

Askin, Tim

From: Molly Lueder <mollylueder@gmail.com>
Sent: Wednesday, August 09, 2017 8:43 AM
To: Historic Preservation Commission
Cc: Matt Lueder
Subject: COA Application
Attachments: COAApplicationForm3.pdf

Hello~

Attached is a COA application for work being done on our coach house at 2361 N Wahl Ave. (The address of the main house is 2359). Below are two emails from our contractor, Dave North of Dave North Roofing, breaking down the project, photos of the cupola/affected area and his proposal. Please contact my husband Matt at the number provided or myself at 608.212.6263 with questions.

Any way that we can expedite the approval of this matter would be greatly appreciated as each time it rains we have leaking into the coach house interior and need to get this fixed ASAP to prevent further damage.

Thank you,
Molly Lueder

Email from Dave North WITH PHOTOS provided through link below

Matt, Molly,

Click on this link to view close up photos with descriptions of the cupola from the top of the roof: <https://goo.gl/photos/6fSHu4M4mh4RPCGaA>

To present the descriptions click on the i icon on an individual photo and they will appear in the top right margin for all the photos.

The tin dome is rusted through to the point where it is not salvageable. All the wood trim is rotted or chewed by squirrels to the point where none of it is salvageable. The wood framing behind the trim and the dome is still in good enough shape to keep and install the new wood trim and copper dome. We are having a millwork shop create the custom curved mouldings on each of the sides. They should be able to make those for us next week. The dimensional trim lumber and some of the straight mouldings we can make from standard lumber available at Bliffert. Our goal is to replace the entire exterior with new trim to match the original and provide a new copper dome. There are some options on painting the trim if you would like some color contrast within the different components. Also there are options on the finial and the configuration of the seams for the dome. We suggested a more standard pattern of laying the slate as it comes out of the roof angles to the angles created by the cupola. This will create a more watertight detail at all the transition points using copper flashings and save some time in installation.

Please review and reply back to me your thoughts.

Dave North, President

Dave North Roofing Corp.
4325 Timber Dr. Colgate, WI 53017
[414.962.5700](tel:414.962.5700)

Email from Dave North regarding cost, scope of work

Matt,

Here's the summary of the costs.

Labor:

Labor to date. 90hrs.

Re-work slate at the base of the cupola where it transitions to the main roof of the coach house. 98 hrs.

Re-work wood 100% of the trim at the cupola including custom mouldings. Some shop work involved. 140 hrs.

Replace the tin dome with new copper dome. 70 hrs.

Remove scaffolding 50 hrs.

Total hrs. (estimated.) 448 @ \$130.00 per man hr. \$58,240.00

Materials:

Custom mouldings from Essmanns's millwork shop. \$5,500.00

Dimensional lumber from Bliffert Lumber. \$1,000.00

Copper for flashings and dome. \$900.00

Miscellaneous 100.00

Total materials \$7,500.00

Total estimated job. **\$65,740.00**

We will prime all new wood. Your painter can apply the finish coat from our scaffold.

Please acknowledge your approval of our continuing with the contract dated 7/9/17 under this revised estimate to complete.

Thanks,

Dave North, President

Dave North Roofing Corp.

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