



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)

Joseph Uihlein Residence property

ADDRESS OF PROPERTY:

3320 North Lake Drive - Unit 5 of Uihlein Estates Town Homes Condominium Association

2. NAME AND ADDRESS OF OWNER:

Name(s): Richard and Karen Christenson

Address: 3320 North Lake Drive

City: Milwaukee

State: WI

ZIP: 53211

Email: rhchrist@gmail.com

Telephone number (area code & number) Daytime: (414)241-7311

Evening: Same

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

Name(s): Brian Balthazor - Community Roofing and Restoration

Address: 1928 East Park Place

City: Milwaukee

State: WI

ZIP Code: 53211

Email: Brian@communityroofing.com

Telephone number (area code & number) Daytime: (262)573-8420

Evening: Same

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: 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 via email.

Unit 5, 3320 North Lake Drive, was originally a garage, stable and hay loft structure for the Joseph Uihlien residence that also included the boiler equipment that provided all estate heating. In 1984 plans were approved to convert the structure into two residential living units, Unit 5 and Unit 6. A wood framed addition was approved to be constructed to the east of the garage and stable structure for Unit 5. The approved first floor framed structure included a kitchen, laundry and garage addition. The second floor included a framed bathroom and closet addition. The exterior finish on the addition was thin coat stucco with applied wood trim. The applied wood trim boards were an attempt to replicate limestone window/door headers, a limestone belt line and limestone window sill detail on the original structure. Over the years this system has deteriorated to the point where it needs to be replaced.

In conjunction with Historic Preservation Commission staff, we are proposing aesthetic and functional improvements to the existing construction that will enhance the appropriateness of the structure going into the future as follows:

Windows

Replacing existing windows with new wood simulated divided light units replicating original detail

Walls

Replacing stucco and wood trim with stucco replication of limestone elements including headers, belt line detail, sills and parapet copings

Gutters

Replacing gutters with new box type copper gutters, downspouts and conductor heads replicating original design detail

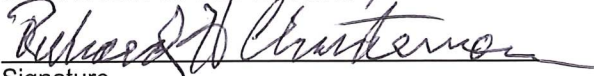
Porch

Adding brick column piers with limestone caps for porch heavy timber wood columns with heavy timber arch beam. Install new wood entrance door

Perch

Adding heavy timber perch that was

6. SIGNATURE OF APPLICANT:


Signature

RICHARD H. CHRISTENSON
Please print or type name

1/10/2020
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.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

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

hpc@milwaukee.gov

www.milwaukee.gov/hpc

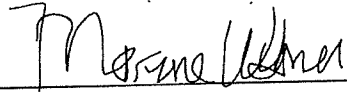
Or click the SUBMIT button to automatically email this form for submission.

SUBMIT

Karen E Christenson & Richard H Christenson, Owners of Unit 5 of Uihlein Estates Town Homes Condominium Association, Inc. (HOA) requested a meeting of UETH Unit owners via email (attached) to consider a project to repair, replace, and/or mitigate chronic damage to exterior walls, trim, windows, garage door, and structural wall elements of Unit 5. The cost of this project is the responsibility of Unit 5 by agreement with Unit 6. Elevations (drawings) of the planned final appearance of Unit 5 were also distributed via email (attached) as requested.

There were no objections or disapprovals of the project or drawings (elevations). The only comment of concern was related to a previous discussion at a HOA meeting on 10-14-20 (attached) of the future availability of shingles associated with the project described in the attached COA. That project has been interrupted by the damages to the walls and will be completed after the mitigation of those damages by this project.

By signing this document, the Uihlein Estates Town Homes Condominium Association, Inc. approves, with no objections, the proposed project to remediate the damages to the exterior walls (and associated structures) of UNIT 5.



UNIT 1 Maxine Wishner

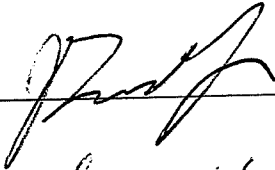


UNIT 2 Julie Edell-Berlin

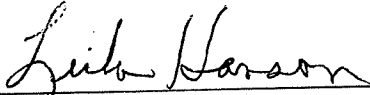


UNIT 3 by Proxy (attached)

Edward or Linda de Roo



UNIT 4 Joseph or Barbara Gravel



UNIT 6 Joe or Leila Hanson





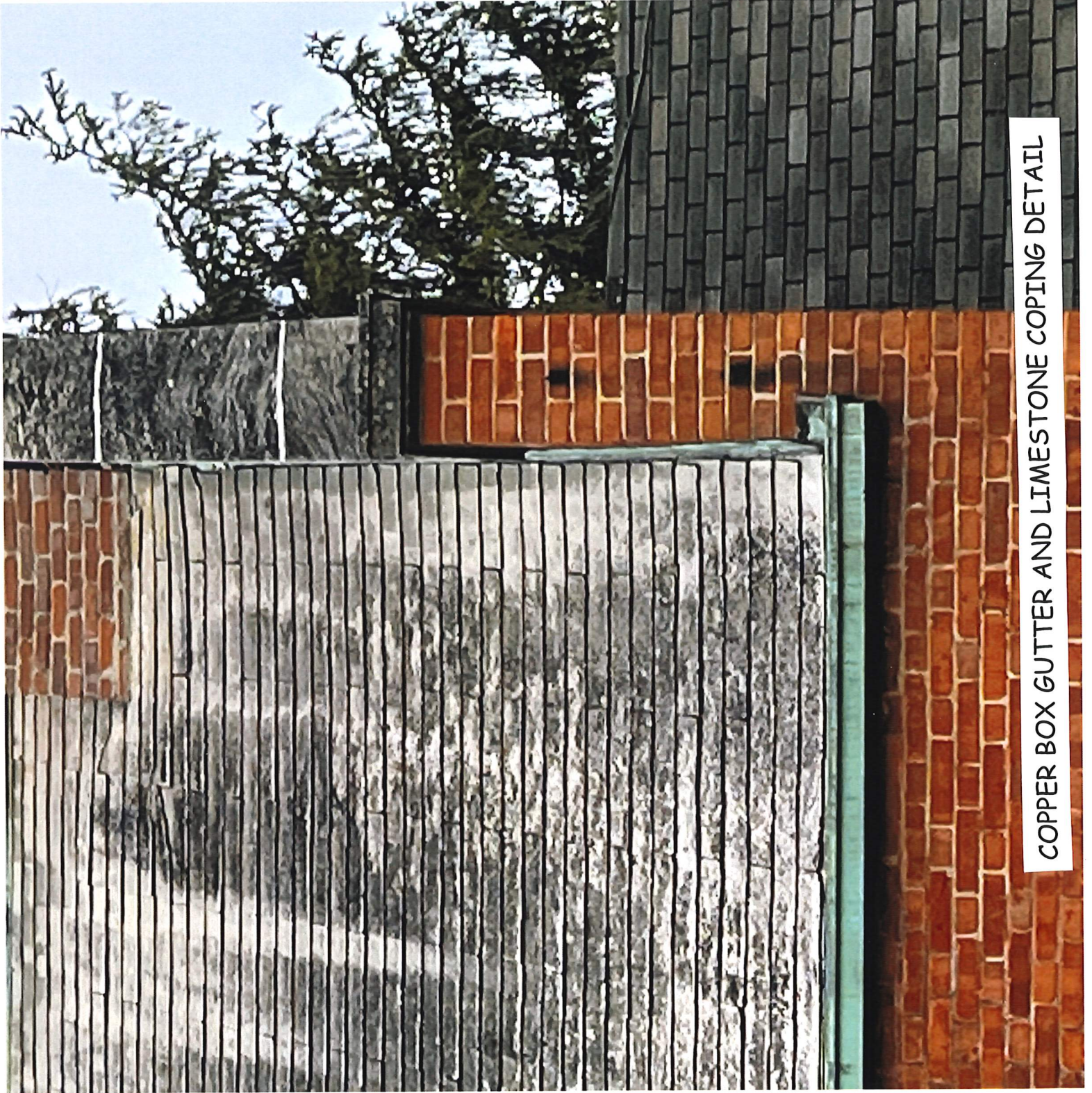
DETERIORATED APPLIED WOOD TRIM BOARDS

NORTH ELEVATION DETERIORATED
STUCCO AND APPLIED WOOD TRIM





EXISTING BRICK AND LIMESTONE BELT LINE DETAIL



COPPER BOX GUTTER AND LIMESTONE COPING DETAIL

BUNGALOW SERIES®

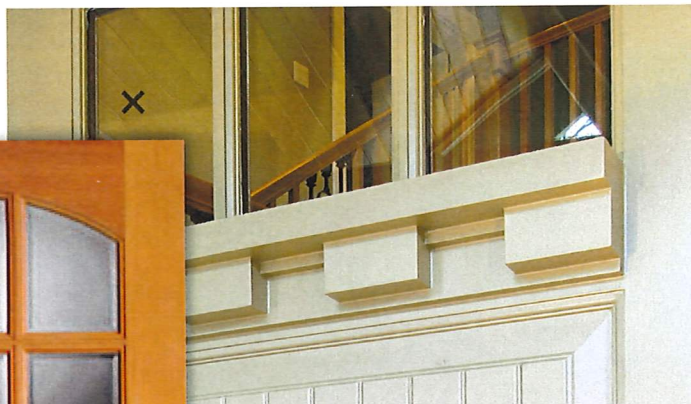
SIMPLE DESIGN MEETS HANDCRAFTED ARTISTRY WITH OUR BUNGALOW SERIES®.

If you are looking to add more charm and character to your home, choose the classic look of this collection. After all, a fine, handcrafted product never goes out of style. And it always retains its value. This certainly applies for our Bungalow Series doors. Offered in traditional beaded v-groove panels, a selection of glass layouts and optional features are perfect for establishing that feeling of traditional comfort.

Available in virtually any wood species to match your home's millwork.

PERFORMANCE SERIES® OPTIMIZED

Bungalow Series doors come standard with a 5-year warranty. And for the toughest weather overhang, consider upgrading with V-Series.



Choose a Bungalow Series door to match any

style, which means it's backed by a 5-year warranty for where there is no building



7218
7219 sidelight with 9541 and 9510 dentil shelves with optional beveled glass
Shown in knotty alder



7304
Shown in douglas fir



7228
With optional rain glass
Shown in douglas fir



7214
With optional beveled glass
Shown in douglas fir

7214

5 of 5

Available Options



WHERE TO BUY

FIND A DOOR

x



7214

5 of 5

2020

CARRIAGE

COLLECTION



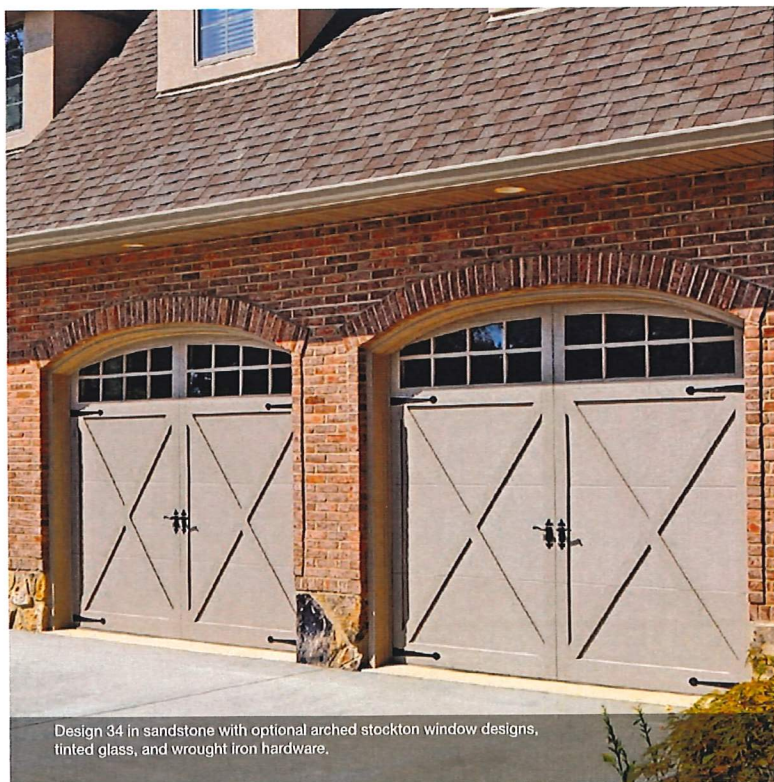
C.H.I. 
OVERHEAD DOORS

The Quality Garage Door.™

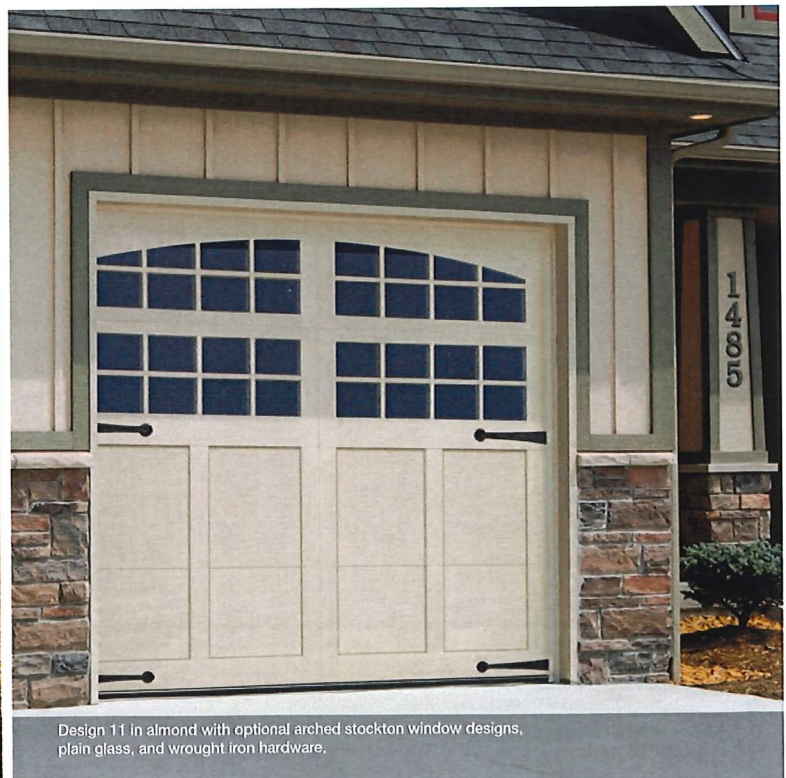


Design 32 white with optional 2 piece arched stockton window designs, spade hardware, and glue chip glass.

STEEL OVERLAY CARRIAGE HOUSE



Design 34 in sandstone with optional arched stockton window designs, tinted glass, and wrought iron hardware.



Design 11 in almond with optional arched stockton window designs, plain glass, and wrought iron hardware.

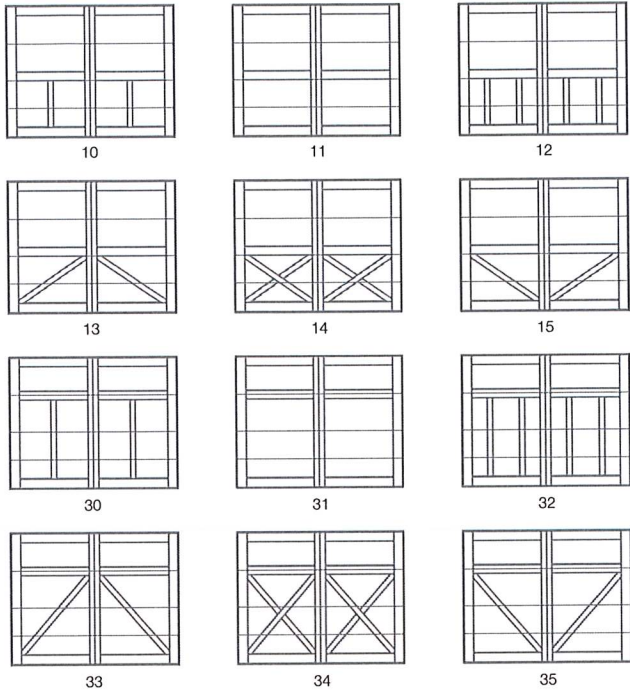
PERSONALIZING OPTIONS

Not all options shown are available with every style.

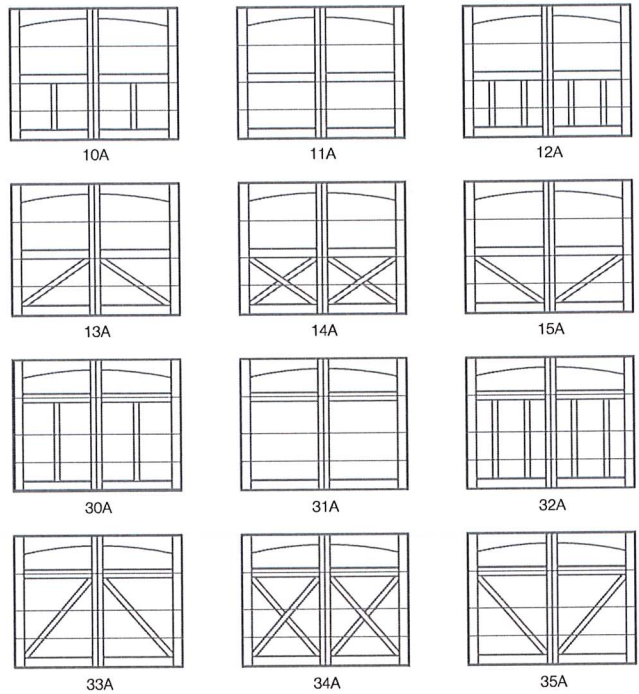
We offer a variety of personalizing options to help your home stand out in your neighborhood. After choosing your door's style and color, add glass, window designs, or hardware to dramatically change the overall look of your door and add to your home's appeal.

Shoreline and Overlay DESIGNS

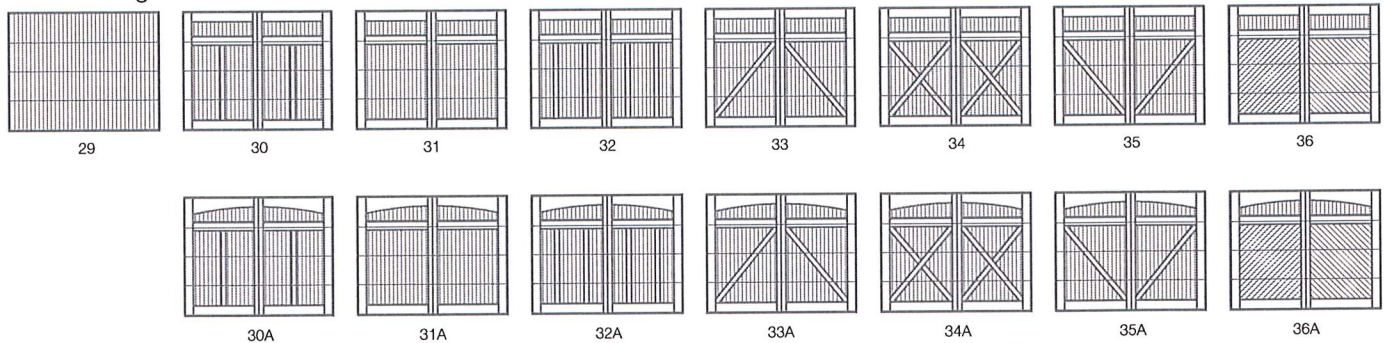
Square Tops



Arched Tops

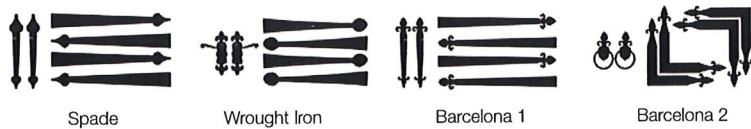


Flush Carriage House DESIGNS



DECORATIVE HARDWARE

Permanent



Magnetic Flush Carriage House only.



WANT TO SEE MORE?
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See your door before you buy it! doorvisions.chiohd.com

1 Refer to your local C.H.I. Dealer for exact color, woodtones, and woodtype match. 2 Overlay face boards are always white for a 2-tone design.



EXISTING UNIT 6 CARRIAGE TYPE GARAGE DOOR

[Products](#)[Solutions](#)[Inspiration](#)[Why Marvin](#)

WINDOWS

MARVIN > WINDOW TYPES > SINGLE HUNG



What are Single Hung Windows?

A single hung window is virtually indistinguishable from a [double hung](#) window. Both have an upper and lower sash, and just like a double hung, a single hung window is easy to operate and provides a traditional aesthetic. The primary difference is that the top sash does not operate on a single hung window, while both sashes operate on a double hung.

A single hung window could be an ideal choice in areas where a top sash would be hard to reach. Because the top sashed is locked in place, single hung windows prevent more air infiltration and are more energy efficient. Also, single hung windows can be less expensive than double hung windows.



Ultimate Single Hung G2

SIGNATURE



Ultimate Wood Single Hung

ESSENTIAL



Essential Single Hung

Design Options

Marvin offers an extensive array of design options to customize your windows and doors to complement your home.

[VIEW DESIGN OPTIONS](#)

Tell Us About Your Project

We can help you explore your options by connecting you with a Marvin expert in your area.



CASEMENT WINDOWS

[Products](#)[Solutions](#)[Inspiration](#)[Why Marvin](#)[MARVIN > WINDOW TYPES > CASEMENT](#)

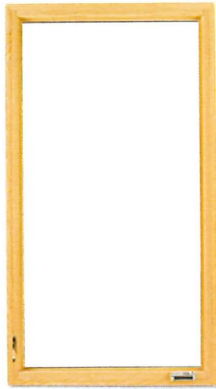
What are Casement Windows?

A casement window sash is hinged on the side and opens either to the left or the right. Some casement types are pushed open and pulled closed manually with a handle, but most are operated by a hand crank usually located on the lowest part of the window frame. Crank operated windows are a great option in kitchens and bathrooms where cabinets or a bathtub may prevent access to the upper portions of the window. This type of window typically has a modern aesthetic. A more traditional style can be achieved by adding divided lite bars, also known as window grids.

Because there is only one sash, casement windows can deliver large, uninterrupted expanses of glass. When closed, they prevent air

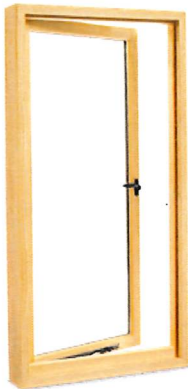
Ultimate Casement Inswing

SIGNATURE



Ultimate Casement Narrow Frame

SIGNATURE



Ultimate Casement Push Out

SIGNATURE

