

VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA

DATE: Wednesday, March 11, 2020

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman: Ronald Heinritz
Commissioners: Jennifer Abraham
Robert Blazich
Karin Flodstrom
Mary Giuliani
Joseph Miller
Thomas Streifender

III. TIME AND DATE OF NEXT MEETING

A. Next Meeting Scheduled For Wednesday, April 8, 2020 At 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval Of Minutes

1. February 12, 2020

Documents:

[2-12-2020 HPC MINUTES.PDF](#)

V. BUSINESS

A. Review And Approval Of Certificate Of Appropriateness For New Roof, Trans World Data LLC, Howard Schlei, 417 North Main Street

Documents:

[SCHLEI COA.PDF](#)

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

A. Review Letter To Be Sent To Owners Of Historic Buildings And Sites In The Village

Documents:

[HPC LETTER.PDF](#)

B. W.A.H.P.C. Spring Conference, April 24-25, 2020

C. Review Comments To Mequon-Thiensville Historical Society From Traci Schnell, Architectural Historian (Bob Blazich)

D. In Order To Contact The Wisconsin Historical Society:

1. Wisconsinhistory.org (608-264-6493)
2. Preserve Your Homes & Properties
3. Tax Credits For Historic Building Rehabilitation
4. Tax Credits For Historic Income-Producing Buildings

VIII. ITEMS BY COMMISSIONERS

- A. Mequon/Theinsville Historical Society - Bob Blazich

IX. ADJOURNMENT

Amy L. Langlois, Village Clerk
March 6, 2020

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Wednesday, February 12, 2020

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:10 PM.

II. ROLL CALL

Chairman:	Ronald Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani
	Robert Blazich -excused	Joseph Miller
	Karin Flodstrom	Thomas Streifender
Village Staff:	Andy LaFond	

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, March 11, 2020 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. January 15, 2019

MOTION by Commissioner Streifender, **SECONDED** by Commissioner Miller to approve the January 15, 2020 Minutes with corrections. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Review and approval of Certificate of Appropriateness for Jori Azinger, HeartSpace, Restoration of Existing Windows and New Storm Windows (upper front only), 163 Green Bay Road.

Jori Azinger present.

MOTION by Commissioner Streifender, **SECONDED** by Commissioner Abraham to approve the Certificate of Appropriateness for Jori Azinger, HeartSpace, Restoration of Existing Windows and New Storm Windows (upper front only), 163 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

Historic Preservation Minutes
February 12, 2020
Page two of three

**B. Review and approval of Certificate of Appropriateness for Gordie Boucher Ford of Thiensville, Inc.,
Alterations to 101 North Main Street**

Mr. Peter J. Ogorek, Commercial Architect from Perspective Design, Inc, 11525 W. North Avenue, Wauwatosa, WI was present along with Gino Carini with Marenzo Construction Group, LLC, 6055 N Flint Rd #1, Milwaukee, WI to ask for a reconsideration of our decision of the January 15, 2020 Historic Preservation Commission meeting.

Commission questioned the decision by the HPC to retain the original basement windows and two other windows on the south side elevation. Mr. Ogorek reported that the Planning Commission asked the architect if he would prefer his original design, removing the basement windows, and replacing and lengthening two other windows to make them operational. Mr. Ogorek told the Planning Commission he preferred the original design. The Planning Commission suggested the architect come before the HPC again to ask for a reconsideration.

Chairman Heinritz asked if losing the windows will hurt the historical quality of the building. His opinion is that the windows have long been neglected, the sills are wood, not stone, and the wood has become spongy. The windows are not attractive when you walk by. The windows would be filled in with original, salvaged brick. It's the chair's opinion that this building is not a museum, its purpose is to be used.

Commissioner Streifender reminded us that ordinance Chapter 42 created the HPC nearly 30 years ago and stipulated the responsibility of our Commission without much wiggle room. According to the Ordinance, the HPC must determine if the work would detrimentally change, destroy or adversely affect any exterior architectural features. Since the proposed change eliminates an exterior feature that would be lost forever, we have no choice but to deny the request to reconsider.

Commissioner Giuliani agreed with Commissioner Streifender that the windows should stay.

Commissioner Miller told the Commission that he has never liked those basement windows and feels they do not add anything of value to the building. He asserted that the purpose of the windows will change. They will no longer provide light in the basement because the floor is being lowered.

Commissioner Flodstrom asked if the Village Board can overturn the HPC decision.

Commissioner Streifender replied that the Board can overturn the decision by a 2/3rds majority if the decision of the HPC presents an economic hardship. He reminded us again of the HPC Ordinance guidelines and asserted that we do not have any choice but to deny the reconsideration. He asserted that we are not allowed to consider esthetics, color or historical appearance. Our function is very narrow, that of preserving exterior historical architectural features. He suggested we might want to research changing the Ordinance to allow us more wiggle room.

Chairman Heinritz said that he understands Commissioner Streifender's point, but feels it is more important that the building be utilized. He reminded us that we are already allowing the removal of one window in order to allow an extra show window on the south elevation. His fear is that denying this request will make the Commission look "silly" and that we will lose support for our mission as a result. Chairman Heinritz also fears that if we ask for a change in the Ordinance, we risk having the HPC eliminated altogether.

Commissioner Flodstrom stated that she wishes the HPC had a chance to communicate directly with the Planning Commission so that they might understand our reasoning. She asked what the cost of retaining the windows might be and asked if keeping the windows will create a financial hardship.

Commissioner Abraham expressed the view that this decision should not be based on cost.

**Historic Preservation Minutes
February 12, 2020
Page three of three**

Mr. Carini stated that there is no problem with the client affording the windows. There would be no financial hardship. In his view, however, the windows are an eyesore. Removing them would allow for a more streamlined appearance.

MOTION by Commissioner Miller to allow removal of the basement windows, **SECONDED** by Commissioner Flodstrom.

Ayes: 3

Naes: 3

MOTION NOT CARRIED.

Chair Heinritz stipulated that if there are structural considerations involved with saving these window that would be cause for reconsideration. We do not wish to delay the project because of this decision.

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Reviewed letter to be sent to owners of historic buildings and sites.

- B. Reviewed Wisconsin Certified Local Government Historic Preservation Commissions Report 2019

- C. Reviewed communication letter to Michael Koepke dated 1/3/2020

- D. Review membership to National Trust for Historic Preservation

VIII. ITEMS BY COMMISSIONERS

- A. Mequon/Thiensville Historical Society – Bob Blazich - excused

IX. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to adjourn at 7:41 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Karin Flodstrom



CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: HOWARD SCHLEI

Name of Business: TRANS WORLD DATA LLC

Street Address: 417 N. MAIN City: THIENSVILLE State: WI Zip: 53092

Home Phone: 262-242-4146 Cell Phone: _____ Business Phone: 262-240-9707

Email: howard@vehicledetails.com

Property Owner: HOWARD SCHLEI

Mailing Address: 417 N. MAIN

City: THIENSVILLE State: WI Zip: 53092

Contact Phone Number: 262-240-9707

Description of Project: ROOF

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

NO CHANGES - SAME COLOR SHINGLES

Proposed Sign(s): Wall Monument/Ground Pole Projecting Marquee, Awning or Canopy

Sandwich Board Directional Sign (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: [Signature] Date: 3/5/2020
Print Name: _____



Thiensville Historic Preservation Commission: Project Approved Project Not Approved

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____

All new services and upgrades shall be done underground per Ordinance 1995-07.

262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. <u>233-19118</u> TAXKEY#
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ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIENSVILLE</u> COUNTY: <u>OZAUKEE</u>	PROJECT LOCATION (Building Address) <u>417 N. MAIN ST</u>	PROJECT DESCRIPTION <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY <u>ROOFING</u>
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Owner's Name <u>TRANS WORLD DATA</u>	Mailing Address - Include City & Zip <u>SAME</u>	Telephone - Include Area Code <u>262 240 9707</u>
Construction Contractor (DCLic No.) <u>NOFFKE ROOFING 1097813</u>	Mailing Address - Include City & Zip <u>10341 N. GRANVILLE RD MILWAUKEE 53097</u>	Telephone - Include Area Code <u>262 242 5320</u>
Dwelling Contractor Qualifier (DCQ Lic No.) <u>KEN NOFFKE 1029529</u>	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION				Subdivision Name		Lot No.	Block No.																					
Zoning District	Lot Area	Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																					
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT	12. ENERGY SOURCE																								
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <u>ROOFING</u>	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input checked="" type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.													
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																						
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING	13. HEAT LOSS (Calculated)																								
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.	Total _____ BTU/HR																								
2. AREA	5. ELECTRICAL	8. USE	11. WATER	14. ESTIMATED COST																								
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL <u>1450</u>	Entrance Panel Size: _____ amp Service: ___ New ___ Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company:	<input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other	<input type="checkbox"/> Municipal Utility <input checked="" type="checkbox"/> Private On-Site Well <u>15698KX @ 8.00 = 127.84</u>	\$ <u>15980</u>																								

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): MARY DZIATKIEWICZ SIGN: Mary Dziatkiewicz DATE: 11/26/19

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final **Plumbing** Rough Underfloor Final **HVAC** Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. <u>45-186</u>										
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total <u>127.84</u>	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">RECEIPT</th> </tr> <tr> <td>CK # <u>37903</u></td> <td>PERMIT EXPIRATION: _____</td> </tr> <tr> <td>Amount \$ <u>127.84</u></td> <td>Permit expires two years from date issued unless municipal ordinance is more restrictive.</td> </tr> <tr> <td>Date <u>11-26-19</u></td> <td></td> </tr> <tr> <td>Rec By: <u>NOFFKE</u></td> <td></td> </tr> </table>	RECEIPT		CK # <u>37903</u>	PERMIT EXPIRATION: _____	Amount \$ <u>127.84</u>	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Date <u>11-26-19</u>		Rec By: <u>NOFFKE</u>		PERMIT ISSUED BY MUNICIPAL AGENT: Name: <u>Paul Prothmer</u> Date: <u>11-26-19</u> Certification No. <u>132429</u>
RECEIPT													
CK # <u>37903</u>	PERMIT EXPIRATION: _____												
Amount \$ <u>127.84</u>	Permit expires two years from date issued unless municipal ordinance is more restrictive.												
Date <u>11-26-19</u>													
Rec By: <u>NOFFKE</u>													

NOFFKE ROOFING CO., LLC

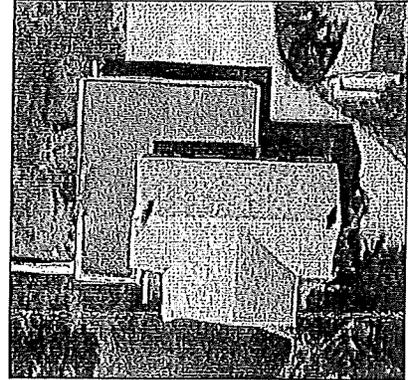
10341 N. GRANVILLE ROAD – MEQUON, WI 53097 262-242-5320 *Established 1952*

www.noffkeroofing.com info@noffkeroofing.com

Date: October 30, 2019
Updated: November 12, 2019

TRANS WORLD DATA LLC
417 N MAIN STREET
THIENSVILLE, WI 53092
262-240-9707 XT 211
howard@vehicledetails.com

T7009
D/P Received 11/18



RE: COMPLETE TEAR OFF AND RE-ROOF OF APPROX. 1,450 SQ. FT.
OF ROOF AREA ON THE BUILDING LOCATED AT
417 NORTH MAIN STREET THIENSVILLE, WI 53092

Dear Howard,

In accordance with your request, we have inspected the above-mentioned roof and are pleased to submit our proposal as outlined below:

ANALYSIS:

- The existing roof consists of one layer of shingles.
- The existing roof is approximately 25+ years old.
- The roof is beyond repair and requires replacement.
- We were not able to inspect the attic during our initial roof inspection. We will need to return and inspect the attic before finalizing the details of this proposal.

GENERAL NOTES:

1. This work will be performed by employees of Noffke Roofing Co., LLC. No subcontractors will be utilized for roofing labor on this project.
2. We perform pre-employment drug testing, and we enforce a substance abuse policy, ensuring our employees are going to perform your job safely and completed with quality workmanship.
3. **Property protection and safety:** Our team and our customer's safety are very important to us on every type of project, no matter how big or small. We will provide the necessary fall protection and safety equipment along with the necessary objects to help keep the property and landscaping protected during the project as best we can. We will make special arrangements upon the customer's request for personal property concerns.
4. **The Noffke Standard - Quality Control:** Step by step quality assurance checklist of job completion by the superintendent.
5. **Professional Project Management:** Project superintendent and salesman to assure material order and confirm scope of work; Project review pre-construction meetings held; job order processing; quality control inspections, pre-job, in-process, and post-job customer support.
6. **Proper Insurance:** Noffke Roofing will provide proper insurance certificate and affiliates contact information.
7. We at Noffke Roofing, take great pride in our safety, quality, and production. We will provide you with experienced and knowledgeable roofing labor. In correlation with our first-rate workmanship, we prefer to use industry stated, high-quality materials.

PROJECT NOTES:

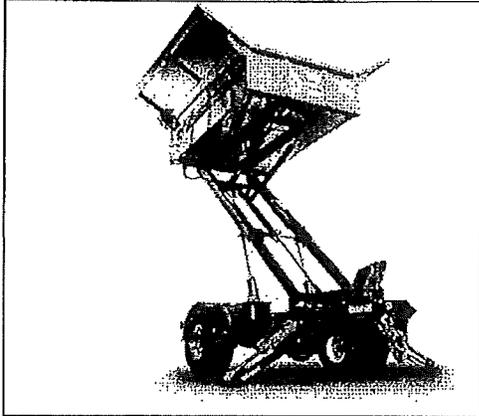
8. We will provide plywood for the dumpsters to rest on. This will reduce the direct impact of the dumpsters on the driveways or lawn.
9. Tarps may be draped from the gutter to the ground to protect the siding from sustaining damage due to falling debris.

NOFFKE ROOFING CO., LLC

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10. Instead of dropping all of the debris from the roof to the ground, we may use a large gas powered mobile dumpster container that lifts up to the roof, to avoid damage to your siding and landscaping.



11. A portable restroom may be on site for the duration of this roof project.

12. All debris will be cleaned from the roof and premises at the completion of every workday.

SAFETY NOTES:

13. We will furnish and install new fall protection roof anchors. We will utilize these ridge-anchors during our roofing project. Upon the completion of the roof, we will leave the ridge-anchors in the roof system for any future use. This will eliminate the need for temporary roof anchors during maintenance, repairs, or if other contractors require roof access.

NOTE: As with all safety items, these anchors will require inspection prior to any future use. We are not responsible for the condition or securement of these anchors.

14. We will utilize **Personal Fall Arrest Systems** during this re-roofing project.

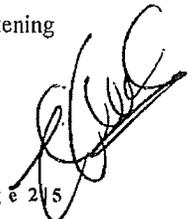
SCOPE OF WORK:

15. We will remove all roofing materials from the roof and premises. Please note that as hard as we may try to keep debris from falling into the attic/garage, some will. It will be the owner's responsibility to cover items in the attic/garage and clean any debris.



16. We will remove the existing gutters from the roof and premises.

17. We will clean and inspect the existing roof deck. This will include sweeping the surface clean, removing or flattening any remaining nails, and nailing down any loose decking.



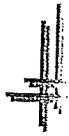
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18. If any deterioration is found and requires replacement, we will do this work at an extra cost completed on a time and material basis of \$95.00 per man-hour worked, plus our material cost marked up 10%. Total cost of this work will not exceed \$450.00 without the owner's written consent. NOTE: Photographs will be taken of the defective areas if replacement is necessary. The temporary waterproofing or extensive replacement of any deterioration will be completed at an extra cost, through a change of work order.
19. We will furnish and install one layer of ice and water shield to the lower 6 ft. perimeter gutter edge, extending down on the fascia behind the gutters.
20. NOTE: The ice and water shield will be installed to extend a minimum of 24" beyond the interior of the warm wall to help combat ice dams during the winter months.
21. Also, a 3-ft. wide sheet of ice and water shield will be installed at all of the valley areas, roof to wall transitions, roof vents, soil stacks, and around the chimney.
22. We will furnish and install one layer of high-tensile synthetic underlayment to completely cover the entire roof area, including over the new ice and water shield. The synthetic underlayment will be secured with Miami-Dade approved cap fasteners. Synthetic material provides superior protection of the building interior while offering a stronger and lighter alternative to the traditional felt underlayment. A versatile product, that will not crack or dry in extreme temperatures, nor wrinkle from moisture and humidity, and is highly resistant to wind blow off when done in conjunction with the cap fasteners.
23. We will furnish and install a new, pre-finished, .019 aluminum gutter apron at the lower edge of the roof.
24. We will furnish and install a new, pre-finished .019 aluminum trim flashing on all gable edges of the roof. This component will protect the edges of the roof from wind-driven rain or snow getting under the roof.
25. We will furnish and install new 20" wide, 28 gauge, pre-finished metal valleys prior to the shingle installation. The new valley metal will include a w-style fabrication, water-wicking ribs and a back-hem, to help restrict heavy rain flow from running under the adjacent shingles on the opposite side of the valley.
26. We will furnish and install Certainteed's Swiftstart starter shingles at the lower edge of the roof, along all the gable edges, and inside the valleys, prior to the roof installation. NOTE: 3-tab shingles will not be used as starters which is a common practice although not recommended.
27. We will furnish and install Certainteed **LANDMARK PRO**, Lifetime, 250 lb., High-Definition color tone, A-R algae resistant fiberglass, laminated "Shake" Design, two-piece laminated shingles, applied in strict accordance with the manufacturer's specifications, to cover the entire roof area. Color to be selected by the owner: _____.
28. We will furnish and install new LEAD plumbing stack flashings to replace the existing. Ice and water shield will be installed around the pipe, prior to installing the flashing. NOTE: Plastic or Aluminum flashings will not be installed.
29. We will furnish and install a new, 24-gauge pre-finished metal flashing at the masonry chimneys. This new chimney flashing will be installed by cutting a 3/4" reglet into the masonry, then our new counter flashing installed into the cut joint and further sealed with an elastomeric caulking. This includes the installation of new 4"x4", 24-gauge pre-finished metal tins, interlocked between each row of shingles.
30. We will furnish and install 5", K-style .032 gauge pre-finished, seamless, aluminum gutters. Color selected by owner: _____.
31. The new gutters will be secured with new custom hanging gutter straps.
32. We will furnish and install 4" downspouts, complete with the necessary anchors and brackets.





NOFFKE ROOFING CO., LLC

341 N. GRANVILLE ROAD - MEQUON, WI 53097 262-242-5320 *Established 1952*

www.noffkeroofing.com info@noffkeroofing.com

CLOSING NOTES:

- 33. Noffke Roofing will furnish and provide a warranty on this roof job against leakage for a period of five (5) years under normal conditions of wear, tear and weather from the completion date of the job. This warranty covers the repair of workmanship only. We will not be liable for any consequent or subsequent damage to this building, its contents and inhabitants or components of its roof structure.
- 34. We will re-use the existing flat roof. We will protect it with sheets of 7/16" OSB during the project.
- 35. The material on the six (6) returns on the gable edges will be re-used.

TOTAL COST OF JOB...\$15,986.00 - A 10% DOWN PAYMENT IS REQUESTED UPON ACCEPTANCE OF THIS CONTRACT, 40% DUE UPON START OF JOB, AND BALANCE DUE WITHIN 10 DAYS AFTER THE COMPLETION OF JOB. (This price is valid for 15 days from contract date)

Past 12 months accounts to bear interest @ 12% per annum.

NOTE: Costs of any necessary permits will be added to the final invoice.

We accept only cash or check for payments

Please sign here to accept this contract and the terms and conditions included on page TC-1.

Signature: *Paul Green* Title OWNER Date 11-14-2019
Signature of owner or responsible person in charge

E-mail: _____

OPTION FOR YOUR CONSIDERATION:

35. We will re-roof the shingled area of the carriage house including a complete layer of 7/16" OSB installed over the existing spaced roof boards. The additional cost for this option will be \$7,476.00.

Please sign here if this option is requested: *Paul Green* Date: 11-14-2019

If you have any questions, please feel free to contact me.
Thank you for the opportunity to submit this quotation.

Yours faithfully,
Noffke Roofing Co., LLC

JAS: KADE
JK/mf
TRAN: WORLD.DOC

NOFFKE ROOFING CO., LLC

11 N. GRANVILLE ROAD -- MEQUON, WI 53097 262-242-5320 *Established 1952*

www.noffkeroofing.com info@noffkeroofing.com

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TERMS AND CONDITIONS

Co., LLC (hereafter referred to as NRC) proposal and the acceptance thereof, are subject to the terms and conditions listed below:
TO CANCEL: In writing to NRC before midnight of the 3rd business day of acceptance date. Cancellation after the grace period will result in a 25% fee of the agreed price.
Delinquent more than (30) thirty days shall be charged interest at the rate of 1% per month. In addition, in the event of non-payment for any of the labor and materials set forth herein, NRC agrees to pay all costs of collection litigation expenses and reasonable attorney fees of NRC in pursuing collection of the amount owed. All returned checks are subject to a stop payment order.

Liens: Pursuant to the Wisconsin Construction Lien Law, NRC hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have a lien against the land and buildings if not paid. Those entitled to lien rights are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish materials for the construction. Accordingly, owner probably will receive notices from those who furnish the material and labor. Owner should give a copy of any notice received to its attorney. NRC agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Dispute: Any dispute shall arise between NRC and owner with respect to any matter or questions arising out of or relating to this agreement or the breach thereof, such dispute shall be administered by and in accordance with the construction industry. Arbitration rules of the American Arbitration Association or through such arbitration procedure as the parties may agree to arbitrate shall be specifically enforceable under the prevailing arbitration law. The awarded rendered by the arbitrators shall be final, and judgment may be entered in favor of the prevailing jurisdiction thereof. Any legal claim against NRC, including a claim alleging any breach of this contract or negligence by NRC must be initiated no later than two (2) years after the date of roof installation. Collection matters may be processed through litigation or arbitration at the discretion of NRC.

ADDITIONAL INSURED: NRC, LLC shall purchase and maintain workers compensation insurance with respect to the work to be provided herein. The owner shall purchase and maintain liability insurance which shall include the interests of NRC insuring against wind driven rain, fire, tornado, windstorm, or other perils, extended coverage, vandalism, theft, and malicious mischief. If NRC agrees to name owner or others as an additional insured on NRC liability insurance policy, owner and NRC agree that the naming of owner or other parties as additional insured shall not apply to claims made against the additional insured to the extent the claim is due to the negligence of NRC and is not intended to make NRC insurer liable for claims that are additional insured.

Access: NRC shall be provided with direct access to the work site of the passage of trucks and materials and direct access to the roof. NRC shall not be required to begin work until the site is ready and acceptable to receive NRC's work and sufficient areas of the roof deck are available and free from water, snow, dirt or debris to allow continuous full operation. Delay in starting the job site not being ready after NRC has been notified to proceed will be charged as an extra. Owner warrants all structures to be in sound condition capable of withstanding construction equipment and operations NRC does not provide engineering, consulting or architectural services. It is the owner's responsibility to retain a licensed architect or engineer to design and code compliance. NRC is not responsible for structural or integrity design, or for location of roof drains, deck deflections, adequacy of drainage or ponding on the roof.

CONDITIONS: NRC is not responsible for pre-existing construction deficiencies. Such deficiencies include but are not limited to skylight flashings and seals, all existing roofers, HVAC-vent flashings and seals, antennas, satellite dishes, or chimneys. NRC is not responsible for leakage through the existing roof or other portions of the building that are roofed by NRC and is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because NRC started work on the building. NRC shall be responsible for additional costs due to the existence of utilities, well insulation, deteriorated deck or other subsurface or latent conditions unless specifically covered in the scope of work. Mechanical equipment on the roof that may be necessary for NRC to perform the roofing work shall be performed by others or treated as an extra.

NOTICE: Owner acknowledges that re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Owner agrees to remove or protect property in order to minimize potential interior damage. Owner shall notify occupant and tenants of re-roofing and the need to provide protection underneath areas being re-roofed. NRC shall be responsible for disturbance, damage, clean up, or loss to interior property that owner did not remove or protect prior to commencement of roofing operations. Owner agrees to hold tenants of tenant who were not so notified and did not provide protection.

NOTICE: Owner is aware that roofing products emit fumes, vapors and odors during the application process and noise will be generated as part of the roofing operations to be performed. Owner shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vent, windows, doors, and other openings to prevent fumes from entering the building. Owner shall hold NRC harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

NOTICE: NRC's price is based upon there not being electrical or other conduit or other materials embedded within the roof assembly or directly affixed to the underside of the roof deck. NRC shall be held harmless on the face of this proposal. Owner will indemnify NRC from any personal injury, damage, claim, loss or expense resulting from the presence of conduit, shall render assistance to avoid injury to NRC's personnel, and shall compensate NRC for additional time, labor, and expenses resulting from the presence of such materials.

NOTICE: NRC is committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly to correct mold, mildew, or any alleged injury resulting there from. Owner shall hold harmless and indemnify NRC from claims due to poor indoor quality and moisture. NRC shall be responsible for indoor air quality, mold, mildew, or any alleged injury resulting there from. Owner shall hold harmless and indemnify NRC from claims due to poor indoor quality and moisture.

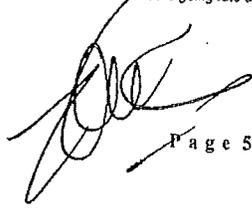
NOTICE: The proposal and contract is based upon the work to be performed by NRC not involving asbestos-containing or toxic materials and that such materials will not be encountered or removed during the course of performing the roofing work. NRC is not responsible for expenses, claims, or damages arising out of the presence, disturbance, or removal of asbestos-containing or toxic materials at the work site.

NOTICE: Will be presented in writing. Any alteration or deviation involving extra costs of material or labor will become an extra charge over the sum mentioned in this contract. Any change in material or work required to replace rotten or missing wood or any deterioration shall be done on a labor and material as an extra unless specifically included in the scope of work. Material by the customer (brand, style, color, etc.) after said material has been delivered or is in route to the customer will result in a 20% restock fee based on the replacement cost of the material.

NOTICE: Price shall, steel products, fuel, insulation, and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of NRC. A substantial increase in these or other products between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased. Additional cost of NRC upon submittal of written documentation and advance notice to customer. NRC is not responsible for the actual verification of technical specifications of materials. (i.e. R-value or ASTM or UL) compliance, but rather the materials used are represented as such by the material manufacturer. NRC accepts no liability for recommendations or warranties of materials or assemblies as specified. In the case of material failure or material defect, contact the manufacturer immediately.

NOTICE: DAMAGES & DELAYS: NRC is not responsible for damage done to NRC's work by others. Any repairing of the same by NRC will be charged at regular scheduled rates over the term of this proposal. NRC shall not be responsible for the loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, fire, vandalism, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays in the event of these occurrences, NRC's time for performance under this proposal shall be extended for a time sufficient to permit completion of the work. NRC will not be responsible for scratching or denting of gutters, downspouts, existing siding and windows, etc., oil droplets in driveways, hairline fractures in concrete or blacktop drives and walks, or damage to property. If contractor causes excessive damage, contractor will repair or replace damaged area only at contractor's expense. Costs of damages are not to exceed the price of the signed contract.

NOTICE: NRC is not responsible for ice dams (thawing and refreezing of ice, water, or snow), damage caused by ice damming (cracked or frozen drains, scuppers, pipes), falling snow or ice on gutters, and heating cables) or any other damage on or below the roof line due to leaks by excessive snow, wind or wind-driven rain, ice or hail during the period of the contract. NRC is considered 50 miles per hour or greater. The acceptance of this proposal by the customer signifies his agreement that this warranty shall be and is the exclusive remedy for defects in workmanship furnished by NRC. A manufacturer's warranty shall be furnished to owner if a manufacturer's warranty is called for on the face of this proposal. It is the owner's responsibility to verify the event of any defect in the materials furnished pursuant to this contract, owner shall have recourse only against the manufacturer of such material. In the event of a claim, NRC is not responsible for any interior damaged incurred. Non-warranty work is subject to a service charge and hourly fees plus material cost at the going rate at the time of the work.





VILLAGE OF THIENSVILLE

250 Elm Street
Thiensville, WI 53092-1602

Phone (262) 242-3720
Fax (262) 242-4743

March 12, 2020

Dear Historic District Property Owner:

Your building is an important part of Thiensville's history. As part of the Village's Historic District and sites, you play an important role in helping preserve Thiensville's past.

As part of the effort to maintain Thiensville's unique charm, the Village Board adopted The Historic Landmark Ordinance nearly 30 years ago. It aims to promote the use of our historic structures, but also to stabilize and perpetuate improvements in a district that represents Thiensville's cultural, social and architectural history.

The Village Board established the Historic District and a Historic Preservation Commission to oversee and review proposed changes in the district. Since the Historic District's inception in 1991, the Commission and property owners have worked cooperatively to preserve Thiensville's heritage while maintaining a vibrant business district. A map of the District is on the back side of this letter.

In part, The Historic Landmark Ordinance says: "No owner of the historic landmark site or structure or any property within the Landmark District shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such property unless a Certificate of Appropriateness has been granted by the Commission." (This also includes signs, exterior painting and roof repair or replacement on buildings within the Historic District.)

This letter is a reminder that if you are planning future projects, the Village will not issue a permit for such work until a Certificate of Appropriateness is approved by the Historic Preservation Commission, which meets on the second Wednesday of every month. The application form is available at Village Hall.

We are enclosing information on the tax credit program for historic income-producing buildings and historic homes. You can find more information at www.wisconsinhistory.org. If you have questions, please feel free to contact Village Hall.

The Village of Thiensville sincerely appreciate your efforts to preserve the history of your building and our community. It helps foster civic pride in the beauty and noble accomplishments of our past.

Sincerely,

Ron Heinritz
Village Trustee
Chairman, Historic Preservation Commission