



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)

Henry Harnischfeger Home

ADDRESS OF PROPERTY:

2635 N. Terrace Avenue, Milwaukee WI 53211

2. NAME AND ADDRESS OF OWNER:

Name(s): Dewey J. Caton and Patrick W. Schmidt

Address: 2635 N. Terrace Avenue

City: Milwaukee

State: WI

ZIP: 53211

Email: deweyjcaton@gmail.com

Telephone number (area code & number) Daytime: 847-226-4446

Evening: 847-226-4446

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

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

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

**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.

Roofing and gutter/downspout work (WHS Project WI 230072): See attached approved Historic Homeowner's Income Tax Credit Application, and correspondence from the Wisconsin Historical Society dated March 8, 2023, setting forth the conditions of its approval of the above projects.

- 1) Asphalt roof and aluminum gutters/downspouts on the 1950's vintage addition of our home, which is not visible from the street: tear off the existing asphalt shingles and reroof the addition with Certaineed Landmark shingles in the color Burnt Sienna (to coordinate with the brick and roof tile of the main house). Copper flashing that needs replacing will be replaced with copper flashing. The aluminum gutters, apron and drip edge and downspouts will be replaced with quality aluminum prepainted to match the cream color of the wood windows and painted wood siding. See photos attached as Composite Exhibit 1. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 2) Reroof three flat roofs on the original (historic) portion of the home: cut back the existing flat roofing on all three areas as needed, remove and replace copper flashing, counter flashing and chimney flashing with like flashing as needed, and install new .060 EPDM rubber roofing. See photos attached as Composite Exhibit 2. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 3) Copper gutters and downspouts for balcony/second story porch and shed dormer: The gutters and downspouts will be removed and replaced with custom copper gutters and downspouts and hangers to match existing. See photos attached as Composite Exhibit 3. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 4) Copper ribbed box bay window roof on first floor of the south elevation: remove and replace with a custom copper ribbed roof to match existing. Copper flashing and drip rail will be replaced or repaired as needed. See photos attached as Composite Exhibit 4. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 5) Original terra cotta roof: repair or replace missing or damaged tiles in several places to match existing. See photos attached as Composite Exhibit 5. Work is expected to be performed by Dave North Roofing, Colgate WI; summary of work and estimate is attached.
- 6) Copper gutters missing hangers and needing spot repairs: work will be done on a time and materials basis. Any replacement materials will be custom formed as needed to match existing. See Composite Exhibit 6. Work to be completed by a contractor to be determined. See also attached quotation from Twin Pines.

6. SIGNATURE OF APPLICANT:


Signature

Dewey J. Caton

Please print or type name

March 13, 2023

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



WISCONSIN
HISTORICAL
SOCIETY

March 8, 2023

Dewey Caton & Patrick Schmidt
2635 N. Terrace Ave.
Milwaukee, WI 53211

Re: Historic Preservation Certification Application
Project Number WI230072
Reviewed: **Conditionally Approved**

Dear Dewey Caton & Patrick Schmidt,

On 2023-03-07, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 2635 N. Terrace Ave. in Milwaukee. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" **if the conditions on the following page are met**. Enclosed is a copy of the signed Part 2 application. **This approval is at the state level only. Contact your local government to obtain the proper permits and to complete any additional historic preservation reviews and approvals for your project.**

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: www.wisconsinhistory.org/preserve-your-building

When all work is completed, the project must be closed out in order to claim/retain tax credit.

1. Take photographs showing the whole house from all sides, as well as detailed photos of the specific work that was completed. These photos should be printed in color and of a high resolution.
2. Keep the pink form included with this letter (*Part 3: Request for Certification of Completed Work*). Fill it out with the *actual* costs of the eligible project work, and submit it with the photos of completed work. This Part 3 form, with a signature from our office, will be required by the Wisconsin Department of Revenue to claim the tax credits.

If you have questions about this approval or the conditions, please contact Paul Porter at 608-264-6491 or Paul.Porter@wisconsinhistory.org.

Please take our 3 minute customer service survey. Your feedback is important.
<http://bit.ly/SHPOsurvey>.

Sincerely,

Paul Porter
Tax Credit Reviewer-Eastern District

Collecting, Preserving, and Sharing Stories since 1846
816 State Street Madison, Wisconsin 53706



W I S C O N S I N
H I S T O R I C A L
S O C I E T Y

ASSIGNED PROJECT CONDITIONS

Contractor Copy

PROPERTY NAME: Henry Harnischfeger House
PROJECT NUMBER: WI230072
2635 N. Terrace Ave.
Milwaukee

In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.

- 1) Typical EPDM membrane thicknesses are 40 and 60 mil. A "mil" is one-thousandth of an inch in thickness. Some manufacturers are now offering a 90-mil membrane that is even more puncture-resistant than the tough 40-mil and 60-mil products. You should use 60-mil EPDM for your house, because the heavier 90-mil EPDM will be more difficult to install.

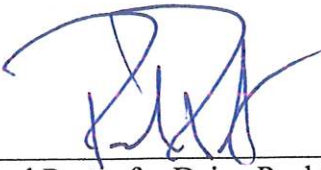
Since heating is an important issue in Wisconsin, choose black EPDM instead of white. Black will absorb heat and white will reflect heat away from your roof.

- If your low-slope roof has two or more layers of tar and rolled roofing, you should insist that your roofer remove these layers down to the wood decking. These layers place excess weight on your roof.
 - Your roofer will need to add ½-inch exterior-grade plywood decking over your old T&G decking. The plywood should not be pressure-treated (because the glue won't adhere to it properly) and must have one smooth face on which to glue the EPDM.
 - Before laying the plywood decking, your roofer should repair the old T&G decking and nail it tightly to the rafters below with ring shank, hot-dipped galvanized, #5 box nails. The nails should be placed every 8 to 9 inches so they are flush, not below, the smooth surface of the plywood.
 - Your roofer should apply residential EPDM with a "total glue down." A total glue down means the approved adhesive is applied to both the EPDM membrane and the deck. For the best adhesion, your roofer should use an approved oil-based adhesive over a water-based adhesive.
 - Some roofers will want to mechanically attach the EPDM membrane around the perimeter of the roof, leaving it lying loosely over most of the roof and on top of foam insulation board. You should avoid this practice because this type of installation is prone to wind damage, wrinkling and stretching from contraction and expansion.
- 2) When your roofer is installing a clay tile roof on your historic house, you should make certain your roofer follows these installation practices:
 - Use copper or stainless steel nails. Your roofer should install slate with copper or stainless steel nails. The original nails used to install your clay tiles can create a maintenance issue. Steel, cut or square nails used in the late 1800s rust and fail the most. Your clay tiles should have been installed

816 State Street Madison, Wisconsin 53706

using nonferrous metal nails like copper. If the nails holding your clay tiles are failing and your tiles are still in good condition, a clay tile professional can remove the nails and reinstall the tiles.

- Install appropriate flashing systems. Most clay tile roofs were installed with copper or lead-coated copper flashings. Your roofer should use only one type of flashing metal. Differing metals that come in contact can create galvanic action — an electric current that will erode the weaker of the two metals. Make certain your roofer uses copper sheets that are not less than 16 ounces. A 16-ounce copper sheet is a one-square-foot sheet of copper that weighs 16 ounces. The higher the number of ounces, the thicker the copper will be. In valleys and other high-water areas, your roofer should use 20- or 24-ounce copper. Your roofer should also install rubber membranes at all eaves and in all valleys, and copper W-valley flashing over the rubber membrane.
- 3) Asphalt shingles are recognized as an acceptable substitute to wood shingles however the proposed shingle should not create a new aesthetic. Standard 3 tab shingles or architectural shingles with a slight shadow line are acceptable. Architectural shingles with un-even bottom edges or heavy, fake shadow lines are not acceptable. Dark grey, black, dark brown and reddish brown (earth tones) are the most appropriate colors. Red, green and blue shingles are not appropriate unless there is documentation that this was the historic color.
- 4) New downspouts must be installed in current locations or in new locations that do not interfere with the home's architectural features. Decorative collector heads at the top of the downspouts must be retained or reproduced to match the originals.
- 5) New gutters must match the design of the existing copper gutters.



Paul Porter for Daina Penkiunas, State Historic Preservation Officer

3/8/23

DATE



WISCONSIN
HISTORICAL
SOCIETY

RECEIVED
MAR 7 2023

BY:

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

1. **PROPERTY ADDRESS** Street 2635 N. Terrace Avenue AHE 118110
 City Milwaukee County Milwaukee ZIP 53211

Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY
 LISTING NAME Henry Harnischfeger House

Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY
 NAME OF HISTORIC DISTRICT North Point North Historic District

PRELIMINARY CERTIFICATION Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH PAGES

2. **OWNER'S NAME** Dewey Caton and Patrick Schmidt
 Street 2635 N. Terrace Avenue
 City Milwaukee State WI ZIP 53211 Telephone (days) 847 / 226-4446
 Email address deweyjcaton@gmail.com

3. **PROJECT CONTACT** Dewey Caton
 Email address deweyjcaton@gmail.com Telephone (days) 847 / 226-4446

4. **PHOTOGRAPHS** Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

5. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER *Dewey Caton*

DATE 3/4/2023

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office
 Wisconsin Historical Society – Room 312
 816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI230072

The State Historic Preservation Office has reviewed this application and has determined that:

- the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
- the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
- the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit.
- NON-CERTIFICATION: the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore, the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

Daina Penkunas
 For Daina Penkunas, State Historic Preservation Officer

3/8/23
 Date



WISCONSIN
HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 – DESCRIPTION OF PROPOSED WORK

1. **PROPERTY ADDRESS** Street 2635 N. Terrace Avenue
City Milwaukee County Milwaukee ZIP 53211

2. **OWNER'S NAME** Dewey J. Caton and Patrick W. Schmidt, Trustees
Street 2635 N. Terrace Avenue
City Milwaukee State WI ZIP 53211 Telephone (days) 847 / 226-4446
Email address deweyjcaton@gmail.com

3. **PROJECT CONTACT** Dewey J. Caton
Email address deweyjcaton@gmail.com Telephone (days) 847 / 226-4446

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit the *Request for Certification of Completed Work* within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER Dewey J. Caton DATE 3/2/2023

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY WHS PROJECT NO. WI 230072

The State Historic Preservation Office has reviewed this application for the above name property and has determined that:

the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Daina Penkiunas, State Historic Preservation Officer

Date 3/8/23

NON-CERTIFICATION

THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.

THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Daina Penkiunas, State Historic Preservation Officer

Date _____



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

1. PROPERTY ADDRESS Street 2635 N. Terrace Avenue
City Milwaukee County Milwaukee ZIP 53211

Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY
LISTING NAME Henry Harnischfeger House

Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY
NAME OF HISTORIC DISTRICT North Point North Historic District

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2. OWNER'S NAME Dewey Caton and Patrick Schmidt
Street 2635 N. Terrace Avenue
City Milwaukee State WI ZIP 53211 Telephone (days) 847 / 226-4446
Email address deweyjcaton@gmail.com

3. PROJECT CONTACT Dewey Caton
Email address deweyjcaton@gmail.com Telephone (days) 847 / 226-4446

4. PHOTOGRAPHS Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

5. OWNER'S CERTIFICATION I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER [Signature] DATE 3/4/2023

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office
Wisconsin Historical Society - Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

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- the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit.
NON-CERTIFICATION: the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore. the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

For Daina Penkiunas, State Historic Preservation Officer

Date



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HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 – DESCRIPTION OF PROPOSED WORK

1. **PROPERTY ADDRESS** Street 2635 N. Terrace Avenue
City Milwaukee County Milwaukee Zip 53211

2. **OWNER'S NAME** Dewey J. Caton and Patrick W. Schmidt, Trustees
Street 2635 N. Terrace Avenue
City Milwaukee State WI ZIP 53211 Telephone (days) 847 / 226-4446
Email address deweyjcaton@gmail.com

3. **PROJECT CONTACT** Dewey J. Caton
Email address deweyjcaton@gmail.com Telephone (days) 847 / 226-4446

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit the *Request for Certification of Completed Work* within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER Dewey J. Caton

DATE 3/2/2023

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

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- the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
- the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Daina Penkiunas, State Historic Preservation Officer

Date

NON-CERTIFICATION

- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Daina Penkiunas, State Historic Preservation Officer

Date



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 – DESCRIPTION OF PROPOSED WORK

5a. TAX CREDIT-ELIGIBLE WORK

Below is a list of common eligible work items. If you have a work item that is not on the list, please add it. Select the work for which you plan to claim the 25% tax credit.

Eligible Work	Specific Type				Estimated Cost	Proposed	
						Start Date	Completion Date
<input type="checkbox"/> Doors	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Front/Rear	<input type="checkbox"/> Garage	\$		
<input type="checkbox"/> Chimney	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Chimney Cap	<input type="checkbox"/> Liner/Insert	\$		
<input type="checkbox"/> Electrical	<input type="checkbox"/> Repair	<input type="checkbox"/> Update	<input type="checkbox"/> New Service	<input type="checkbox"/> Wall Repair	\$		
<input type="checkbox"/> Foundation	<input type="checkbox"/> Repair	<input type="checkbox"/> Rebuild	<input type="checkbox"/> Waterproofing	<input type="checkbox"/> Drain Tile	\$		
<input type="checkbox"/> HVAC	<input type="checkbox"/> Boiler	<input type="checkbox"/> Furnace	<input type="checkbox"/> Water Heater	<input type="checkbox"/> AC	\$		
<input type="checkbox"/> Masonry	<input type="checkbox"/> 100%	<input type="checkbox"/> Partial			\$		
<input type="checkbox"/> Painting	<input type="checkbox"/> House	<input type="checkbox"/> Trim	<input type="checkbox"/> Garage	<input type="checkbox"/> Outbuilding	\$		
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Repair	<input type="checkbox"/> Update	<input type="checkbox"/> New Service	<input type="checkbox"/> Wall Repair	\$		
<input type="checkbox"/> Porch	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> New	<input type="checkbox"/> Steps	\$		
<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Repair	<input checked="" type="checkbox"/> Replace	<input checked="" type="checkbox"/> Shingles	<input checked="" type="checkbox"/> Sheathing	\$38,000	March - April 2023	July 2023
	<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> Downspouts	<input checked="" type="checkbox"/> Soffits	<input checked="" type="checkbox"/> Facia	\$		
<input type="checkbox"/> Siding	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Remove artificial		\$		
<input type="checkbox"/> Structural	<input type="checkbox"/> Columns	<input type="checkbox"/> Beams	<input type="checkbox"/> Joists	<input type="checkbox"/> Trusses	\$		
<input type="checkbox"/> Utilities	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Geo-thermal	<input type="checkbox"/> Well/Septic		\$		
<input type="checkbox"/> Windows	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Storm Windows	<input type="checkbox"/> Skylights	\$		
<input type="checkbox"/> Other					\$		
<input type="checkbox"/> Other					\$		
TOTAL COST					\$		

5b. INELIGIBLE WORK

Below is a list of common ineligible work items. If you have a work item that is not on the list, please add it. ALL WORK MUST BE REVIEWED REGARDLESS OF ELIGIBILITY. Include work completed within the last year.

Ineligible Work	Specific Type				Estimated Cost	Start Date	Completion Date
<input type="checkbox"/> Driveway	<input type="checkbox"/> Repair	<input type="checkbox"/> New			\$		
<input type="checkbox"/> Fixtures	<input type="checkbox"/> Lighting	<input type="checkbox"/> Plumbing			\$		
<input type="checkbox"/> Insulation	<input type="checkbox"/> Wall	<input type="checkbox"/> Attic			\$		
<input type="checkbox"/> Interior	<input type="checkbox"/> Refinish	<input type="checkbox"/> Plaster Repair	<input type="checkbox"/> Paint		\$		
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Patio	<input type="checkbox"/> Fencing	<input type="checkbox"/> Sidewalks		\$		
<input type="checkbox"/> New	<input type="checkbox"/> New Addition				\$		
<input type="checkbox"/> Remodeling	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Bath	<input type="checkbox"/> Attic	<input type="checkbox"/> Basement	\$		
<input type="checkbox"/> Other					\$		
<input type="checkbox"/> Other					\$		
<input type="checkbox"/> Other					\$		
TOTAL COST					\$		



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HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 – DESCRIPTION OF PROPOSED WORK

7. INSTRUCTIONS Describe each item of your project and the materials and methods you propose

This project involves repairs and replacement of several roofs on our home of different types and repairs and replacement of various copper and aluminum gutters and downspouts.

- 1) We have an asphalt roof on the 1950's vintage addition of our home. The addition is not visible from the street. The proposed work involves tearing off the existing asphalt shingles and reroofing the addition with Certainteed Landmark shingles in the color Burnt Sienna (to coordinate with the brick and roof tile of the main house). Copper flashing that needs replacing will be replaced with copper flashing. The aluminum gutter apron and drip edge will be replaced with quality aluminum prepainted to match the cream color of the wood windows and painted wood siding. Please see photos attached as Composite Exhibit 1. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 2) The home has three flat rubber roofs on the original (historic) portion of the home, with copper flashing, counter flashing and chimney flashing. The proposed work involves cutting back the existing flat roofing on all three areas as needed, removing and replacing copper flashing with like flashing as needed, and installing new .060 EPDM rubber roofing. Please see photos attached as Composite Exhibit 2. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 3) The home has a balcony/second story porch with a copper gutter and downspouts. There also is a shed dormer with a copper gutter. The gutters and downspouts will be removed and replaced with custom copper gutters to match existing, including copper hangers. Please see photos attached as Composite Exhibit 3. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 4) There is a box bay window on first floor of the south elevation of the original home with a copper ribbed roof. The copper roof will be removed and replaced with a custom copper ribbed roof to match existing. Copper flashing and drip rail will be replaced or repaired as needed. Please see photos attached as Composite Exhibit 4. Work will be performed by Twin Pines of Mequon, WI. See also attached quotation from Twin Pines.
- 5) The original terra cotta roof has missing or damaged tiles in several places that need repair and/or replacing. Those tiles will be repaired or replaced to match existing. Please see photos attached as Composite Exhibit 5. Work is expected to be performed by Dave North Roofing, Colgate WI; summary of work and estimate is attached.
- 6) Copper gutters on the main portion of the home are missing hangers and may need spot repairs. This work will be done on a time and materials basis. Any replacement materials will be custom formed as need to match existing. See Composite Exhibit 6. Work to be completed by a contractor to be determined. See also attached quotation from Twin Pines.

SEND COMPLETED APPLICATIONS TO

State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street
Madison, WI 53706



WISCONSIN
HISTORICAL
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HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 – ADDITIONAL REQUIRED INFORMATION

6. PHOTOGRAPHS

Enclose clear color photographs of the pre-project conditions of all items listed.

7. ADDITIONAL PROJECT INFORMATION

Describe your project and the materials and methods you propose using on the next page. Submit architect/contractor drawings if applicable. Submit a copy of all contractor estimates. See the chart below for other types of information required.

Proposed Work	Additional Information Required
Construct Deck	Submit drawings showing location, design, materials and finish.
Fencing	Submit manufacturer literature showing location, design, materials and finish.
Doors (exterior)	Submit manufacturer literature showing design, materials and finish.
Insulation	Describe insulation type and installation method.
Masonry Pointing	Submit photos of areas requiring pointing.
Mini-Split System	Show locations of vertical piping and wall units.
New Construction	Submit drawings showing location, design, materials and finish.
Porch	Submit photo of original and drawings showing location, design, materials and finish.
Remodeling	Submit drawings showing existing and proposed interior design.
Replace Roof	Submit specific shingle manufacturer, shingle name and shingle color.
Replace Windows	Submit detailed photos of existing window deterioration (int & ext) & new window information
Storm Windows	Submit manufacturer literature showing design, materials and finish.
Structural	Submit written description of the proposed work and location.



Office: 262-366-0035

Cell: 262-422-7791

Fax: 262-822-3719

Email: mitch@twinpines-exteriors.com

We hereby submit specifications and estimate for:

Dewey Caton
(847) 226-4446

deweyjcaton@gmail.com

March 4th, 2023

Thank you for the opportunity to quote the following work. Contractor agrees to furnish all work according to the following SPECIFICATIONS on the premises located at:
2635 N Terrace Ave Milwaukee, WI

SPECIFICATIONS

Flat Roofs:

1. Home exterior to be protected with tarp and plywood as Twin Pines deems necessary.
2. Shrubs, trees, landscaping to be protected from damage.
3. Cut back existing flat roofing on all 3 areas on back of home as needed.
4. Remove existing chimney flashing and porch counter flashing.
5. Detach and set aside railing from porch.
6. Install new dens deck base sheeting/insulated taper as needed with appropriate plates & screws on top of 2 existing layers of flat roofing. (1 tin, 1 TPO)
7. Apply adhesive and new .060 EPDM rubber roofing.
8. Install new 20oz (22 gauge) copper perimeter metal with cover tape.
9. Install a new 20oz (22 gauge) copper counter & chimney flashing.
10. Re-install porch railing.
11. Secure lower bay window copper roof with new copper screws as needed.
12. All necessary sealants and accessories are included.
13. Clean and remove all work-related debris.
14. Dumpster is included.
15. Work includes manufacturer limited lifetime warranty.
16. A 7-year workmanship warranty is included in all areas of our work.

Job Cost: \$18,480.00 _____ (Initial)

Gutters:

1. Home exterior to be protected with tarp and plywood as Twin Pines deems necessary.
2. Shrubs, trees, landscaping to be protected from damage.
3. Remove porch gutter and downspouts as well as small run of gutter above staircase windows.
4. Install new custom copper gutters and downspouts where removed to match existing.
5. All necessary sealants and accessories are included.
6. Clean and remove all work-related debris.
7. Work includes manufacturer limited lifetime warranty.
8. A 7-year workmanship warranty is included in all areas of our work.

Job Cost: \$1,750.00 _____(Initial)

Asphalt Roofing:

1. Exterior to be protected by tarp and plywood where Twin Pines deems necessary.
2. Shrubs, landscaping, trees to be protected from damage.
3. Remove all existing asphalt roofing from back addition.
4. Remove all existing aluminum gutters and downspouts from back addition.
5. Sister in 1 new 2"x6" rafter in attic.
6. Any additional rotted/damaged wood will be replaced at \$3/ft.
Initial _____
7. Remove and replace all venting and pipe flashings.
8. Install ice and water shield 6' above all gutters and around all roof penetrations.
9. Install synthetic roofing underlayment on all existing roof areas.
10. Install new pre-finished aluminum gutter apron. **Color: Cameo**
11. Install new pre-finished aluminum drip edge. **Color: Cameo**
12. Install a CertainTeed Landmark dimensional shingle with necessary starter & hip/ridge shingles. **Color: Burnt Sienna**
13. Remove and replace copper chimney flashing where chimney meets asphalt roof.
14. Install new pre-finished seamless aluminum 5" gutters with 4" downspouts.
Color: Cameo
15. Clean & remove all work-related debris.
16. Dumpster is included.
17. Work will include manufacturer limited lifetime warranty.
18. A 7-year workmanship warranty is included in all areas of our work.

Job Cost: \$9,110.00 _____(Initial)

Driveway Side Bay Window:

1. Remove existing copper bay window roof.
2. Install a Titanium high-temp ice and water shield underlayment barrier.
3. Install new 20 oz copper perimeter drip edging extending over eaves and wrapped up masonry.
4. Install new custom 20 oz copper standing seam panels to match existing.
5. Cut in a new 20 oz copper counter flashing into masonry where roof meets brick.
6. All necessary sealants and accessories are included.
7. Clean and remove all work-related debris.
8. Work includes manufacturer limited lifetime warranty.
9. A 7-year workmanship warranty is included in all areas of our work.

Job Cost: \$4,600.00 _____ (Initial)

If you have any questions, please call me at 262-422-7791.

Thank you,

Mitchell Tank

Accepted by: _____ Date: _____

Payments are due as follows: 25% due upon acceptance of contract. Upon delivery of material and commencement of work, an additional 25% is due, and balance is due upon completion. All balances are due within 10 days of invoicing. All payments due upon request. Deposits on special orders are non-refundable. Contractor agrees to do all work and labor in a workmanlike manner and agrees to carry Workman's Compensation Insurance.

All bushes, trees, etcetera, to be trimmed by customer prior to install, if necessary. If customer would like Twin Pines to manage this, it will be done at Twin Pines discretion.

The proposed work is not intended to eliminate or prevent any types of ice damming, mold, mildew, fungi, lichen, or any other types of organism or contamination. We are not responsible for any of the above, if it occurs.

Any alterations or deviations from this proposal and specifications involving extra expense will be charged for additionally, same to be paid for at time of request. Any change from original plan to be done at owner's risk and expense.

Twin Pines reserves the right to remedy any & all defects in material or workmanship as needed to complete this contract. No payment can be denied exceeding a reasonable amount necessary to perform any needed repair as determined by Twin Pines.

Any asbestos lead or any other hazardous material is the responsibility of the building owner to have removed at their expense, by a certified contractor. Twin Pines assumes no responsibility for any hazardous or other material at the site that needs removal and disposal, unless specified in proposal. Owner to have insurance to cover construction losses, any and all interior damage due to construction and to waive any subrogation claims against the contractor. **Due to fluctuations in energy and raw**

material costs, Twin Pines reserves the right to negotiate the final terms and conditions of any contract resulting from this proposal.

It is understood and agreed that the contractor shall not be held liable for delays of failure to perform hereunder caused by strikes, accidents, fires, floods, acts of God, legal acts of public authorities, or delay caused by public carriers. Wind damage to shingles is warranted by Twin Pines for 1 year after job completion, for winds up to 50 mph. After 1 year or over 50 mph winds, it is the owner's responsibility to deal with material manufacturer directly. Gutter protection does not prevent ice or icicles from forming on your home. All contracts are subject to approval of our credit department. Clerical errors are subject to correction. Any disputes will be settled by binding arbitration through the NARI/Milwaukee Home Improvement Council or their agents.

The person or business named in this contract; including any other person or business associated with the property address or addresses Twin Pines, permission to do any necessary credit reports on them.

BUYER'S RIGHT TO CANCEL: YOU CAN CANCEL THIS AGREEMENT BY MAILING A WRITTEN NOTICE TO Twin Pines, N57 W13566 CARMEN AVENUE, MENOMONEE FALLS, WISCONSIN 53051, BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGNED THIS AGREEMENT. IF YOU WISH, YOU MAY USE THIS PAGE AS THAT NOTICE BY WRITING, "I HEREBY CANCEL," AND ADDING YOUR NAME AND ADDRESS. THE SELLER PROVIDES A DUPLICATE OF THIS PAGE FOR YOUR RECORDS.

After Midnight of the third business day, Owner(s) agrees that in event of any cancellation of this contract before work is started, said Owner(s) shall pay to said Contractor on demand one hundred dollars (\$100.00).

"As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on the owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnished labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid."

The Owner(s) hereby certifies that he has read this agreement, that the terms and conditions and the meaning thereof have been explained to him and that he fully understands them; that there is no understanding between the parties verbal or otherwise than that contained in this agreement of which a copy thereof is hereby received and acknowledged; and that the Owner shall maintain no action on any new substituted contract except the same be in writing and that no statements, promises, commitments or representations not contained in this agreement have been made by the contractor or by any of its agents to induce him to execute this Agreement, and agreements that the said Contractor is not responsible nor bound by any representations not contained in this Agreement, made by any of its agents, unless the same be reduced to writing and signed by the Contractor.

(I) (WE) HAVE READ THIS CONTRACT. THE ENTIRE AGREEMENT IS WRITTEN HEREIN.
In Witness whereof the undersigned has (have) hereunto set his (their) hand(s) and seal(s) the day and year first above written. Balance not paid when due shall bear service charge of 1 ½% per month (18% per year).

BY: _____ Date: _____ Office
Approval: _____
Mitchell Tank

Accepted: X _____ Date: _____ X
_____ Date: _____
Owner Owner

Miscellaneous terra cotta repairs:

Miscellaneous repairs

Replace scattered broken tiles. Caulk flashing at the top of the N. facing lower copper roof at the driveway area.

Group Total:

\$1,690.00

Fwd: 2635 N. Terrace Avenue, Milwaukee WI photos set 1

1 message

DJC <deweyjcaton@gmail.com>

Tue, Mar 7, 2023 at 12:18 PM

To: Leah Penzkover <leah.penzkover@wisconsinhistory.org>

First set of four photos of the western and southern facades.

Thank you,

Dewey Caton
2635 N. Terrace Avenue
Milwaukee, WI 53211
847-226-4446
deweyjcaton@gmail.com

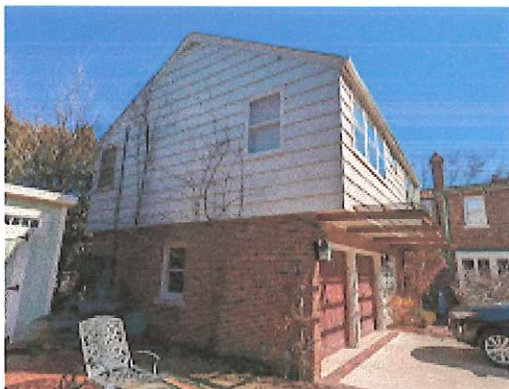
----- Forwarded message -----

From: **DJC** <deweyjcaton@gmail.com>

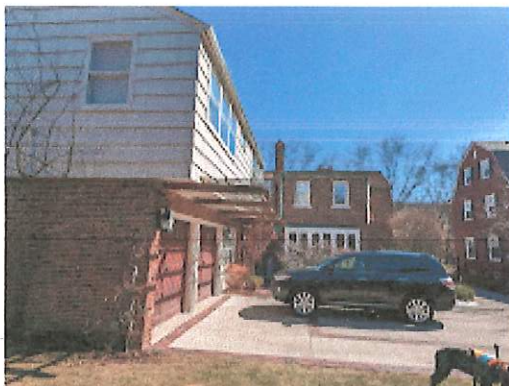
Date: Tue, Mar 7, 2023 at 12:09 PM

Subject: 2635 N. Terrace Avenue, Milwaukee WI photos set 1

To: DJC <deweyjcaton@gmail.com>

4 attachments

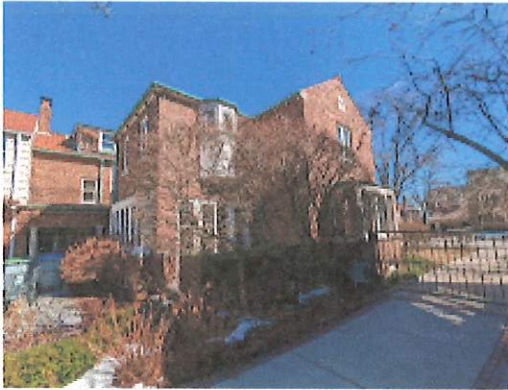
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