



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)

Sherman Blvd

ADDRESS OF PROPERTY:

3129-3131 N Sherman Blvd

2. NAME AND ADDRESS OF OWNER:

Name(s):

Mrs. Annette Dixon

Address:

P.O. Box 142 / 3129 N Sherman Blvd

City:

Milwaukee

State:

WI

ZIP:

53201/53216

Email:

dixonmad777@gmail.com

Telephone number (area code & number) Daytime: 414-445-3129 Evening:

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

Name(s):

Community Roofing / Josh Fraundorf

Address:

1776 N. Water Street

City:

Milwaukee

State:

WI

ZIP Code:

53202-1552

Email:

josh.fraundorf@gmail.com

Telephone number (area code & number) Daytime: 414-232-0794 Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 or 414-286-5722 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

X

Digital photographs of affected areas & all sides of the building

Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections

Material and Design Specifications (please attach)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)

Site Plan showing location of project and adjoining structures and fences

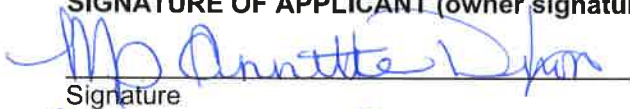
PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.

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 via email.

See attached - remove existing roof and replace with new roof.

6. SIGNATURE OF APPLICANT (owner signature required for demolition):


Signature

Ms Annette Dixon
Please print or type name

7/21/26
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) 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.

Email Form to: hpc@milwaukee.gov

Historic Preservation Commission
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.

SUBMIT



Josh Fraundorf
(414) 232-0754
josh.fraundorf@gmail.com

Ms. Dixon Annette
3129 North Sherman Boulevard, Milwaukee, WI
53216-3544

THE HISTORY OF COMMUNITY ROOFING & RESTORATION

Community Roofing & Restoration

Established in 1975 | Milwaukee, WI

About Us

Community Roofing & Restoration is one of the longest-standing exterior remodeling companies in Southeastern Wisconsin. Founded by James Godsil over 50 years ago, the company was built on a vision of preserving Milwaukee's historic architecture while delivering unmatched craftsmanship. Today, under the leadership of managing owner Josh Fraundorf, we continue that tradition of excellence, combining old-world attention to detail with modern roofing innovations.

Our Legacy

- Nearly 50 years in business
- Over 16,000 completed projects
- Specialists in historic restoration and preservation
- Backed by leading manufacturers: CertainTeed, Mule-Hide, DaVinci

Our Expertise

- Residential roofing (replacement & repair)
- Commercial roofing
- Window & door installation
- Siding renovations
- Gutter installation
- Custom copper work

Why Choose Us

- Skilled artisans and craftsmen dedicated to precision and durability
- Installations performed to manufacturer specifications for maximum warranty protection
- Third-party verification by leading manufacturers to ensure we exceed industry standards
- A customer-first approach — we don't consider a project complete until you are fully satisfied

Our Commitment

For nearly five decades, Community Roofing & Restoration has been more than a contractor—we're a trusted partner in protecting and enhancing homes and businesses across Milwaukee and Southeastern Wisconsin.



THE COMMUNITY WAY

DEDICATED PHONE CONCIERGE - Any questions. Any Concerns. We have a team member dedicated to your phone calls, emails and our CRM, ensuring your questions are answered and issues handled accurately. No runaround. No guessing. Just real communication - done the right way. **THAT'S THE COMMUNITY WAY!**

PROJECT MANAGER - A Community Roofing PM reviews the job before and after installation, conducts a thorough inspection, and ensures every detail meets our standards. Photos and videos are shared, so you can see the progress and results! Clear oversight. Full transparency. **THAT'S THE COMMUNITY WAY!**

CUSTOMER PORTAL - Everyone is busy - that's why our portal gives you a simple, convenient way to interact with us, while saving you time. Your portal provides full transparency into the work being done, allows direct communication with your Project Manager, and even lets you securely pay your balance. Everything you need. One place. We have built this process to be as smooth and stress free as possible. **THAT'S THE COMMUNITY WAY!**

Lifetime Workmanship Warranty

Our warranty is designed to protect you - Not the manufacturer. That is designed for Them! At Community, we stand behind our Work. If we make a mistake, we fix it.
PLAIN AND SIMPLE.

Fair Cost Guarantee

Our pricing is built for your home not your neighborhood, who you are and never open pricing. We take the time to accurately quote your home,
BECAUSE DETAILS MATTER!

Do the Right Thing!

Seems simple right! Most companies talk about it, WE ARE ABOUT IT!
We do what we say -
END OF STORY!

**LOCAL. TRUSTED. PROVEN.
SINCE 1975**



INSPECTION



East Roof facet. We will be installing new step flashing along all vertical roof wall intersections, new front flashing plates along horizontal roof wall intersections, and new historic step counter flashings along all vertical roof walls.

There is some minor wood repairs needed to the molding on the South-East lower roof facets.



We will replicate and install the needed historic step counter flashing systems along all of the roof wall intersections.

Overview of the South roof facet on the house.



INSPECTION



North-East and North roof facets on the house.



West roof facet.



Missing asbestos tiles on the West upper roof system below the dormer.



Asbestos tiles that are missing at this time on the South-East lower roof facet.



INSPECTION



North roof facet on the garage.



South and West roof facets on the garage. We are saving the existing gutters on the house and garage.



House attic has blocking between all the rafters so there is NO intake or air flow currently. We are looking at adding some on the West side of the house which will help and meet the historic tax credit guidelines.



Deck boards are tight on the house and garage and NO re-deck is needed.

07/14/2026



Community Roofing
 1776 North Water Street
 Milwaukee, WI 53202
www.communityroofing.com
 Phone: (414) 332-1139

Ms. Dixon Annette
 3129 North Sherman Boulevard
 Milwaukee, WI 53216-3544
 (414) 435-4815

Job: 2026-1030: Ms. Dixon Annette

Asphalt Roofing Section

PROJECT PREPARATION/LANDSCAPE PROTECTION:

Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by the owner and/or Community Roofing & Restoration during project duration

HOUSE & GARAGE ROOF ASBESTOS TEAR-OFF PROCESS:

- CRR will get the needed permits with the DNR for the tear-off and disposal of the existing Asbestos tile shingles on the house and garage roofs.
- The needed scaffolding will be set up and rotated around the house for the removal of the Asbestos roof.
- All workers will have the protected body suits and face respirators while the Asbestos is being removed.
- The Asbestos will be removed carefully and put into bags or bins and lowered to the ground.
- The Asbestos will then be placed into a special dumpster that will be on site that will have a liner installed in it. The dumpster will be covered in the evening so nobody can gain access. This dumpster will be labeled as well to make sure everyone is aware of what it contains.
- As soon as the Asbestos roof is completely removed the dumpster will be removed from the site and a new one will be dropped off for the debris from the garage and remaining housework that is needed. Jeff has a small bin of loose asbestos tiles that will be given to the crew and disposed of as well at this time.
- CRR will return at the end of each day when the Asbestos work has been completed to get up on the roof and make sure the house is kept watertight. This will require the other crew to allow CRR a couple hours to complete the needed work.

EXISTING DECKING INSPECTION:

Once existing materials are removed, the exposed structure will be inspected. Any necessary repairs to rotted, missing, or damaged materials will be completed only as needed. If this unforeseen carpentry is required, a change order will be presented for approval and added to the final invoice at \$88.50 per man-hour plus materials at prevailing rates. Pictures will be provided to Ms. Dixon to show the need for replacement.

UNDERLAYMENTS:

- Ice and water shield membrane will also be installed around all roof penetrations including chimney, and in all valleys.
- The gutters will be detached as needed in order to properly install the ice and water shield membrane 2-3 inches onto the fascia board, completely covering and protecting the fascia/decking construction joint.
- Install 6ft. of ice and water shield membrane to all heated eave edges of the structure.
- Install synthetic underlayment to the remainder of the roof decking.

FINISHES:

- Install new pre-finished steel w-style valleys where the existing were removed.
- Install new pre-finished aluminum drip edge to all rake edges of the structure.
- Install new pre-finished aluminum gutter apron to all eave edges of the structure.

SHINGLE INSTALL (PER MANUFACTURER SPECIFICATIONS):

- Install starter shingles with seal down strip to all eave edges and bilateral edges of all valleys.
- Install CertainTeed Landmark 30yr dimensional shingles where existing shingles were removed. The shingles will be installed using 1 1/4 roofing nails.
- As the shingles are being installed there will be new step flashing installed along all of the vertical roof wall intersections on the 2 dormers on the house as well as the lower South-East and North East roof wall intersections.
- We will then use 26-gauge coated steel and custom make and install new front flashing plates along all of the horizontal roof wall intersections on the house.
- As this time we will grind into the mortar joints and anchor a new historic step counter flashing system along all of the walls replicating how the existing flashing systems were done on the house. This style of flashing is required for the historic tax credit program.
- Quad max sealant will then be used to seal the intersection of the brick with the new counter flashings.
- We will then install new cap along all of the hips and peak sections on the house.
- 1 new 45 degree lead boot will then be installed over the existing 4" stack that extends out of the North side of the house roof.

CHIMNEY COUNTER FLASHING:

- As the new roof system is being installed we will install the proper step flashing along the vertical sides of the chimney.
- 26-gauge coated steel will then be used to custom make and install a new front and rear flashing plate on the chimney.
- We will grind into the mortar joints and anchor a new historic step counter flashing system which is required for the tax credit program around the

entire chimney using 26-gauge coated steel

-Quad max sealant will then be used to seal the intersection of the new counter flashing and the brick on the chimney.

VENTILATION:

-Currently the house is NOT venting at all. When I was in the attic it was extremely hot and there is blocking between each of the rafters where the meet the floor so there is no intake or air flow. With the historic tax credit program you are not allowed to see the ventilation from the street.

-I would suggest cutting in a continuous Edge Vent on the West side of the house to create the needed intake and air flow.

-We will then cut in and install 4 new slant back roof vents to allow the roof to exhaust in that area. This will help the attic space but with the restrictions from the tax credit program this is really the best option.

-I'm happy to discuss this further if you like to make sure you fully understand Ms. Dixon.

GUTTERS AND DOWNSPOUTS:

The existing gutters on the house and garage will be reinstalled with new aluminum fascia brackets and screws (not nails) every 18-24 in.

The gutters will be re-pitched toward the existing downspouts

PERMITS/CREW/CLEAN-UP:

Community Roofing will provide necessary permits for this project.

Communicated through your Project Manager, the crew that begins your project will remain on-site every day until the work is fully completed, weather permitting. Clean project site on a daily basis. Remove and dispose of all job-related debris.

CRR WILL SEPARATE THIS BID INTO 2 BIDS SO YOU CAN TAKE FULL ADVANTAGE OF THE HISTORIC TAX CREDIT PROGRAM.

	Qty	Unit	Price
Shingles			
Certaiteed Landmark AR (3 BD/SQ)	111.00	BD	\$7,587.51
- ss 3 Impact Resistance (Standard Landmark): Landmark shingles typically have a Class 3 impact resistance rating - Landmark shingles, another product line from CertainTeed, are asphalt shingles built with dual-layer construction. This double-layer design gives them a dimensional, or "architectural," look that mimics the appearance of wood shakes. They have a fiberglass reinforcement mat that provides durability and strength, helping them withstand various weather conditions. - The shingles are coated with ceramic-coated granules that offer UV protection and color stability, enhancing both their longevity and resistance to fading. They also contain a layer of asphalt mixed with mineral stabilizers for waterproofing, giving them excellent resilience against moisture and temperature fluctuations. Landmark shingles are known for their balance of aesthetic appeal, durability, and reasonable cost			
ABC Electro Galvanized Coil Nails - 1 1/4" (7200 Cnt)	2.00	BX	\$134.20
Ridge Cap			
Certaiteed Shadow Ridge (Class 3 IR) (30')	11.00	BD	\$1,130.76
Starters			
Certaiteed SwiftStart - 7 5/8" (116')	5.00	BD	\$440.59
Underlayment			
Owens Corning RhinoRoof Granulated Ice & Water Shield (2 Sq)	12.00	RL	\$1,616.95
ABC Pro Guard 20 Synthetic Underlayment (10 sq)	2.00	RL	\$262.31
Staples - 5010C - 5/16" (5000 Cnt)	3.00	BX	\$50.80
10 SQ PER BOX (5000)			
Ventilation			
ABC Electro Galvanized Roofing Nails - 3" (5 lb)	1.00	BX	\$25.41
Used for Ridgevent and Edgevent			
There are 523 nails per 5 lb box and each piece of vent takes 10 nails so 208 ft			
Air Vent Airhawk SLA Slant Back Aluminum Static Vent	4.00	EA	\$176.20
Flashing Metals			
Quality Aluminum ADE187 Drip Edge - 1 7/8" (10')	13.00	PC	\$308.25

Quality Aluminum ARA62 Gutter Apron - 2 1/2"x1 3/4" (10')	38.00	PC	\$944.20
Galvanized Steel W Valley Metal - 20" (10')	8.00	EA	\$542.24
Prebent Step Flashing - 4"x4"x8" (100 PC/BD)	2.00	BX	\$316.95
ACM Galvanized Steel Roof to Wall Flashing - 4"x4" (10')	6.00	PC	\$265.93
CMG Galvanized Steel Sheet Metal - 26GA - 4'x10' - SMP Colors	2.00	PC	\$299.29
FOR CHIMNEYS. DO NOT MISS.			
Pipe Flashing			
Lead Pipe Flashing - 2.5# - 12/12 - 4" (12"x12"x12")	1.00	EA	\$75.14
45'			
8-12 pitch			
Misc.			
OSI Quad Sealant (10 oz)	3.00	EA	\$48.76
Measurement Form Requirement	1.00	EA	\$84.75
Air Vent The Edge Intake Vent (4')	7.00	PC	\$316.31
Tear Off			
Asbestos Removal	32.00	SQ	\$21,694.92
Install			
Install one square of standard asphalt shingles on a roof - 8/12-12/12 pitch	32.00	SQ	\$3,525.42
Install one square of standard asphalt shingles on a roof pitch between 8/12-12/12.			
Install Hip and Ridge	11.00	BD	\$372.88
Install Starter	5.00	BD	\$169.49
Gutters			
Remove and Reinstall GUTTERS AND DOWNSPOUTS	371.00	LF	\$1,886.44
In order to properly install the ice and water shield 2 to 3 Inches onto the fascia board, covering the construction joint between the fascia board and roof decking, we will need to remove the existing gutters to drop the new ice and water shield onto the fascia board. After this is installed, we will reattach the existing gutters and re-pitch them towards the existing			
Flashing			
Standard Chimney Flashing	1.00	EA	\$593.22
Install new custom-fabricated pre-finished steel chimney flashing where existing was removed, with new roofing system Standard size			
Roof/Wall/Step Flashing	69.00	LF	\$584.75
Install new pre-finished steel step flashings and roof-to-wall flashings where existing were removed. Due to existing flashings being installed under the adjacent siding, the installation of the new flashings will require the temporary removal of the siding. Although all reasonable attempts will be made, if any siding is damaged during the removal and reinstallation process, it will be replaced on a time and material basis of \$98.50 per man hour. Materials purchased at prevailing rates. Painting is not included.			
Front Flashing Plate (WALL)	50.00	LF	\$423.73
Historic Sawtooth Step flashing	20.00	LF	\$338.98
Install custom-fabricated historic sawtooth step flashing along the roof to wall intersections using custom-fabricated ***copper ***26 GA pre-finished steel			
Roof Penetration Flashing - Existing	1.00	EA	\$33.90
USE FOR CURRENT PENETRATIONS - BATHVENTS, PIPE FLASHINGS, BOX VENTS, SLANT BACKS, ETC.			
Roof Penetraion Flashing - NEW	4.00	EA	\$203.39

USE FOR NEW WHEN ADDING PENETRATIONS - BATHVENTS, PIPE FLASHINGS, BOX VENTS, SLANT BACKS, ETC.			
Reglet Cut Counter Flashing	8.00	LF	\$67.80
Ventilation			
Cut in Edgevent	25.00	LF	\$211.86
Install Edge Vent on 7/12 pitch roof and over	25.00	LF	\$211.86
Install Edge Vent on >7/12 pitch roof			
Dumpster			
20 Yard Dumpster with Disposal and Permit	1.00	EA	\$932.20
45 sq max			
			\$45,877.39

Sub Total	\$45,877.39
Tax	\$1,148.80
TOTAL	\$47,026.19

_____ Company Authorized Signature	_____ Date
_____ Customer Signature	_____ Date
_____ Customer Signature	_____ Date



WARRANTY / SHINGLEMASTER™ CERTIFICATION

LABOR / WORKMANSHIP WARRANTY

- Lifetime (one time transferable) labor warranty on all shingle work performed.
- Lifetime (one time transferable) labor warranty on all rubber roof work performed.

If any issues arise related to faulty workmanship, Community Roofing and Restoration will be fully responsible for the repair, including and damage caused by resulting leaks.

SHINGLEMASTER™ CERTIFICATION

Community Roofing & Restoration is recognized as a CertainTeed ShingleMaster™. This qualification is earned through successful completion of the CertainTeed Shingle Applicator's Test, which includes advanced requirements and best practices for the installation of a high-quality shingle roofing system.

The ShingleMaster™ Credential Course covers:

- CertainTeed roofing products
- Application standards
- Shingle technology
- Quality and performance expectations

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SINCE 1975



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure P.O. Box 510187 New Berlin WI 53151	CONTACT NAME: Jill Wendt PHONE (A/C No. Ext): 262-782-3940 FAX (A/C No.): 262-782-4198 E-MAIL: certs@hni.com ADDRESS: certs@hni.com
INSURED Community Roofing & Restoration, Inc. 1776 N Water Street Milwaukee WI 53202-1552	INSURER(S) AFFORDING COVERAGE INSURER A: Integrity Insurance Company INSURER B: Amerisafe Insurance Group INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES	CERTIFICATE NUMBER: 1824424705	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER:		CPP2843506	9/25/2025	9/25/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		CA 2843507	9/25/2025	9/25/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☒ RETENTIONS \$		CUP2863236	9/25/2025	9/25/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	AVWCW134 15962025	10/6/2025	10/6/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
SAMPLE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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