

May 16, 2001

Logan-Tinae Thomas, Esq.
3734 Lincoln Street
Gary, Indiana 46408

Mr. Bob Harvey
City of Milwaukee
Zoning, Neighborhoods & Development
200 East Wells Street
Milwaukee, Wisconsin 53202

RE: 2831 North Sherman Blvd.

Dear Mr. Harvey

This letter is intended to elicit your support and guidance with dealing with the Milwaukee Historical Preservation Society to override their decision to use existing materials, and replace the roof with asphalt shingles.

In October of last year, homeowner, Ron Nowlin, was in the process of replacing the roof at the address above. He contracted with Y&M Construction to do the work, which included other repairs. Y&M was paid approximately \$13,000.00. Unfortunately, however for the homeowner Y&M is not licensed with the City and thus did not pull the proper permits. Mr. Pionke of the Historical Society halted the process because the original roof has steel shingles and the contractor was replacing with asphalt.

Unbeknownst to Mr. Nowlin, the property was designated historical where the board must approve any alterations to the property. Mr. Nowlin bought the property anticipating retirement, but resides in Indiana. His daughter, Dia Nowlin, currently resides in the lower unit.

The Board's decision at the December 18, 2000 Board meeting recommended replacement with same materials, which was unsuccessfully challenged. Reasoning of the Board was based primarily on Mr. Pionke's representation that he had located a contractor that could provide the materials and complete the work at a reduced rate. However, that contractor did not pan out and estimates remain beyond what Pionke represented to the Board. In fact, estimates to replace the roof with the existing materials are well over fifty thousand dollars. That cost is more than 80% of the home's value. Mr. Nowlin does not have the finances to replace the roof with the same materials. Besides the fact it would not be cost effective and most all of the houses in the 2800 block of Sherman Boulevard have asphalt shingles and the historical flavor of the neighborhood is not diminished.

Nonetheless, the roof remains undone and damage continues to deteriorate and devalue the home. There is substantial damage to the interior of the home which is due to the Society's interference.

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Letter to Mr. Harvey

Zoning, Neighborhood & Development

Dia Nowlin is forced to seek alternative shelter for herself and her children because the upper floor, which serves as her ceiling, is falling because of the damaged roof. She recently had her kitchen remodeled and is completely ruined due to rain damage. The house could very well be deemed inhabitable or condemned.

The Schragers, who were successful against the Historical Society, referred you as a possible ally. In my legal opinion, the Historical Society has essentially interfered with Mr. Nowlin's right to contract, contributed to the damage to the property, and have taken his property without just compensation.

I need your assistance in taking on the Historical Society whatever assistance you can lend will be greatly appreciated. Thank you in advance. I can reach evenings at either 219 884-4796 or 219 884-1262. My cell phone is numbers 219 712-9858.

Sincerely,



Logan-Tinae Thomas, Esq.

Cc: Alderman Fred Gordon

RONALD D. LEONHARDT
CITY CLERK

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