTAL: \$2,435.00

There is a ten year labor warranty given by Community Roofing & Restoration, Inc and a 30 yr shingle manufacturer's warranty given by Certainteed. Since Community Roofing & Restoration, Inc is a certified Master Shingler with Certainteed we are able to extend the warranty to a 50 yr warranty covering 100% of all labor, materials, and debris removal. This warranty can be transferred over to a new owner in the first 12 years after the new roof is installed. The new owner will then have 60 days after closing to put the warranty into his/her name. Payment as follows: 1/3 up front, 1/3 upon 2/3 completed, and the balance upon completion. Below are names of two people from the Historic Preservation Staff that you can choose from, to contact regarding Historic Tax Credit Information:

Paul Jakubovich
(414) 286-5712
email: pjakub@mkedcd.org

Mark Buechel (Pronounced Bee-kel)
(608) 264-6491
Email: mark.buechel@wisconsinhistory.org

36,665
+ 6,000 → 42,665
5 dormers (3 aluminum, 2 steel)
clear cedar to restore dormers to historic standards



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TO: Chuck Hausmann
2913 N. Lake Drive
Milwaukee WI 53211

April 3, 2013

Worksite address if different than above:

Addendum To Letter Contract

(1) Binding Mediation and Arbitration Process

In our 30 years and 5,000 projects we have been blessed with experiences that find us and our clients very happy to have had a meeting of the minds and partnered to create restoration products and services with beauty and durability. In the rare instance where there are disagreements or misunderstandings we insist upon a binding arbitration process, with the help of neutral Wisconsin professional associations to help us select a binding arbitrator and binding arbitration process. If for whatever reason the arbitration process does not lead to a satisfactory resolution, client will be responsible for clients legal fees, and Community will be responsible for its legal fees.

(2) Lien Rights

We and others who furnish labor or materials for this project may have lien rights on the land and buildings if not paid. Late payment charges of 1.5% per month for past due balances, annual charge of 18%, and, if client does not pay as agreed. Guarantees are null and void if client does not pay according to agreement.

(3) Substantial Project Completion

On projects over \$5,000.00 that are substantially complete, (e.g. 95 per cent of the work has been done and the house is not in danger from the elements, but not able to be totally completed for reasons outside of our control, e.g. bad weather, or awaiting the arrival of a small part for a small issue that will take a month to arrive, etc.), we would like to be paid the contract price, minus double the cost of the unfinished items. For example, let's say the contract included a copper weather vane that won't arrive for one month. If the total project cost was \$10,000.00 and we are finished, except for the weather vane, and the weather vane labor and material cost \$500, we would be happy to find you withholding \$1,000 until the weather vane is installed and pay us \$9,000 of the contract price. Prices may change after 30 days from date of our proposal. Guarantees apply only to the original purchaser of our services and products.

(4) Misrepresentations and Product Substitutions

Misrepresentations : There may be occasions where there is a misunderstanding about some of the finer, subtler points of the project. For example, it is understood that we are expected to follow the manufacturer's instructions in applying your shingles (in the case of a roofing project). But we want you to completely understand that there are phrases in the instructions that are sometimes impossible to actualize in the real world. Let us say, for example, that the instructions call for "shingle exposures" of 5." That means that each course of shingles has 5" of material exposed to the weather. But the reality of roof projects in the real world is that "there is no such thing as a perfectly straight line in nature, " and that goes even more for roof decks on houses. The roof deck is never without some swaying or swelling. It is absolutely impossible to install every course of shingles exactly 5" to the weather.

Product Substitutions : Here too reality sometimes finds it impossible for us to follow the strictest letter of the contract. Let's imagine that the contract language says we will use "solar seal" to caulk the joint between the shingles and a masonry surface. Let us imagine that our supplier has run out of "solar seal" but has a product that is essentially the same. In such a situation we insist that our clients waive the right to sue us for double damages plus attorneys fees. If it turned out that one of our foreman betrayed our trust and actually used an inferior substitution, the cost of such a "deviation from perfection" on our part would be determined by a mediator and the homeowner would waive his/her rights to seek double damages plus legal fees for such imperfections in our work on their behalf.

(5) Extra Layer(s):

If there are extra layers of roofing found, there will be an additional charge of \$70.00/ per square, (per 10ft x 10ft area), for those layers, unless a different rate is quoted to you within the body of the written contract.

(6) Ice Dam Problems

There have been a couple of winters since our founding in 1975 when so much snow and huge ice dams overloaded the system's capacity on a handful of our 5,000 projects. In such circumstances we removed the ice dams at cost and encouraged the owners to consider electric cables. We would only advise that, if your roof turned out to be among that minority that required cables.

(7) We will be responsible for fixing any damage to your inside that comes from a leak clearly caused by workmanship errors on our part.

We will not be responsible for such inside work, however, if the leak was caused by other aspects of the roof system, e.g. faulty shingles, chimney, siding, gutters, etc. that we did not contract to fix. Nor will we be responsible for any mold that occurs in your house, given the many variables contributing to the emergence of mold, e.g. excessive humidity, insufficient ventilation in your house, etc.

**PLEASE NOTE: Before work begins, it is the homeowner's responsibility to be sure to cover any items in the attic and/or garage with a tarp, to protect them from the dust & debris that will occur during roof tear offs & roof replacements.

Submitted by: Josh Frundorf
Sincerely,
J.J. Godsil
President Community Roofing & Restoration, Inc.

Accepted by: _____

Date: _____

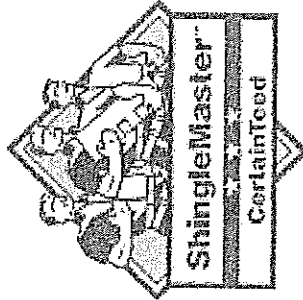
CertainTeed
ShingleMaster[™]

This is to certify that

Community Roofing & Restoration

is hereby recognized as a ShingleMaster[™], and therefore can offer the SureStart[™] PLUS 3-STAR and 4-STAR Coverage warranty extensions.

This company has achieved ShingleMaster[™] status by employing a Shingle Quality Specialist and a Master Shingle Applicator qualified workforce or by attending a ShingleMaster[™] Credential Course and having at least one person qualified as a Master Shingle Applicator and a Shingle Quality Specialist.



The Master Shingle Applicator designation is a rigorous, multi-step process that requires a minimum of 100 hours of training and the successful completion of a written and practical exam. The Shingle Quality Specialist designation is a rigorous, multi-step process that requires a minimum of 100 hours of training and the successful completion of a written and practical exam.

Tom Smith

Tom Smith

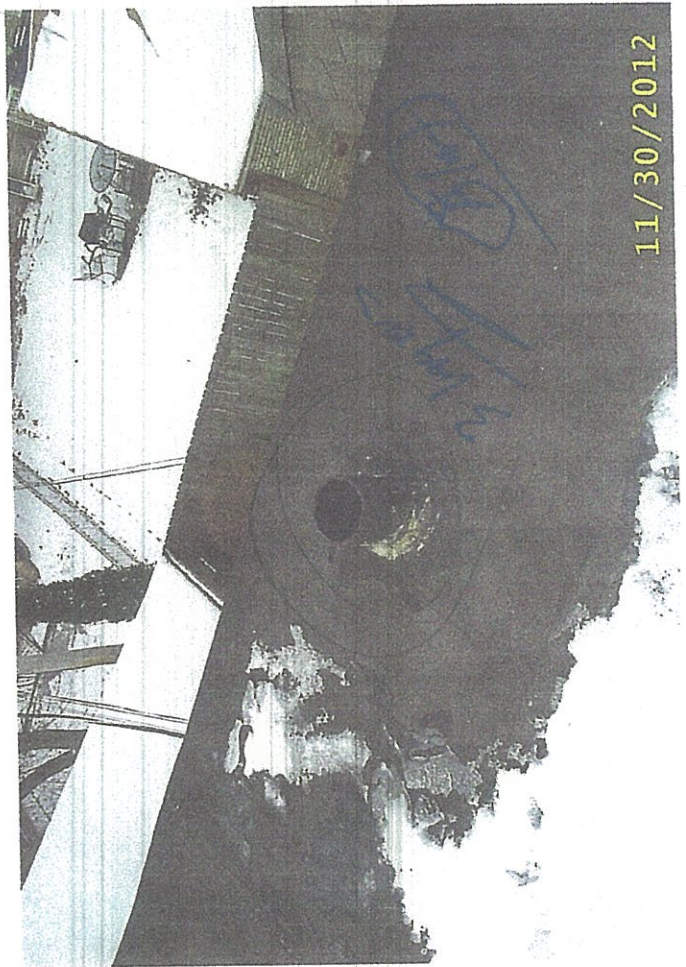
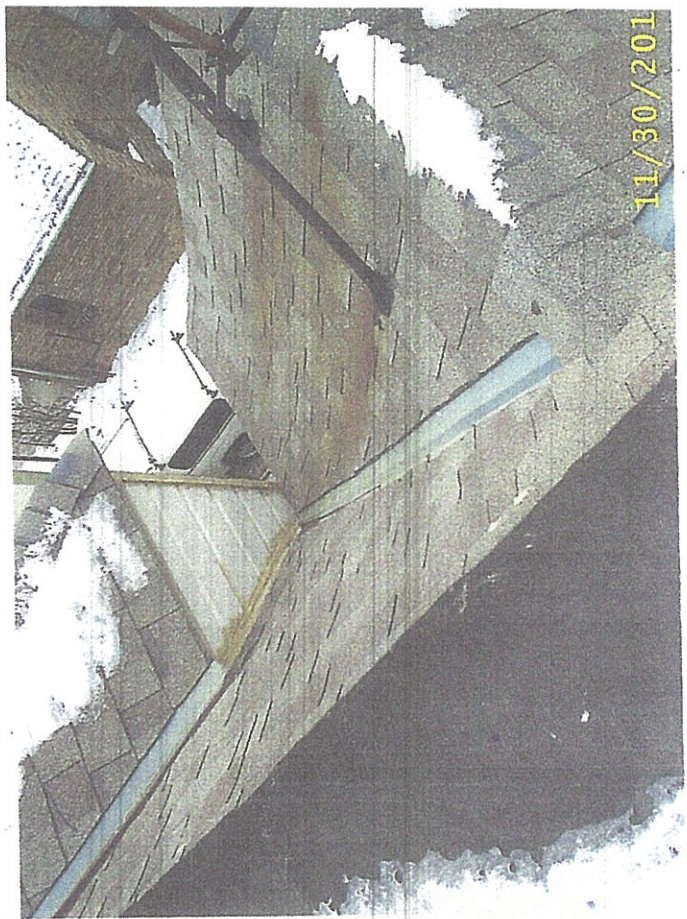
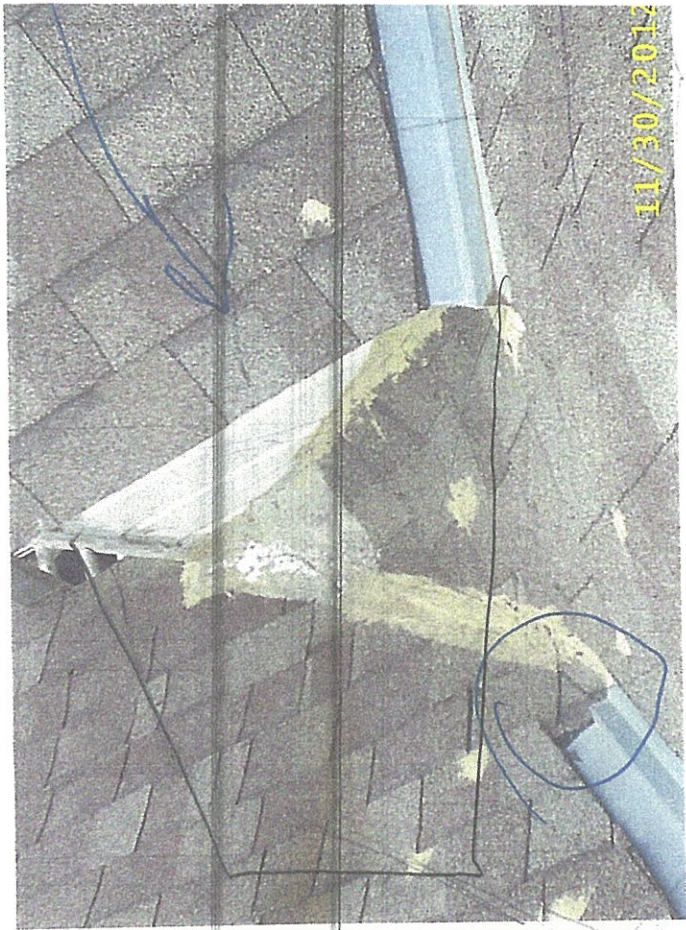
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A ShingleMaster[™] since:

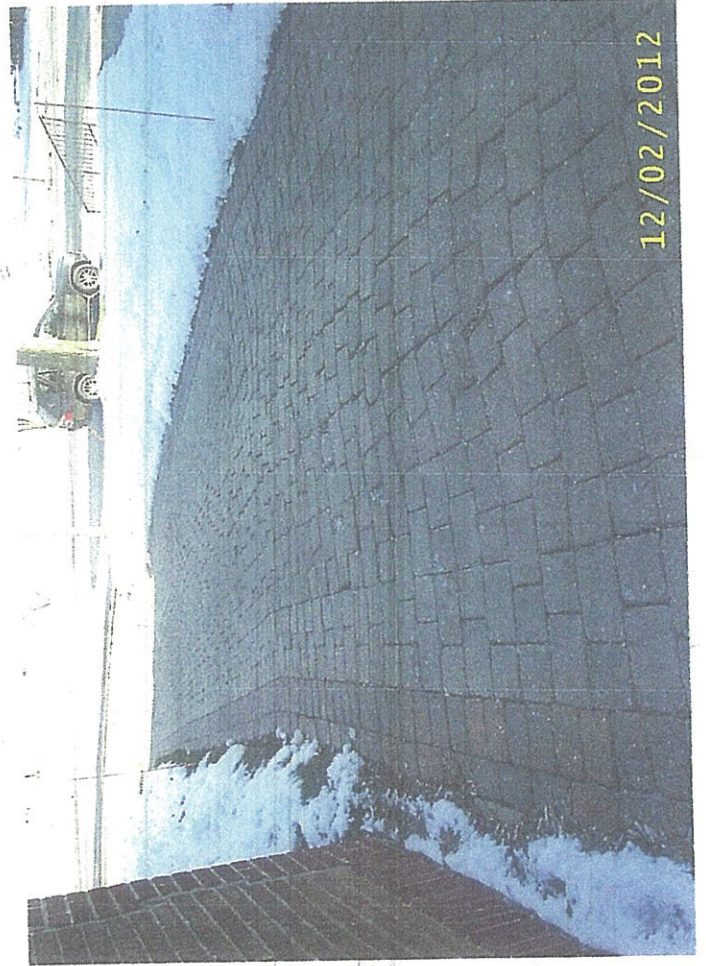
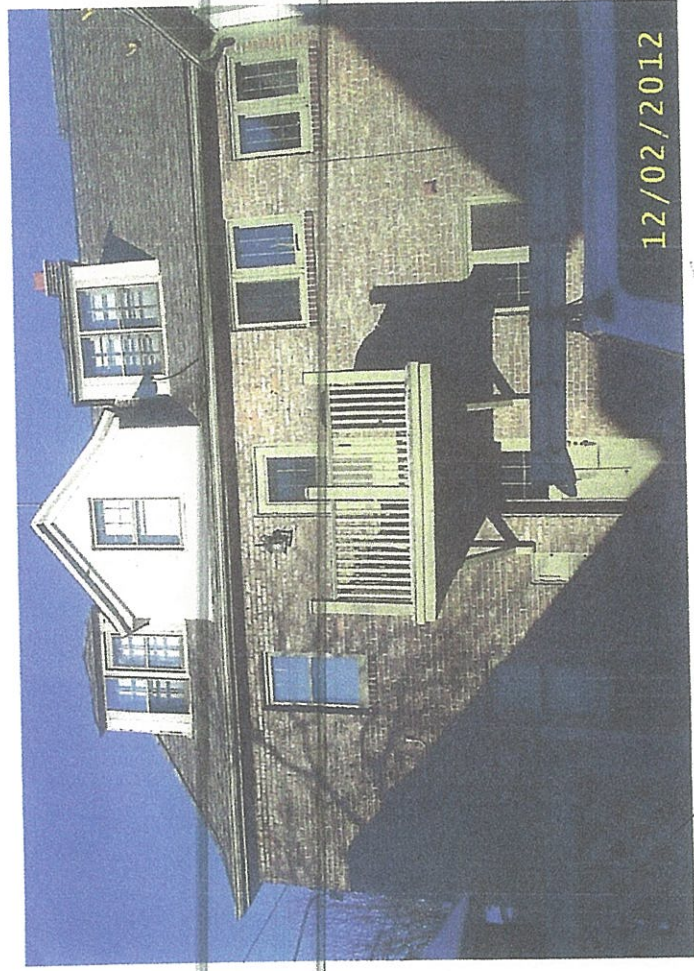
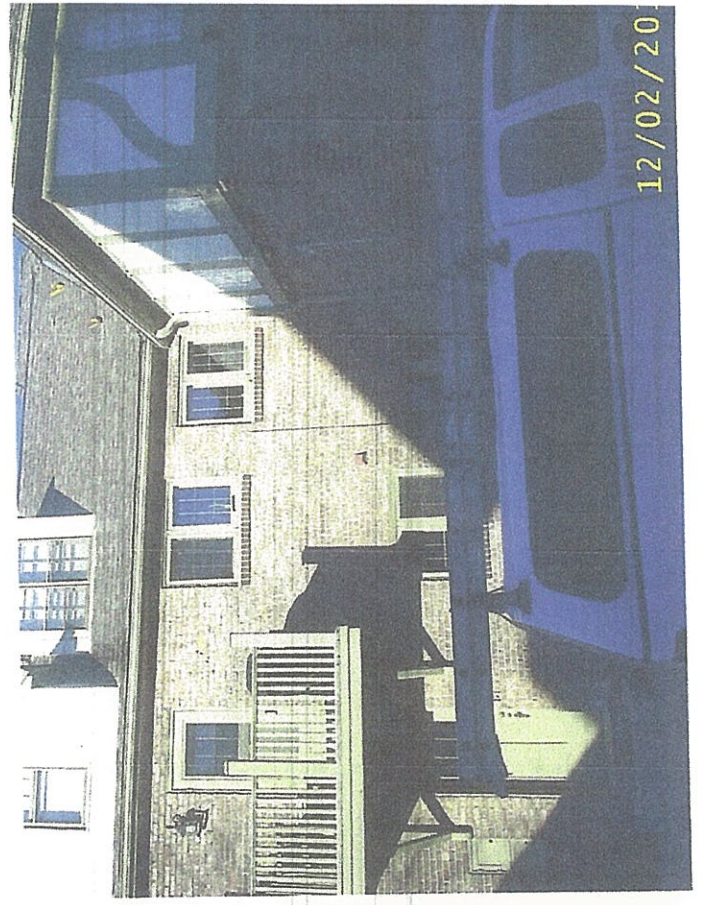
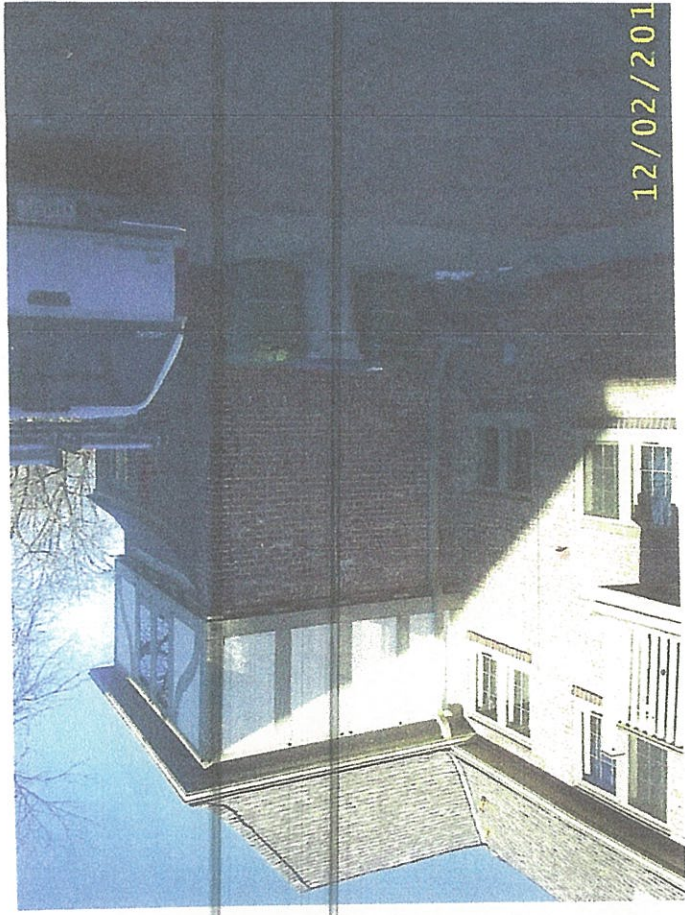
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VALID THROUGH JANUARY 31, 2014
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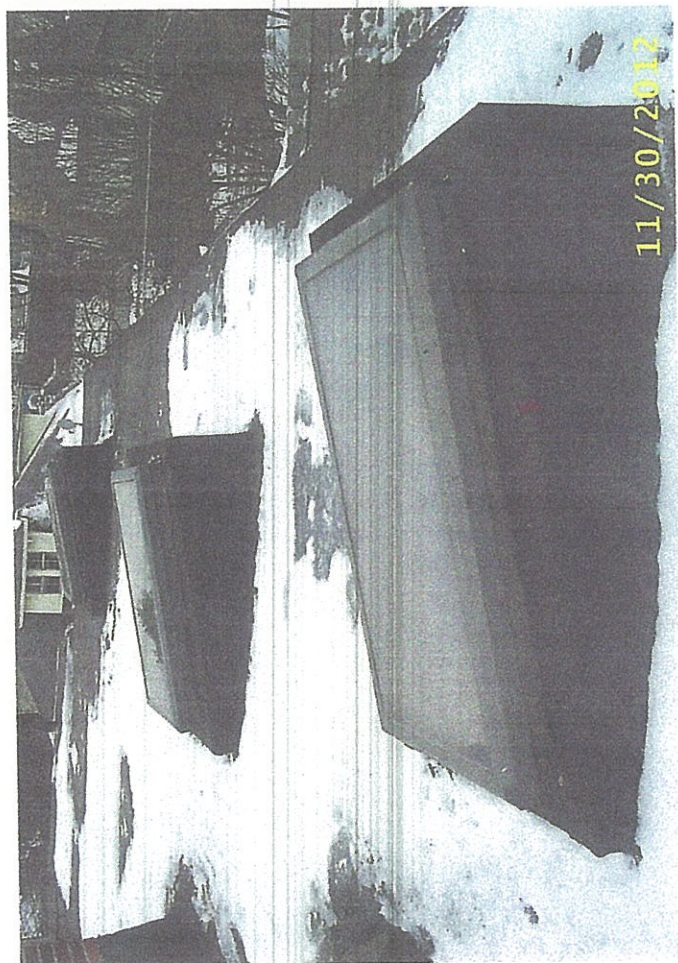
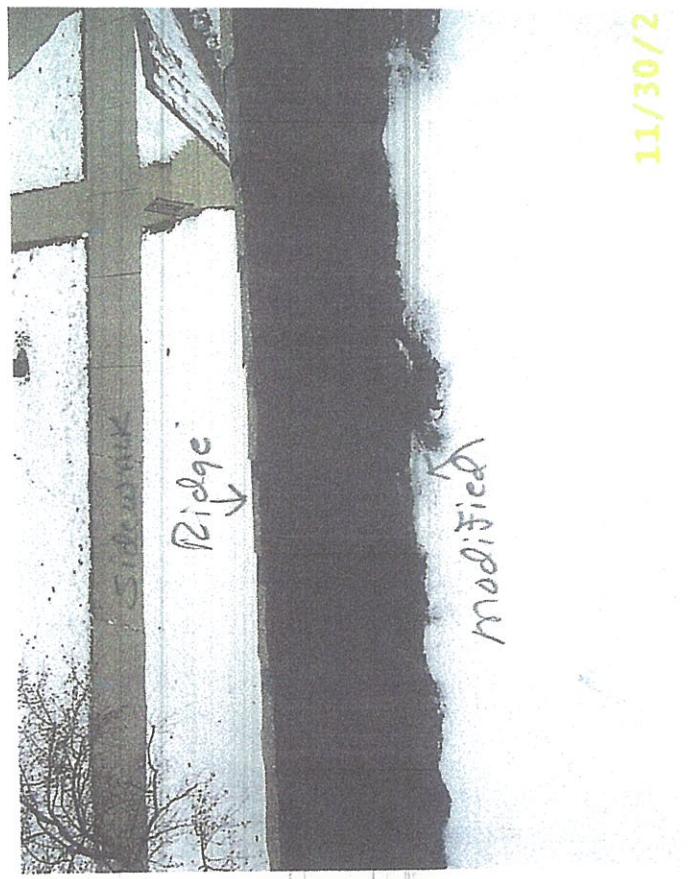
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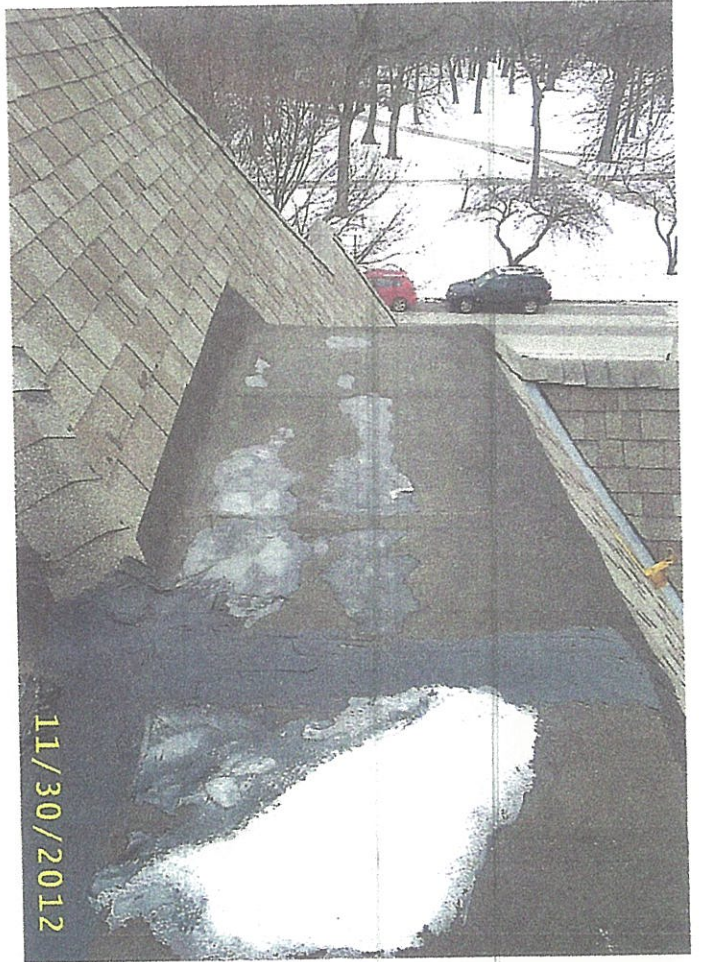


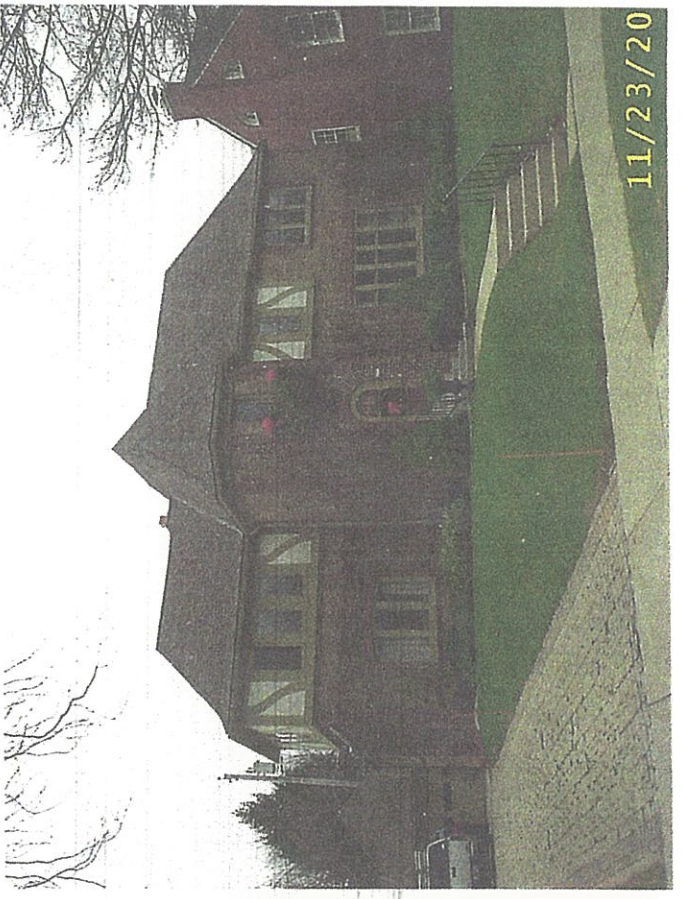
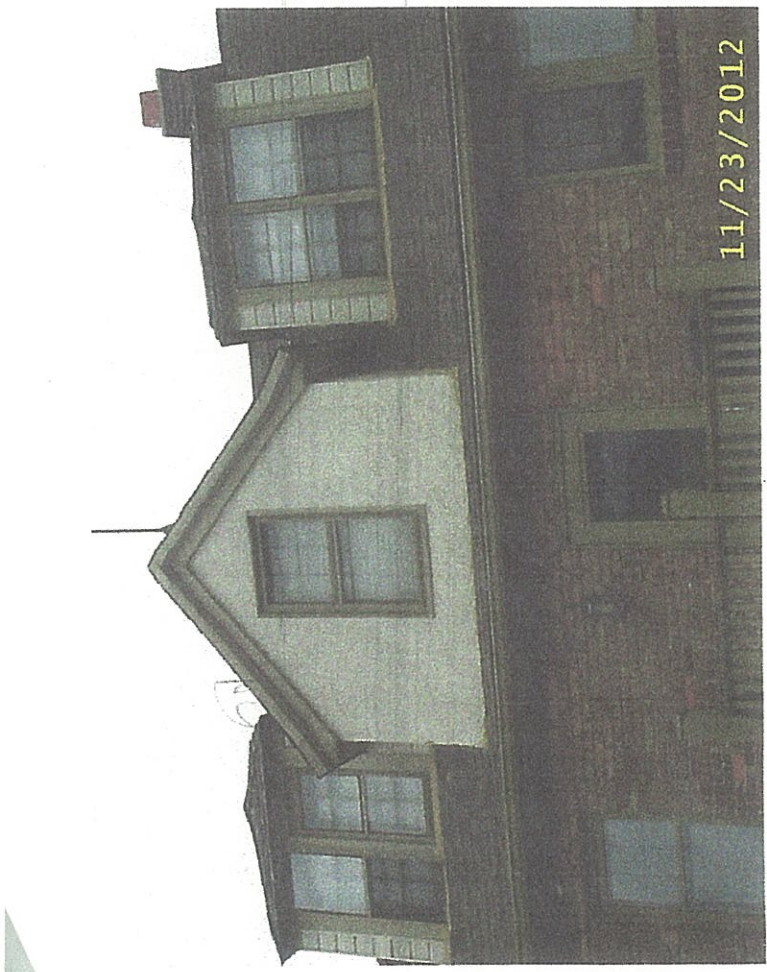
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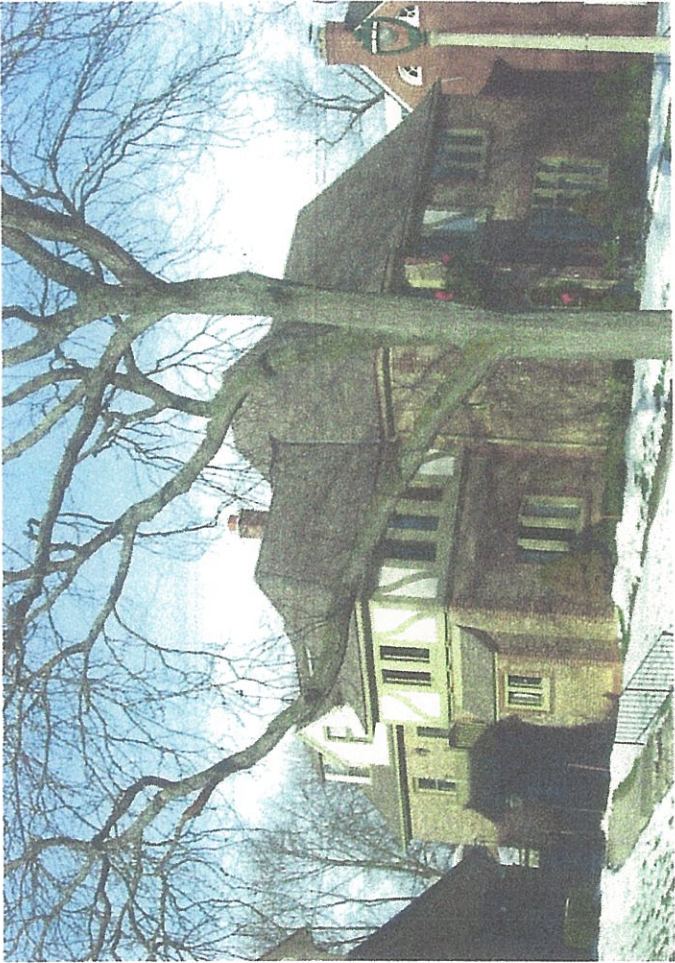
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