



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)

North Point Historic District

ADDRESS OF PROPERTY:

2415 East Wyoming Place, Milwaukee, WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): Douglas Rose

Address: 2415 East Wyoming Place

City: Milwaukee

State: WI

ZIP: 53202

Email: dwr@rosedejong.com

Telephone number (area code & number) Daytime: 414-274-1400

Evening: 414-530-6306

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)

n/a 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.

We propose to make the following improvements to the home:

Carport Removal:

We propose to tear down the existing carport which was probably added in the 1950's. The structure is in terrible condition and is not worth preserving. It has no architectural significance and it is barely wide enough for one vehicle. We are exploring options for adding a detached 2 car garage at a later date, and intend to present the design to the HPC at that time.

After the structure is removed, we will patch in any holes with color matched mortar, or using reclaimed bricks (which are available from an earlier remodeling by the prior owner). Any roof cement or adhesives will be removed mechanically with scrapers and cleaned with solvents that are harmless to the brick and mortar.

Roof, Flashing Gutters and Downspouts

We propose to remove and replace all of the aluminum, flashing, gutters and downspouts with copper material. New copper K gutters will be mounted into the square notch of the original rafter tails. All gutter seams will be soldered. Downspouts will be 5" or 6" rectangular copper conductors, connected to the existing clay and cement underground conductors.

We propose to remove all layers of roof shingels down to the roof sheathing. The replacement roof shall be a 50 year dimensional fiberglass shingle comparable in color to the existing. All chimney, valley and dormer flashing will be copper.

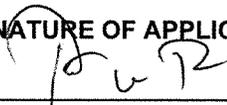
Dormer Siding

We propose to remove and replace the shake siding on the 11 dormers on the house. The new material will be machine split cedar shakes installed over 30 lb felt.

Vine removal and Restoration of Brick Facade

We propose to remove all vines currently attached to the brick veneer and scrape the remnant debris at all adhesion points. Wherever mortar is loose or missing, it will be carefully removed with thin chisels or knives so as not to damage the edges of the brick. Mortar samples will be prepared for color and texture.

6. SIGNATURE OF APPLICANT:



Signature

Douglas W. Rose
Please print or type name

May 16, 2017
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 53202

PHONE: (414) 286-5722 FAX: (414) 286-3004 www.milwaukee.gov/hpc

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

SUBMIT

We propose to make the following improvements to the home:

CARPORT REMOVAL

We propose to tear down the existing carport which was probably added in the 1950's. The structure is in terrible condition and is not worth preserving. It has no architectural significance and it is barely wide enough for 1 vehicle. We are exploring options for adding a detached 2 car garage at some later date, and will present the design to the HPC at that time.

After the structure is removed, we will patch in any holes with color matched mortar, or using reclaimed bricks. Any roof cement or adhesives will be removed mechanically with scrapers and cleaned with solvents that are harmless to the brick and mortar.

ROOF, FLASHING, GUTTERS & DOWNSPOUTS

We propose to remove and replace all the aluminum, flashing, gutters and downspouts with copper material. New copper K gutters will be mounted into the square notch of the original rafter tails. All gutter seams will be soldered. Downspouts will be 5" or 6" rectangular copper conductors, connected to the existing clay and cement underground conductors.

We propose to remove all layers of roof shingles down to the roof sheathing. The replacement roof shall be a 50 year dimensional fiberglass shingle comparable in color to the existing. All chimney, valley and dormer flashing will be copper.

DORMER SIDING

We propose to remove and replace the shake siding on the 11 dormers on the house. The new material will be machine split cedar shakes installed over 30 lb/ felt.

VINE REMOVAL & RESTORATION OF BRICK FACADE

We propose to remove all vines currently attached to the brick veneer and scrape the remnant debris at all adhesion points. Wherever mortar is loose or missing, it will be carefully removed with thin chisels or knives so as to not damage the edges of the brick. Mortar samples will be prepared for color and texture and approval will be sought from the city Office of Historic Preservation. Mortar will utilize a high lime content such as type O mortar. The thin mortar joints will be finished to match the existing. For, any bricks that need to be replaced we will find a reclaimed brick that matched the existing. There is evidence of settling the the front entry of the house This problem will be explored and repaired reusing the existing bricks. The front wall brick wall that forms the edge of the front entry stairs and landing will be rebuilt as needed reusing bricks in all visible locations. Where unseen concrete block or a new brick will be used. All bricks will be approved by the MHPC. Painted brick at the rear of the building will be pressure washed and scraped clean of all paint.

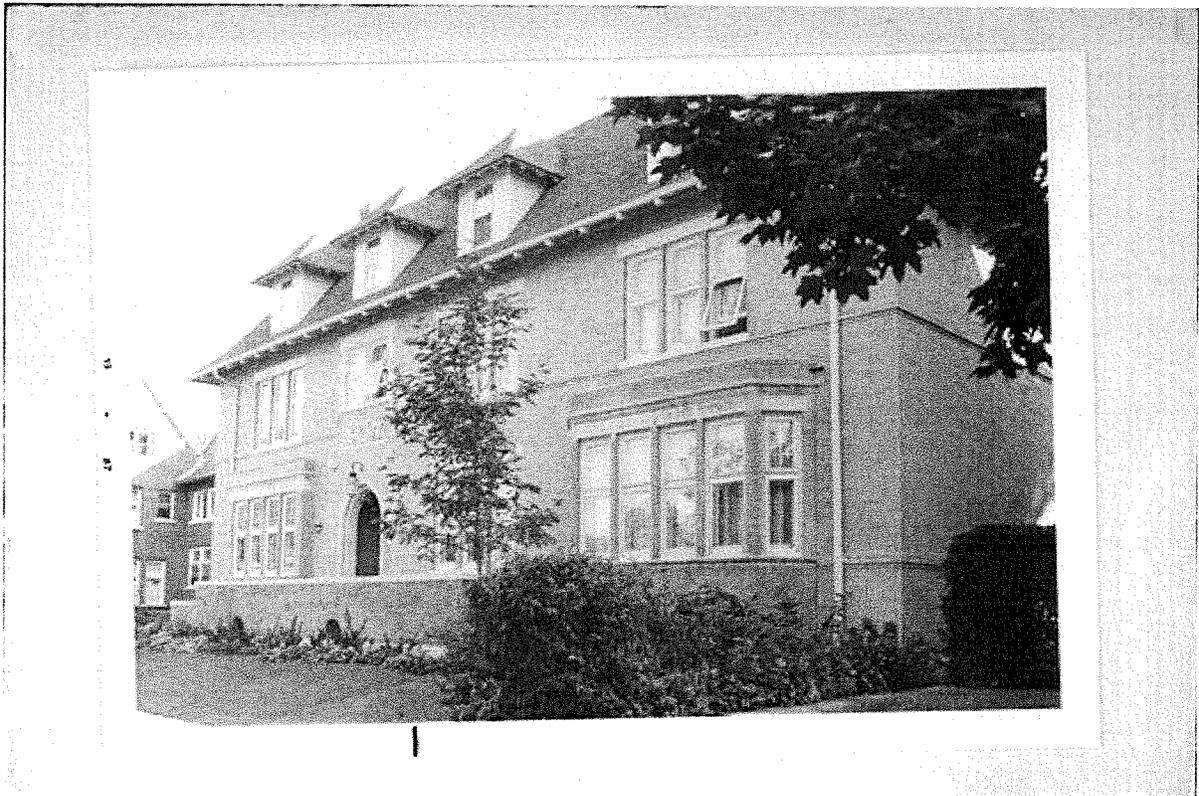
WINDOW & DOOR EXTERIOR & ALL EXTERIOR WOOD TRIM

We propose to repair all cracked, rotted, or missing woodwork including all windows and doors with new matching wood materials and moldings. This shall include all rafter tails, eaves, soffits, fascias, frieze boards, rakes, and exterior window and door casings. Small rotted areas will be filled with epoxy wood filled and sanded. All substantial damaged woodwork will be removed in part, or whole, and replaced with a matching size piece of douglas fir or comparable wood of equal size and profile. All window glazing shall be checked, with all loose material removed and replaced with new glazing compound, which shall be primed and painted to match the window or door.

EXTERIOR PAINTING

We propose to scrape and remove all loose paint, and prepared for priming and painting. All seams between casings and siding will be caulked with a paintable, polyurethane, neoprene, silicone caulk. All old and new wood surfaces will be primed and painted with products equal to, or better than, the following:

- Sherwin Williams Wood Primer
- Sherwin Williams Super Paint Satin



*Cream City Masonry, LLC
5128 South 82nd Street
Greendale, Wisconsin 53129
(414) 915-9440
creamcitymasonry@yahoo.com
www.creamcitymasonry.com*

April 18, 2017

VIA ELECTRONIC MAIL: dwr@rosedejong.com

Mr. Doug Rose
2415 East Wyoming Place
Milwaukee, WI 53202

Dear Doug:

The following is a summary of my estimate for the general masonry repair project at your new residence located at 2415 East Wyoming Place, Milwaukee, Wisconsin:

- Apply for all necessary permits from the City of Milwaukee and certificate of appropriateness from the City of Milwaukee Historical Preservation Commission.
- Prepare mortar color and texture matching test panel for inspection and approval by City of Milwaukee Historical Preservation Commission. Once test panel approved, masonry work can commence.
- On all four (4) sides of residence, remove vines from ground level to roofline.
- On all four (4) sides of residence, tuck point substantially open mortar joints per certificate of appropriateness.
- At rear of residence, mechanically remove paint from brickwork in designated area. The least abrasive, but effective, cleaning method will be used.
- At front entrance of residence, inspect area to determine cause of sinking brickwork. Rebuild lower section of brick wall.
- Match new bricks, mortar color and texture per test panel approved by City of Milwaukee Historical Preservation Commission.
- Haul away all debris and clean all work areas as needed.

ESTIMATED COST OF MATERIAL AND LABOR: \$6,000.00

REQUIRED DEPOSIT: \$3,000.00 (50%)

Mr. Doug Rose
April 18, 2017
Page 2 of 2

Required deposit and signed contract due before project will be scheduled. Estimate is valid for 30 days. Final payment due upon project completion. Total estimated cost of material and labor includes all test panels, permits and certificate of appropriateness fees.

Please feel free to contact me if you have any questions. I look forward to working with you on this project.

Sincerely,

Paul A. Moscisker

Paul A. Moscisker

ACCEPTANCE

Accepted on this 19 day of APRIL, 2017.



Doug Rose

Bonney's Roofing Home Improvements, LLC

Quality work at a low price!

10146 S. 124th Street-Franklin, WI-53132-414-425-4970

April 23, 2017

Mr. Doug Rose

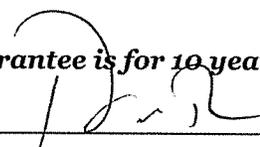
RE: New roof on the property of 2415 E. Wyoming Place- Milwaukee, WI

Thank you for the opportunity to present you with our Contract for the work to be completed at the above referenced project:

| | |
|--|---|
| Completed tear off of house and replace with a 50 year shingle. | |
| Install Ice and Water shield 3 feet below the gutter line and in all valleys. | \$30,500 |
| Rubber Roof – Top section install with .060 mil rubber. | \$5,000 |
| Install Machine Shake Cedar on dormers. | |
| Intall Grace Ice and water on all dormers before installing Machine Shake Cedar.- | \$1,000 per dormer approximately 11 dormers. |
| | |
| | |

- **A \$100 deposit is required along with a signed copy of the contract.**
- **A down payment of \$ is required when roofing project starts. Balance is due upon completion.**
- **Based on a ten year labor guarantee. Applies under normal conditions**
- **If roof should need plywood it will be installed at \$40.00 a sheet**
- **If Cedar shake is found an additional \$65.00 per square will be charged.**
- **All rotten wood will be replaced at \$4.50 per linear foot.**
- **If step flashing is needed it will be installed at a time and material basis, at a rate of \$40.00 per hour.**
- **Any permits or fees will be the homeowner's responsibility.**
- **Bid is in effect for 30 days.**
- **Additional labor costs will be billed at \$40. Per hour.**
- **Removal of debris.**
- **Insured.**
- **Workmanship guarantee is for 10 years-this is transferrable to the next owners.**

Signature of homeowner



Date

4/24/2017

TC ALUMINUM
 Tim Chandek
 P.O. Box 181
 Hales Corners, WI 53130
 414-405-4653

**PROPOSAL AND
 ACCEPTANCE**

| | | | |
|--|---------------|--------------------------|--------------------------|
| PROPOSAL SUBMITTED TO Doug Rose | | PHONE 530 6306 | DATE 4/20/2017 |
| STREET 2415 E. Wyoming Place | | JOB NAME | |
| CITY, STATE AND ZIP CODE Milwaukee, WI 53202 | | JOB LOCATION | |
| ARCHITECT | DATE OF PLANS | JOB PHONE | |

We hereby submit specifications and estimates for:

New roof installed prior to gutter installation with gutter apron/flashing installed by roofers

Installation of new 5 inch Seamless K-style Copper Gutters -- rafter tail installation
 - 20 oz. copper (21 gauge)
 -with hand cut custom miter corner installation
 -one piece inside miter corner style for strength and longevity
 -riveted and sealed with Vulkem sealant

&

Installation of New 3x4 inch Copper Downspouts
 -16 oz. copper (23 gauge)
 -reconnect into underground drain tiles with cement

New Gutters & Downspouts on Entire House \$ 12,500

-All Gutters installed using walk planks-Gutters are pitched to downspouts using high quality level
 -Brackets are installed every 20 to 24 inches apart

10 yr service • 20 yr material Warranty • All Clean up & Removal of Scrap

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ _____).

Payment to be made as follows:

25% down payment at time of contract signing; remainder due at completion and satisfaction

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: 

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____ Signature _____

CONTRACT

This Contract made this 2 day of May, 2017, between
 OWNER Douglas Rose
 ADDRESS 2415 E. Wyoming Place PHONE (414) 530-6306
 CONTRACTOR Dominate Painting
 ADDRESS 3941 E. Maple Oak Creek, WI PHONE (414) 241-5241
 WORK SITE _____

The Owner does hereby engage the Contractor to furnish all materials and all labor described below:

1. Repaint all windows and doors on exterior of house. At a rate of \$100.00 per window set. windows and doors will be painted two(2) coats, and a ~~black~~ ^{WHITE} colored finish.

\$100 each x 80 windows \$8,000.00
 \$100 each x 2-3 doors \$200-300.00
 (Does not include exterior 3rd story windows)

2. Repaint upper back wooden railing. Two coats of paint, with a ~~black~~ ^{WHITE} colored finish paint.

\$350.00

All materials will be provided by contractor

3. Remove all logs, branches, twigs, and over burden in back yard. At a rate of \$45 an hour x 2 guys.
 Approx time to remove 8-10 hrs.

Estimated date of commencement T.B.D., 20 , and completion , 20

FOR THE SUM OF \$ _____ DOLLARS (\$ _____)

PAYABLE AS FOLLOWS: 1/2 at agreement of contract, remainder to be paid upon completion.

The terms of this contract shall be binding on the parties hereto, their heirs, executors, administrators, representatives, successors, and assigns.

This contract can be changed only by an agreement in writing signed by each party.

The Owner and Contractor have signed this contract as of the date above.

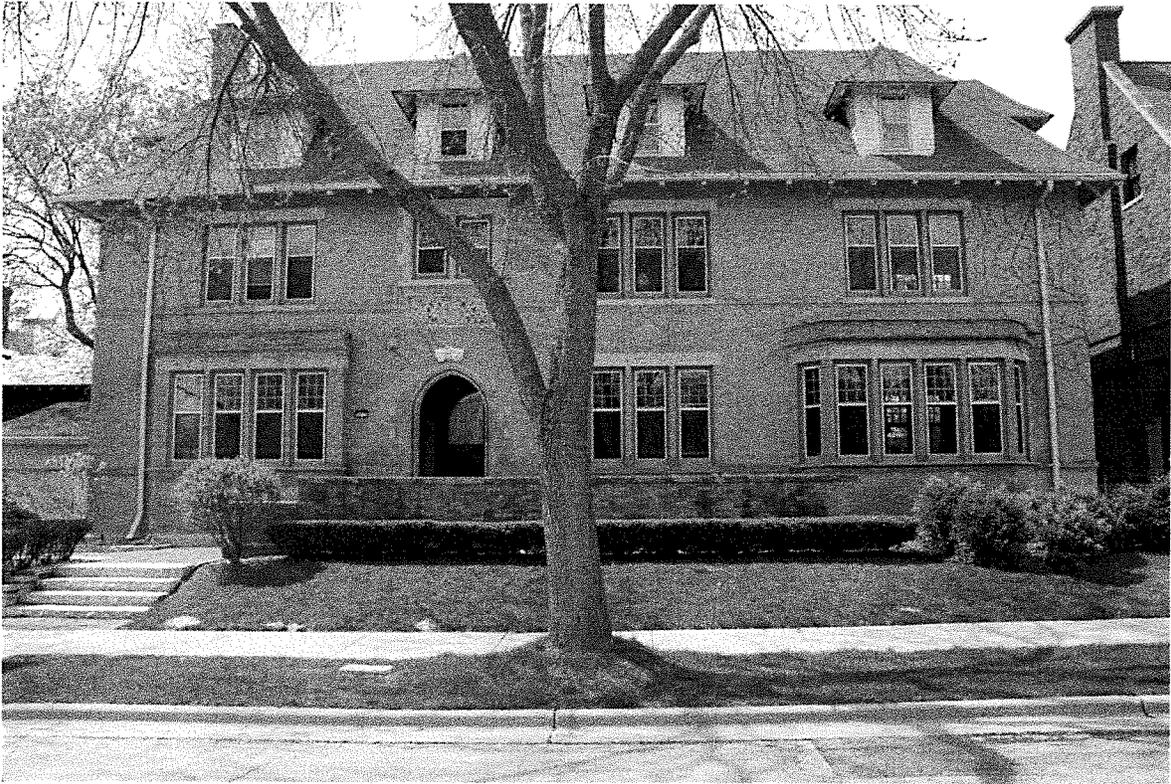
OWNER

CONTRACTOR

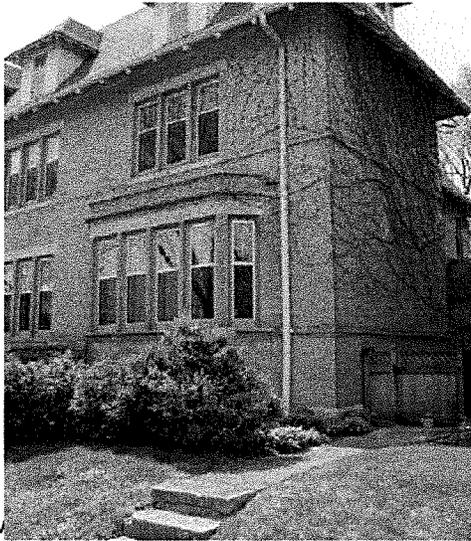
Paula B...

WITNESS:

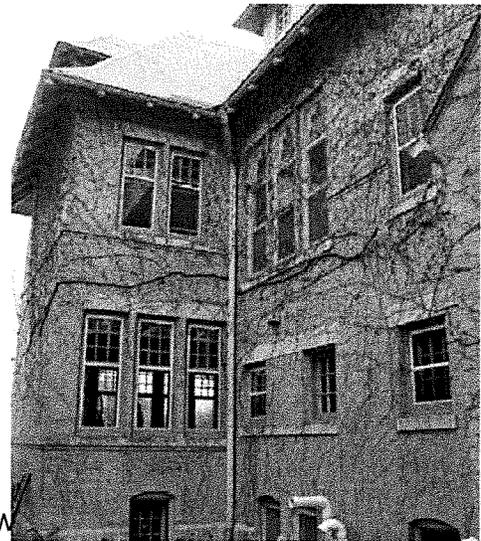
G. Goff House / Rose - 2415 E. Wyoming Place – 2.10



North Elevation

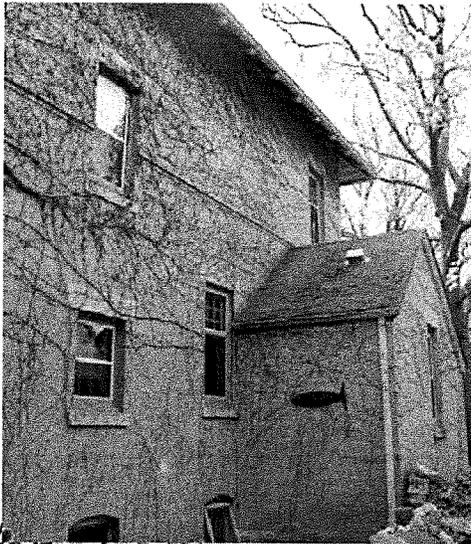


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G. Goff House / Rose - 2415 E. Wyoming Place – 2.10

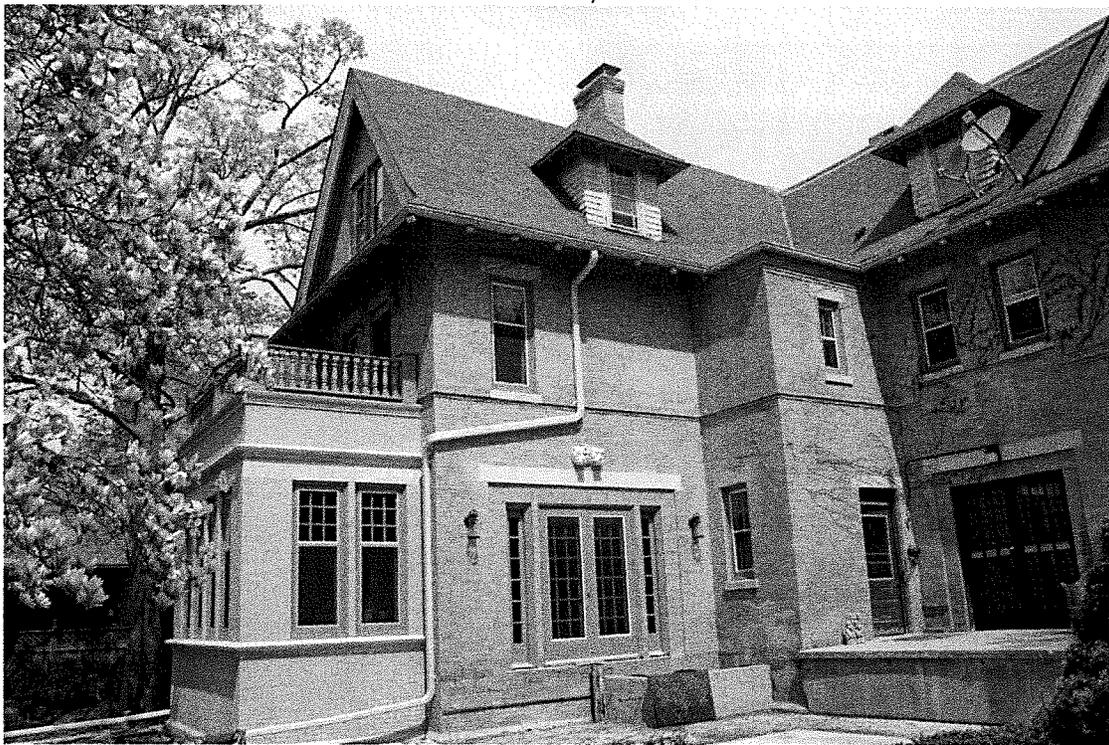


South Elevation, West Side

G. Goff House / Rose - 2415 E. Wyoming Place – 2.10

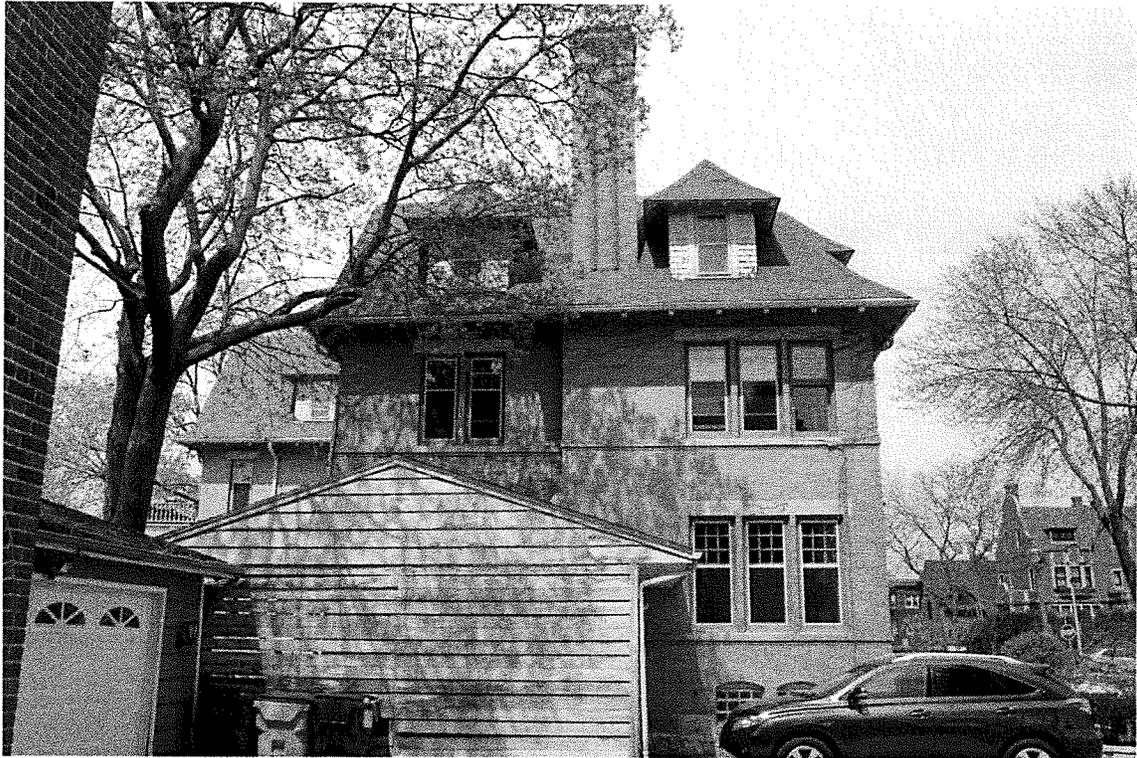


South Elevation, East Side



East Elevation, South Portion

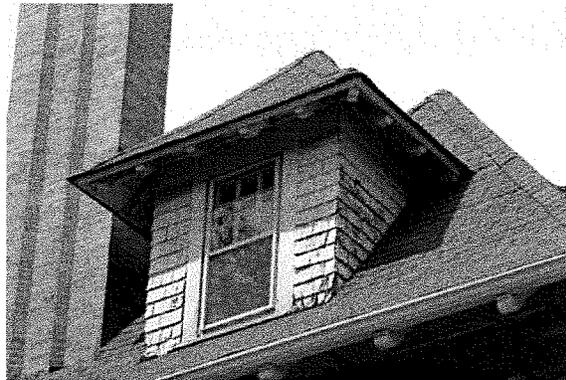
G. Goff House / Rose - 2415 E. Wyoming Place – 2.10



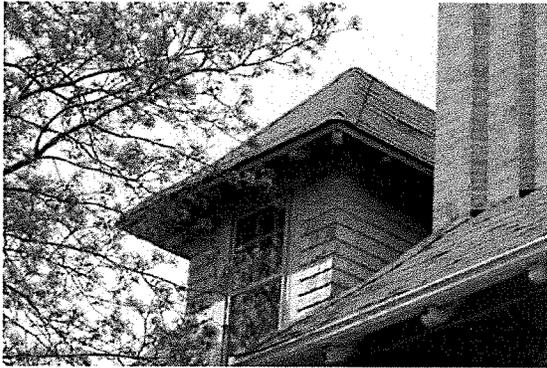
East Elevation, North Portion



Remove shingles – Install Ice & Water Shield, etc.



Remove shingles – Install Ice & Water Shield, etc.



Remove shingles – Install Ice & Water Shield, etc.



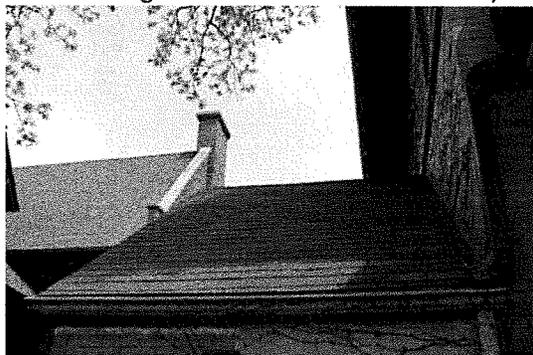
Remove shingles – Install Ice & Water Shield, etc.



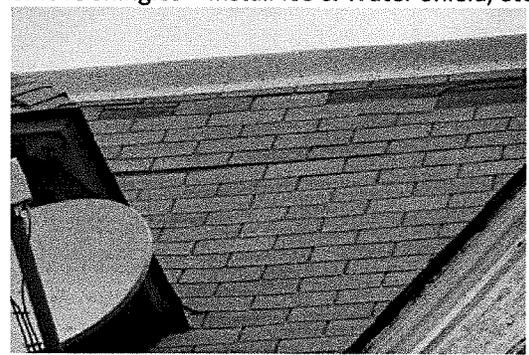
Remove shingles – Install Ice & Water Shield, etc.



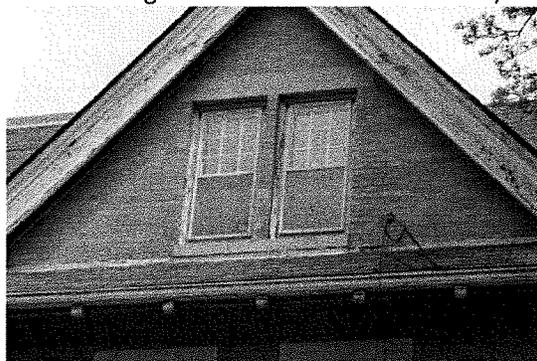
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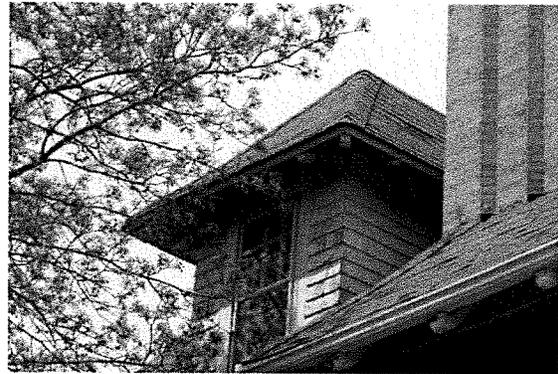
G. Goff House / Rose - 2415 E. Wyoming Place – 2.10



Install new flat rubber roof



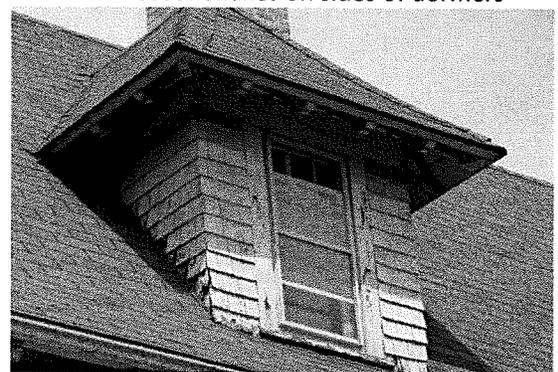
Install cedar shakes on sides of dormers



Install cedar shakes on sides of dormers

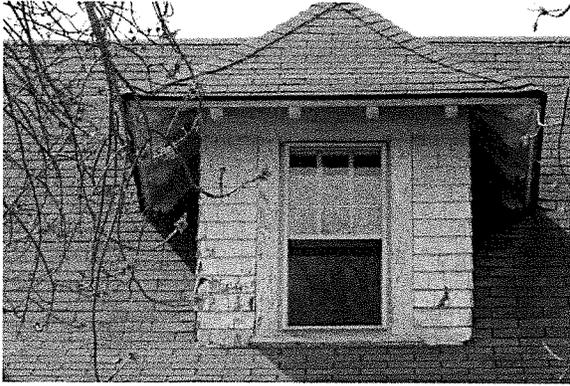


Install cedar shakes on sides of dormers

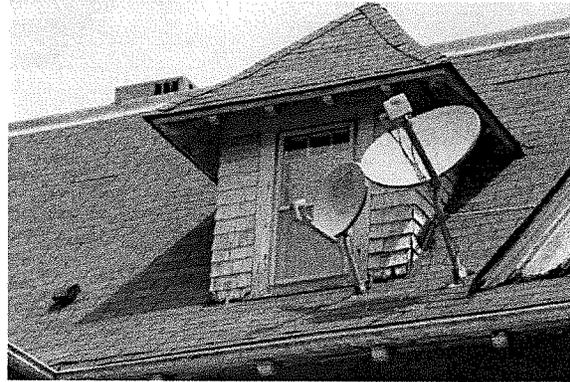


Install cedar shakes on sides of dormers

G. Goff House / Rose - 2415 E. Wyoming Place – 2.10



Install cedar shakes on sides of dormers



Install cedar shakes on sides of dormers