

November 3, 2017

Brian Kraus – building Inspector  
City of Milwaukee – Dept. of Neighborhood Services – Building Inspection Department  
841 N. Broadway  
Milwaukee, 53202

Janet Matthews – “Owner”  
Mike Bolson – Paul Davis Restoration  
Tim Askin – Milwaukee Historic Preservation Commission  
“Owner’s” Insurance Provider

Subject: Cover Letter documenting Conversations with Brian Kraus and Tim Askin on  
Thursday November 2, 2017 regarding the Fire Damaged Garage at 3033 W.  
Kilbourn Avenue, Milwaukee, WI 53208

Dear Sir, Ms. and et.al:

Per the Conversation that I had with Messers. Kraus and Askin regarding the Fire Damages and proposed Repairs to the Garage (former Coach House), at the above address, I would first like to acknowledge how grateful I am for their help as well as that of the “Owner” Janet Matthews in supplying this writer with the necessary Information to begin the Historic Commission Application and City of Milwaukee Permitting Process. Mike Bolson of Paul Davis Restoration has met with the “Owner” and has assured both Janet Matthews and myself that the Materials used to make the Repairs will match the “Existing Construction” as closely as possible and restore the Garage to its “Former” Appearance.

After examining the Fire Damages, I will generate the necessary Inspection Report detailing both the Structural Repairs and the Final Exterior Finishes that will have to be made. A General Comment: The Fire was contained by the West Wood Wall Siding and “Substantial” Construction used many years ago, with its “Burn-Through” rate of the Wood used, that saved the Balance of the Building. The small amount of Roof Damage resulted from the “Shake Shingles” used on the Upper Portion of the West Gable Wall.

Due to the “High Fire Risk” of this Material, may I suggest to the Historic Commission, the “Owner”, the City of Milwaukee Building Department and the Insurance Company that a more appropriate “Historic” Material be considered for use in this area of the Fire Repairs. For example, an “Approved” product that is similar to what was used on the Residence, or rather than a Gable Shingle “Fill-in”, continue the “Dutch Lap” Siding up to the Roof Ridge as an alternative to the Existing “Shake Shingles”. After a Conversation with Mr. Askin, we both agree that the “Shake Shingles” appear to be an “Economical” Repair made some years ago that is not in keeping with the “Original” Exterior Look of the Garage, The Material selection may have been made during the Economic “Hard Times” of the late 1920’s and 1930’s due to continued Water Damage and the subsequent Decay that was discovered around the End Wall “Hay and Feed Loading Doors that lacked any current Weather-stripping Technology.

3033 W. Kilbourn Ave. – Garage Fire Damage Repairs  
Page 2

As a side note, I was the Architect of Record when the “Former” Cedarburg Electric Interurban Depot was approved for Restoration by the Wisconsin Department of Transportation for the Ozaukee County Historical Society. I literally measured every square inch of the Building and generated the “Restoration Drawings and Specifications” for the Project. The Final Goal was to restore the facility to its 1908 “Original” Appearance.

My commitment to any project’s restoration and its details, has always been my ultimate goal.

If there are any further questions, please feel free to contact me at either my Office (262) 966-1840 and on my cell phone (414) 861-7317.

Respectfully yours,  
LUDWIG W. RIDDER DESIGN, INC.

LUDWIG W. RIDDER  
ARCHITECT - WIS. REG. A-5557