

## 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)**

Leniwati M. Siker

**ADDRESS OF PROPERTY:**

2360 North Terrace Avenue

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Leniwati M. Siker

Address: 2360 North Terrace Avenue

City: Milwaukee

State: WI

ZIP 53211

Email: lenisiker@vogueswater.com

Telephone number (area code & number) Daytime: 414-265-7388 W

Evening: 414-899-8500 Cell

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

Name(s): Rivercity Woodworking LLC

Address: 607A South 6th Street

City: Milwaukee

State: WI

ZIP Code: 53204

Email: rivercitywoodwrk@sbcglobal.net

Telephone number (area code & number) Daytime: 414-272-0437

Evening:

4. **ATTACHMENTS**

A. **REQUIRED FOR ALL PROJECTS:**

\_\_\_\_\_ Photographs of affected areas & all sides of the building (annotated photos recommended)

\_\_\_\_\_ Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

\_\_\_\_\_ Material and Design Specifications (see next page)

B. **NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

\_\_\_\_\_ Floor Plans (1 full size and 1 reduced to 11" x 17")

\_\_\_\_\_ Site Plan showing location of project and adjoining structures and fences

Other (explain):

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

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached):

See Rivercity Woodwork LLC description in Quote

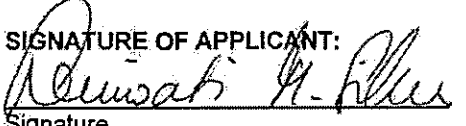
Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

See Rivercity Woodwork LLC description in Quote

Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

6. SIGNATURE OF APPLICANT:

  
Signature

Leniwati Siker Dec 20, 2011  
Print or type name Date

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

PHONE: (414) 286-5722

FAX: (414) 286-3004

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Juanita M. Ellias  
Rivercity Woodworking, LLC  
607 A. S. 6<sup>th</sup> St.  
Milwaukee, WI 53204

December 1, 2011

Leni Siker  
2360 N. Terrace  
Milwaukee, WI 53211

Dear Leni,

Enclosed please find a proposal for the restoration of windows in the Sun Room in the house at the above address. This document is submitted for your consideration and comments. The subject areas are as follows.

Description.....	Page 1
Restoration Procedures .....	Page 2
Cost and Payment Schedules .....	Page 5
Policy on Change Orders.....	Page 6
Conditions of Work .....	Page 5
Schedule of Work. ....	Page 6
Policy on Warranty. ....	Page 6
Lien Rights & Cancellation Rights .....	Page 5
Signature Page .....	Page 6

I thank you for the opportunity to submit this proposal to you. I thank you in advance for providing me with the opportunity to work with you on your important project.

Sincerely

Juanita M. Ellias  
*dba* Rivercity Woodworking, LLC  
607 S. 6<sup>th</sup> St.  
Milwaukee, WI 53204

## Proposal

Leni M. Siker  
2360 N. Terrace Av  
Milwaukee, WI 53211  
Tel: 414-899-8500  
Fax: 414-265-7394  
[www.sikerconsultinginc.com](http://www.sikerconsultinginc.com)

Rivercity Woodworking LLC  
607 A S. 6<sup>th</sup> St  
Milwaukee, WI 53204  
rivercitywoodwrk@sbcglobal.net  
1-414-272-0437

Re: L. O. Heussler House (1915)  
Architect, George W. Maher (Chicago)  
Current Owner: Leni M. Siker  
North Point (North) Historic District  
Milwaukee, WI 53211

The following is a proposal for the restoration of windows in the above property located 2360 N. Terrace Av, Milwaukee, 53211 in the North Point (North) Historic District designated as an historic district (bot locally and nationally) in accordance with the provisions of section 2-235 of the Milwaukee Code of Ordinances. If all parties agree to the terms outlined in the following document, it will serve as the contract for work. The signature page is found on the last page of this document.



The work proposed in the following will satisfy the requirements of the conservation work. However, this document, nor any information provide herein will constitute a "Condition Report" preliminary to the approval of the destruction of any of the historic fabric in the building.

Rivercity Woodworking LLC is a drug free employer. This business holds policies for bonding, professional liability, general liability, and workman's compensation in amounts that are

or will be sufficient to cover work on the proposed project. The owner and/or business holds certifications from the Building Performance Institute (Building Performance Analyst), RESNET (Residential Energy Network as an Energy Consultant and Rater in partnership with Focus on Energy), the State of Wisconsin, Department of Health [Lead Abatement Supervisor (LSC-123470, exp. 6/26/2012)]. The business and/or owner holds membership in the Better Business Bureau of Wisconsin and NARI (National Association of Remodelers Institute). My minority does not qualify as a Minority Owned Business in the State of Wisconsin. The workforce will include qualified minority workers (who may include with agreements received from owners of the project and federal rules governing work on National Landmarks) felons in special training programs. The work outlined in the following pages will proceed using safe building practices that conform to best practices outlined by the Wisconsin Department of Natural Resources, the Federal Department of Energy, Federal Environmental Protection Agency, and Occupational Safety and Health Association guidelines. Material Safety Data Sheets (MSDS) information is available upon request for all products used in the restoration processes. All materials used in this work have been approved by the Office of Technical Preservation in the National Parks Service in the Department of Interior as outlined in their *Preservation Briefs*. Cost estimates are located at the end of this document.

## **Scope of Work**

The restoration plan currently addresses 9 sets of casement windows that are located in the sun room at the back of the house. All nine are fitted with multiple lights framed in zinc/lead kames. Two are fitted with storm windows. Seven require storm windows which may or may not be still located on site in storage. At some future date, the restoration plan will address the remaining windows in the property. Currently, the costs listed below are for the windows in the sun room only and presume that original storm windows cannot be located.

## **Original Windows Hazardous & Defective Material Removal**

Restoration engages, in principle, the idea that salvaging existing materials is preferred over sending still useable materials to landfills because: (1) surface defects are ugly, or unhealthy, or (2) building components fail to meet current energy standards. Thus, my standard restoration plan involves 2 parts: removing hazardous and defective materials and bringing existing windows to acceptable energy efficiency standards by reducing infiltration and providing storm windows.

### **A. Sash Restoration**

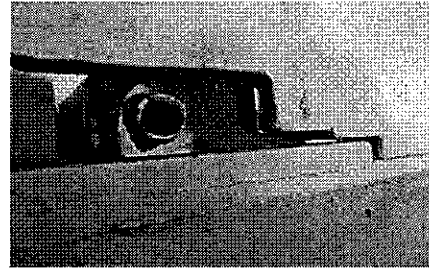
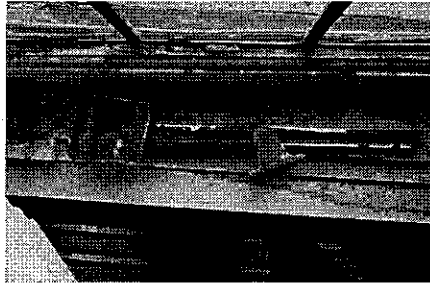
1. Each sash that is designated for restoration will be removed from its frame and the site. All paint and putty will be removed by a commercial stripper. Once cleaned, the sash is removed to my shop (607 A S. 6<sup>th</sup> St, Milwaukee, WI) where it

is disassembled to remove the glass, safely, and to remove all metal that had been used to secure sash sticks. Original glass is cleaned. The sash sticks are wetted continuously with steam to remove safely *all* of the glazing compound that survived the stripping work. This is an important step to ensure that all asbestos has been removed from wood and glass and to ensure that new putty will be bedded into a solid substrate.

2. When damaged, individual sticks are repaired with Dutchmen, or filled with formulated epoxy liquid and putty.
3. Deteriorating sections of the sash are treated with a formulated epoxy consolidating material or a wood stabilizer (depending on the moisture content of the wood and whether cracks are developing).
4. Parts are sanded and prepared for re-assembly.
5. Once reassembled, the sash is secured with formulated epoxy adhesives and wood pins. The assembled sash is sanded. In sanding, the goal is two-fold--to ensure a clean, smooth surface in the rabbets for new glazing compound and to ensure a solid surface for new finishes.
6. The inside of the sash is treated with an oil based finish. The exterior of the sash is treated with a stabilizer, treated with a linseed oil formula.
7. The "leaded-glass" panels are laid on a flat to allow the bows to flatten out. If necessary, reinforcing bars will be added to prevent future bowing of the panels. The kames are cleaned and inappropriate glazing compound is removed. Once the panels are flattened, they will be evaluated and sub-contracted to a specialist for the installation of re-inforcing bars. Otherwise, specialized glazing compound will be used to secure the glass in the kames. Once repaired, the panels will be secured into the wood frames with points and glazing compound.
8. The sash is prepared with grooves to receive tradition metal weather-stripping (zinc or bronze).
9. The exterior is treated with a stabilizer and two coats of primer and top coated with a colored paint.
10. The interior face of the sash frame is finished with a stain and clear top coat.

Installation follows after the frame is restored.

**B. Hardware Cleaning and repair.** Many of the casement operators and hold down bolts have been damaged by paint, the build up of oxidation, or lack of regular maintenance.



Non-abrasive cleaners are used to lift the oxidation and remove paint accumulation. Lubricating oil typically is sufficient to return hardware to “as-good-as-new operating condition.” All hardware is removed, cleaned, polished, oiled (when appropriate) and returned to good working condition

### **Improving Energy Performance**

An essential part of the restoration work is to improve the energy performance of the building envelop by reducing the infiltration around windows. The restoration strategy categorizes infiltration into one of 4 problem areas:

- (1) the gap between the frame and the brick wall;
- (2) the gap between the sash and the frame;
- (3) the gaps between the sash frame and the glass.
- (4) the gaps in joinery

The gaps that form between the frame and the wall are addressed in the restoration of the frame. Additionally, the interior casing is removed to seal the gap between brick and window frame, and to seal any cracks that may have developed in the weight cavity, where these exist. The gaps in joinery and where glass is seated into the sash are addressed in the restoration of the sashes. Each sash is reinstalled with the addition of a metal weather-stripping conforming to a type popular in the early 1900s. Because of the possibility a sash may be bowed, a flexible bulb weather-strip may be substituted for the interlocking metal weather-strip. Bulb weatherstripping does not have the durability of the metal weather-strip; it does however accommodate the deformation in the sashes and allows for a functional weather seal. These are addressed with weatherstripping.

Finally the energy performance of the window is improved by the installation of a secondary storm sash. With the installation of 1/4 inch laminated glass in the first floor units, the storm sash will provide security on the first floor.

## Cost Estimates

### **Base Cost: \$1000.00 per double casement sash**

Includes all steps *excepting the manufacturing and installation of storm sashes for the all arched windows and for the first floor windows and special repairs to frames and sashes.*

### **Up Charges:**

Repair to sashes will not exceed an up charge of \$100.00 per sash

Replacement of frame parts will be charged at \$55.00 per hour plus the cost of materials.

### **Storm Sashes**

Charges include fitting, primed, painted and installed.

\$250 per storm sash for rectangular shapes fitted with 1/4 laminated glass

### **Charges Presuming All Sashes/Frames Restored- 28 windows**

Total Charge for 9 prime sashes: \$9,000.00 est

Total Charge for 7 new storm : \$1,750.00 est

## V. Policy On Change Orders

If the owner, construction lender, or any local governmental authority directs any modification or addition to the work covered by this proposal, the amount for such extra work shall be determined in advance, and the cost shall be added to the Proposal price. Payment for any extra order(s) are due and payable prior to the commencement of such extra work. Rivercity Woodworking shall do no extra work without the agreed terms and shall be approved by both parties and shall also be subject to all terms and conditions of this Proposal.

## Conditions of Work

**Electricity:** 2 - 15 amp grounded circuits available in work site with one dedicated circuit for site

**Water:** access to water on site

**Work Site Preparation Enclosures:** work space sealed and secured. exterior work areas will be supplied with heat so that the working temperature is a minimum of 60°F; floors covered with 6 mil plastic

**Accessibility:** work space should be accessible to workers 24 hours, 7 days a week.

**Weather:** Work must be suspended if wind speeds exceed 20mph



**Disclosures:** None

### **Schedule of Work**

Rivercity Woodworking LLC agrees to diligently pursue the work through the completion but will not be responsible for delays caused by any or one of the following events:

Acts of God<sup>1</sup>

Acts of Public Enemy

Inability to secure material through recognized channels

Failure of the owner to make payments as they are due

Acts of Independent Contractors

Holidays

Other causes beyond the control of Rivercity Woodworking, LLC.

### **VI. Policy on Warranty.**

Rivercity Woodworking LLC guarantees that all materials furnished by the aforesaid company will be of standard quality appropriate to and for restoration work and will be installed or applied following the instructions of the manufacture in a good and workmanlike manner and in conformity with industry standards. Reasonable service requests submitted by the owner in writing with payment terms will be handled in the same manner. Rivercity Woodworking, LLC agrees to replace or repair at its own expense, any materials found to be defective, excluding reasonable wear and tear, within one (1) year from substantial completion, when subject to normal use and care. This warranty covers defects in materials only and not workmanship.

Notwithstanding anything to the contrary, Rivercity Woodworking LLC has not investigated, tested, or determined the current condition or integrity of the superstructure of the project. This warranty shall exclude specifically remedy for any damage or for any defect caused directly or indirectly, or in whole or in part by any deformation in the superstructure of the project that impinges upon the basic integrity of the frame.

---

<sup>1</sup> Definition. *Acts of God*. In addition to the normal understanding of such acts, Rivercity Woodworking draws special attention to the impact weather conditions will have the on the materials being used in restoration work. Epoxies will not cure below 50 degrees Fahrenheit, they will cure at a very slow rate when the humidity rises above 80%, and they cannot be applied to wood with a moisture content above 16%. If, and when, any of these conditions exist, progress will be slowed and / or delayed.

## **VII. Policy on Insurance**

Rivercity Woodworking LLC will carry General Liability, Worker's Compensation, and Professional Liability insurance to protect itself and its employees during the progress of the work. The Owner shall obtain and pay for liability insurance against injury to other employees, who under their own direction, another contractor's direction, or the owner's direction, attempt to use any part of the work covered under this contract prior to the work being completed.

## **VIII. Lien Right (Wisconsin Statutes Chapter 779.01) & Cancellation Rights**

As required by the Wisconsin Lien Law, Rivercity Woodworking, LLC notifies Stephanie L. Powe, that persons contracted to provide services and /or materials for restoration work on 3014 W. McKinley Av, Milwaukee, WI may have the right to apply a lien on the property under the circumstance that any payment for work fails to be submitted in accordance with the schedule for payment as outlined above.

## Signature Page

Rivercity Woodworking LLC and Leni Siker agree that the terms outlined in the above proposal will form the basis of a contract for work on the property whose historical designation is known as the L. O. Heusser House designed by George W. Maher and built in 1915 at 2360 N. Terrace Av, Milwaukee, WI 53211

---

Juanita M. Ellias *dba* Rivercity Woodworking, LLC

---

Date

---

Leni Siker, owner, 2360 N. Terrace Av, Milwaukee, WI 53211

---

Date