



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

*final exp
6/2/11*

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known) *Watertown*

ADDRESS OF PROPERTY: *2509 N Lake Dr*

2. NAME AND ADDRESS OF OWNER:

Name(s): *Jff Loss Dawn McCarthy*

Address: *2509 N Lake Dr*

City: *Milwaukee*

State: *WI*

ZIP *53211*

Email: *JWLoss@aol.com*

Telephone number (area code & number) Daytime: *414 305 1147*

Evening: *414 964 0126*

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

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)

Replacing rotted steel gutters with copper gutters + down spouts
Estimate by Vetter Sheet Metal - Photo 1-7

Replacing existing rotted 2nd floor porch railing with new railing. Replace Tin roof on 2nd floor with copper
Estimate by Community Restoration - Photo 1

Photo No.

Drawing No.

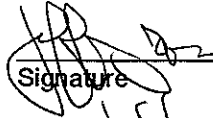
B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

Attached is approval by state of Wisconsin for Historic Tax Credits

Photo No.

Drawing No.

6. SIGNATURE OF APPLICANT:

 _____
Signature

Print or type name

Date 5/21/11

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



May 16, 2011

Jeffrey Loss and Dawn McCarthy
2589 N. Lake Drive
Milwaukee, WI 53211

Re: Historic Preservation Certification Application
Project Number w11e036

Dear Mr. Loss and Ms. McCarthy:

On 4/19/2011, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 2589 N. Lake Drive in Milwaukee. The project number assigned to this project is w11e036. We requested additional photographs of the garage to verify it is in fact contributing to the property. On May 10 we received the additional garage photographs and are now able to complete the review. We have since reviewed the Part 1 application and have determined that your house and garage contribute to the North Point North Historic District. Enclosed, for your records, is a copy of the signed Part 1 application indicating that your house has been determined to be historic property for purposes of this program.

We have also reviewed the Part 2 application and have determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" if the following special conditions are met:


The replacement rail on the porch should be an in kind replacement replicating the rail it replaces without design changes.

Enclosed is a copy of the signed Part 2 application that you may use to claim the tax credits.

I have also enclosed some materials that help to explain the post-approval process. I hope that they are helpful to you. When you have completed work on the project, please take photographs of the overall appearance of the house (from all four sides), as well as detailed "after" shots of the specific work that you have carried out. These photos should be printed in color and of a high resolution. Send them to us along with the Request for Certification of Completed Work.

If you have any questions about this review, please let me know. I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6491, by fax at 608/264-6504, or by e-mail at mark.buechel@wisconsinhistory.org.

Sincerely,


Mark T. Buechel, AIA
Senior Preservation Architect

SPECIAL CONDITIONS

PROPERTY NAME:

John Horter House

PROJECT NUMBER: wi11e036

2589 N. Lake Drive
Milwaukee

REVIEW DATE: 5/16/2011

Staff at the Division of Historic Preservation of the Wisconsin Historical Society have reviewed the attached application and have determined that the proposed work conforms to program standards, provided that the following special conditions are met:

The replacement rail on the porch should be an in kind replacement replicating the rail it replaces without design changes.

Mark T. Buechel for MICHAEL STEVENS, State Historic Preservation Officer DATE

VETTER SHEET METAL & HEATING, INC.

2578 N. Holton Street - 374-1119
MILWAUKEE, WISCONSIN 53212

Mailing Address:
14515 W. Crestview Dr.
NEW BERLIN, WISCONSIN 53151

Date 1-27-81

Contract with Jett Ross

Address 2589 W. Lake Dr. Job at Same

City Milwaukee 53211 Telephone Cell 305-1147

WE, THE VETTER SHEET METAL & HEATING, INC., agree to properly Replace 5 gutters

Sections on house gutters will be fab out of 16^{oz} copper
with style of your choice. We will remove the lower
course of shingles to install new high back gutters, then
install ice & water shield to existing ice & water shield and gutter
flange and reinstall shingles. The gutter seams, ends, & drops
will be soldered. We will also replace the 5 downspouts on
home with 16^{oz} copper materials with seams being soldered.
The garage gutter & downspout will also get replaced with
16^{oz} copper materials. The gutter flange will be sealed to
existing rubber roof. All work to be done on a time &
material basis.

House gutters Approx cost 8500.⁰⁰

House downspouts Approx cost 3000.⁰⁰

Garage gutter - downspout approx cost 1000.⁰⁰

If there is any carpentry work that is needed to be done
it will also be done on a time & material basis

If you have any questions please call cell 414-640-1038

All new Sheet Metal Materials and Workmanship carry no less than a three year guarantee. New Tin Decks have a five year guarantee.

All this for the sum of \$ As Above Payment to be made as follows: To be discussed

In agreement with _____

If in agreement please sign one copy & return to us.
Retain the other copy for your guarantee.

Signature J. C. Lee
VEA Vetter Sheet Metal & Heating, Inc.

The interest rate of 1.5% per month will be charged on past due amount after 30 days of invoice date.

2. Apply for a Building Permit

Apply at Development Center, on the 1st floor of 809 North Broadway, in the usual way. When the property is identified as a designated historic structure or a within a historic district, you will then be given an application for a Certificate of Appropriateness or directed to see the Historic Preservation Commission staff. Please note: If you wish to seek the advice of the Historic Preservation staff or apply for a Certificate of Appropriateness before you apply for a building permit, you may do so.

3. Complete the Application

Questions should be addressed to the Historic Preservation Commission staff located in City Hall Room B-4. Call 414-286-5712 or email HistoricPreservation@milwaukee.gov.

4. Prepare Presentation Materials

Certain drawings may be required for review by the Development Center before a building permit can be issued. A set of these same drawings should accompany your application for a Certificate of Appropriateness. You should, in addition, include sketches, drawings, photographs, or any other material that you feel will help the Historic Preservation Commission understand the proposed changes to the structure. The quality of the presentation materials will be an important factor in enabling the Commission to fully understand what you intend to do. The presentation materials will be filed and retained by the Commission, so be sure to make copies for your own records.

5. File the Application and Presentation Materials

Mail or hand-deliver the application with accompanying photographs, drawings and materials samples to the Historic Preservation Commission staff. In most cases HPC staff will be able to approve the work outlined in the application and issue a COA in approximately seven days. If the proposed work cannot be approved by staff, the application will be heard at the next scheduled Commission meeting provided that the application is received at least 12 working days prior to that meeting. Staff is available to meet with you to review your project at any time during the COA application process. Applicants are encouraged to attend the hearing / meeting in order to answer questions. If you have an architect or professional consultant, it may help if he or she is also available to answer questions. At the meeting, the Commission may approve the application, give approval conditioned on the owner's willingness to make specified changes, or refuse the request.

6. Public Hearings on Refused Applications

If your application is refused or you do not agree with the Commission recommendations, a public hearing will be scheduled on all refused applications within thirty days of the original review. At that time, the owner may present further cause as to why compliance with the ordinance may not be feasible or may present other relevant evidence. The Commission will issue a final decision on whether or not to grant a Certificate of Appropriateness not more than fifteen days after the public hearing. If the Commission refuses the application, construction or demolition cannot legally proceed. The applicant has the right to waive the public hearing if he or she wishes to file an appeal with the Common Council.

7. Appeal of Refused Applications

Owners denied a Certificate of Appropriateness by the Historic Preservation Commission may appeal the decision to the Common Council provided that such appeal is made within twenty days of the public hearing cited in step #5.

8. Begin Construction

Construction can proceed legally only after issuance of a Certificate of Appropriateness and obtaining a permit for the project. Work done without a Certificate of Appropriateness is a violation of Section 320-21, Milwaukee Code of Ordinances and is subject to correction orders or citations outlined in s. 12-14 of the Milwaukee Code. The progress of the construction will be monitored to assure compliance with approved plans.

9. Changes During Construction Require Approval

Changes made during the construction that affect the exterior of a building or site are not permitted unless they have been approved by the Historic Preservation Commission or Commission staff in accordance with the procedures outlined previously. The Development Center may suspend an issued permit to prevent unapproved changes from being carried forward.

If you have questions or need further information on any preservation-related topic, please contact the Commission staff:

Historic Preservation Commission
Office of the City Clerk
200 E. Welis Street, Room B-4
Milwaukee, WI 53202
Phone 414/286-5712 / 286-5722
FAX 414/286-3004
HistoricPreservation@milwaukee.gov

COMMUNITY BUILDING AND RESTORATION, LLC
P.O. BOX 11537
SHOREWOOD, WISCONSIN 53211
PHONE: 414-963-1901 FAX: 414-332-2105
E-MAIL:

Date: 3/28/11

Proposal For:

Dawn McCarthy and Jeff Loss
2589 N. Lake Dr.
Milwaukee, WI 53211
305-1147

Work Proposed:

Porch Roof and Rail

Job Description:

Porch Roof:

Option 1:

Remove existing rail; dispose.

Remove existing metal roof; dispose.

*On the basis of time and materials, perform any necessary repairs to underlying structure.

Install firing strips to existing roof deck to provide appropriate pitch.

Install new 3/4" plywood decking to main roof area.

Apply Ice and Water barrier to entire roof and gutters.

Apply rosin paper slip sheet.

Prime and paint newels.

Install 4x4 rough, structural newel and install sleeve-newel over it.

Install rail with hidden pocket-hole screws.

Caulk as needed and touch up paint.

Totals (see exclusions, below):

Roof option 1:	\$5230
Roof option 2:	\$1860
Rail:	\$3520

Unless otherwise specified, includes all materials and labor for the items described above. Does not include any items not specifically mentioned above nor shown in plans; does not include repair to underlying or preexisting damage not seen or discussed at time of estimate. Items marked with * (if any) not included in price.

All items (including those marked with *) that are added after the job has begun will be billed at the rate of \$75/hr. plus the cost of any materials, unless otherwise specified.

AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THE OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE BELOW SIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS/HER MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL CLAIMANTS ARE DULY PAID.

Payment Schedule:

40% prior to commencement

Remainder due in full directly upon completion

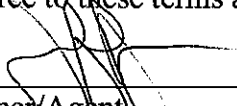
Note: 1 1/2% interest per month on all payments 5 days overdue; payments due upon

receipt of invoice.

Authorized Signature, Community Building and Restoration, LLC.

Erik Lindberg Date 3/27/11

I agree to these terms and authorize the work described above.

 Date 5/20/11

Owner/Agent

(Please sign one copy and return it to us).