



LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. on the Monday of the week before the Landmarks Commission meeting (typically the last Monday of every month).

Date Received: 7-22-21

Paid: \$15 Rec'd. By ma
Trakit #: LCOA21-00031

I am applying for a:

- Certificate of Appropriateness (COA) - \$15 application fee required.
Paint and Repair Grant (no fee)

A. General Information:

Name: Cristina Tofte
Phone-Home: 262.893.4834
Spouse's Name: Jason Tofte
Phone-Work: 262.893.5573
Mailing Address: 335 S. Hartwell Ave, Waukesha, WI

Occupation: Restaurateur
Phone-Work: same
Occupation: Restaurateur
E-mail: JCTOFTE@ATT.NET

B. Income Level Information: (Required only for those applying for a LCP & R Grant.)

Based on the following chart, CHECK ONE OF THE BOXES BELOW TO INDICATE WHETHER YOUR FAMILY INCOME IS ABOVE OR BELOW THE GUIDELINE amount for your household:

Table with 4 columns: No. in Family, Income Level (Up to:), No. in Family, Income Level (Up to:). Includes handwritten 'N/A' for the 3rd and 4th rows.

- Income is Above Guidelines
Income is Below Guidelines

Please note: income information is for CBDG reporting only and is not used to determine whether applicants qualify for grant money.

C. Architectural Information on Property:

Historic Name of Building: Nickell Building
Address of Historic Property: 338/340 West Main Street
Construction Date/Era: 1901
Architectural Style: Queen Anne
Historic Background (Brief): See page 2 of attached doc.

Have there been any recent alterations or repairs? Yes No

Describe alterations/repairs:

See page 3 of attached doc.

D. Nature of Intended Repair(s)/Proposed Work:

Briefly and accurately describe type and location of proposed work on primary building, carriage house, outbuildings (i.e.: garage), fences (including retaining walls), paved surfaces and landscaping. Attach extra sheets and supplemental material as requested in the criteria checklist found in Section E. Be sure to reference the attached Exhibit A, which summarizes the guidelines from the Secretary of Interior's Standards for Historic Preservation Projects. Your narrative must address any of the following elements related to your project:

Roof: Repair or replacement? Refer to doc
Soffits, Fascia, Downspouts page 11
Eaves, Gutters _____
Shingle type/style/color _____

Chimney(s): Repair or replacement? Refer to doc
Flashing page 10
Tuckpointing _____

Siding: Repair or replacement? _____
Paint Colors, Materials _____
Shingling and Ornamentation/Stickwork _____

Windows: Repair or replacement? Refer to doc
Materials, Other pages 6, 7, 8, 9

Other Exterior Repairs: _____
Awnings _____
Brickwork/Stonework _____
Cresting _____
Doors _____

Foundation: Extent of repair _____
Tuckpointing _____
Other _____

Porch: Repair or replacement? _____
Front or Side, Rear _____
Ornamentation _____
Finials, Other _____

Miscellaneous: Heating + Cooling
Landscaping Refer to doc
Fences pg 12
Paving/Brick Pavers _____

Please note, document also includes interior updates will intend to complete as well. Including:

- * Repairs to Cafe kitchen / interior wall removal pg 16
- * Solar Film (removable) pg 17
- * 1st Floor Restrooms pg 18
- * 2nd Floor Restrooms pg 19
- * 2nd Floor Hallway + staircases pg 20

Estimated start date: Dependent on contractor availability

Estimated completion date: Within 1-2 years of start

I/We intend/have already applied for the state's preservation tax credits: Yes No

Status: _____

Has owner done any previous restoration or repair work on this property?

No Yes If yes, what has been done?

See doc page 3

Are any further repairs or alterations planned for this building for the future?

No Yes If yes, please describe:

See doc page 13

E. Criteria Checklist:

REQUIRED FOR ALL PROJECTS

- Photographs of affected areas and existing conditions from all sides
- Historic plans, elevations or photographs (if available)
- Material and design specifications, including samples and/or product brochures/literature when appropriate

REQUIRED FOR ALL PROPOSED NEW CONSTRUCTION, ADDITIONS, EXTERIOR ALTERATIONS, FENCING AND LANDSCAPING

- Site and/or elevation plan – to scale (required for all new construction or proposed additions)

REQUIRED FOR EXTERIOR PAINT WORK

- Color samples (including brand of paint and product ID number) and placement on the structure

REQUIRED FOR ALL LCP&R APPLICATIONS

Provide a detailed cost estimate for these repair(s), based on the number of gallons of paint, the amount of lumber, or the number of panes of glass, etc. Be certain to separate material costs from labor. Include a written estimate(s) if available:

N/A

I have read and answered the above to the best of my knowledge, and the information I have supplied is accurate to the best of my knowledge. I agree to supply any relevant documentation that is required for the proper review of this application and I understand that any missing or incomplete information may delay the review process. By signing this I also authorize the City of Waukesha or its agents to enter upon my property for the purpose of reviewing this application.

Signed: [Signature] Date: 7/22/2021

Office use only:

Received by: _____ Inspected/Photographed By _____

COA Approved: Yes No Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments:

LCP & R Approved: Yes No Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments:



NICKELL BUILDING

338-340 West Main Street, Waukesha, WI. 53186

**PLANNED
IMPROVEMENTS**

Cristina & Jason Tofte

R1211, LLC

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R1211, LLC HISTORY

R1211, LLC is a Limited Liability Company created by Cristina and Jason Tofte. The Tofte's are a married couple who own and operate two Waukesha restaurants:

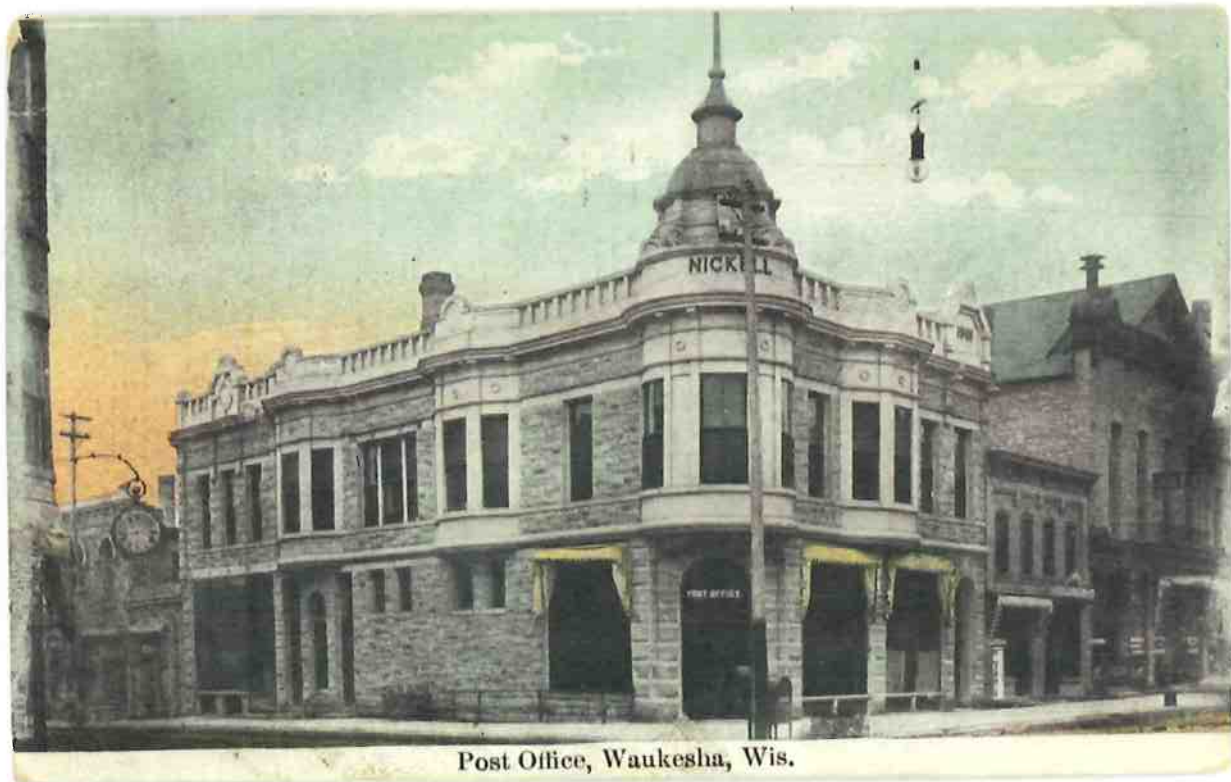
The Steaming Cup (Tu-It, LLC dba The Steaming Cup)

340 West Main Street
Waukesha, Wisconsin 53186
Thesteamingcup.com

Tofte's Table (Tofte's Table, LLC)

331 Riverfront Street
Waukesha, WI 53186
Toftestable.com

BUILDING HISTORY



The Nickell Building is located at 338/340 W Main Street, Waukesha, Wisconsin 53186. The building is a Historic building and is listed on the Wisconsin State Registry and the National Registry.

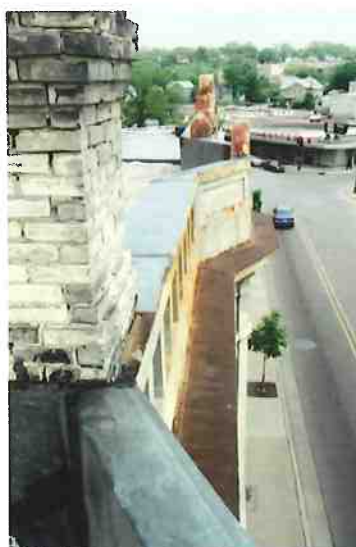
Built by Addison J. Nickell, local businessman and jeweler, the first floor housed the U.S. Post Office from 1902-1914. The work of Waukesha architect C.C. Anderson, this Queen Anne displays a projecting oriel and corner turret capped by a domed roof: both are covered by pressed metal. Building materials chosen were, of course limestone rockface ashlar, with arched entrances of large stone that were dressed with a pecked finish and chiseled margins. Stringcourses run across the buildings' two faces. (Information and photo provided by City of Waukesha Landmarks Commission Website)



The Nickell building fell into disrepair over the years and was saved by Nickell Partners, LLP. The building was refurbished by the Nickell Partners in the 1990's. Below are a few 'before', 'during' and 'after' photos obtained from the City of Waukesha Community Development Department. The past changes to the building are too vast to list.

In 2016 or 2017 the Nickell Partners, LLP updated the Turret Dome and painted the exterior of the building. From our understanding - the project was to paint the wood trim, and pressed metal. The stone on the Main Street side of the building was painted. At the instruction of the Landmarks Committee the Nickell Partners, LLP had the paint removed from the building.

BEFORE



DURING



AFTER



HISTORIC LANDMARK DOCUMENTATION

- State: <https://www.wisconsinhistory.org/Records/Property/HI28716>
- National: <https://catalog.archives.gov/id/106779667>

BUILDING RENTAL PLAN

The Nickell Building's basement and first floor is currently rented to Tu-It, LLC dba The Steaming Cup. The Steaming Cup has rented the basement and first floor just shy of 17 years. The second floor is currently not occupied. The Steaming Cup plans to continue operating in the current location. The current owner of the Nickell building has been unable to rent the second-floor office space as numerous window sashes are rotted and require repair. Additionally, there has been roof issues resulting in water leaking into the front and back office. The improvements within this plan will correct the windows and roof creating rentable office space.

PLANNED EXTERIOR IMPROVEMENTS

The building is a State and National Historic Landmark and will be repaired following Local, State and National guidelines to ensure the historical integrity of the building. It is our desire to have the improvements completed within a year (2 max) after the purchase of the building is complete. (Estimated closing is Mid-August 2021)

DOWNTOWN FAÇADE, AWNING, AND STOREFRONT SIGN GRANT

R1211, LLC is applying for the Façade, Awning, and Storefront Sign Grant. Due to the fact the building is a corner property we have been advised by the City Staff this project is eligible for up to \$15,000 instead of the \$10,000 listed on the city website. Please note, vendors will work with Waukesha City Staff to determine and confirm contractors used during project are paid a prevailing wage.

We would like the following items considered for the grant:

IMPROVEMENTS	ESTIMATED COST	AMOUNT ELIGIBLE FOR GRANT
First Floor Window Repair/Replacement	\$3,173.00	\$1,586.50
Second Floor Window Repair/Replacement Traditional Double Hung Windows	\$26,382.00	\$14,777.50
Second Floor Window Repair/Replacement Curved Windows	\$16,560.00	\$8,280.00
Chimney Repairs	\$3,150.00	\$1,575.00
	TOTAL	\$49,265.00
	Grant Cap	\$26,219.00
		\$15,000.00

FIRST FLOOR WINDOW REPAIR

2 of the windows require glass replacement on the first floor. The seal of the window is broken, and the glass is foggy. Windows are located on Main Street – South Side of the building.

The glass will be replaced with clear glass utilizing the same size glass. The wood in the window frame surrounding the glass will remain the same dimensions as it is now.

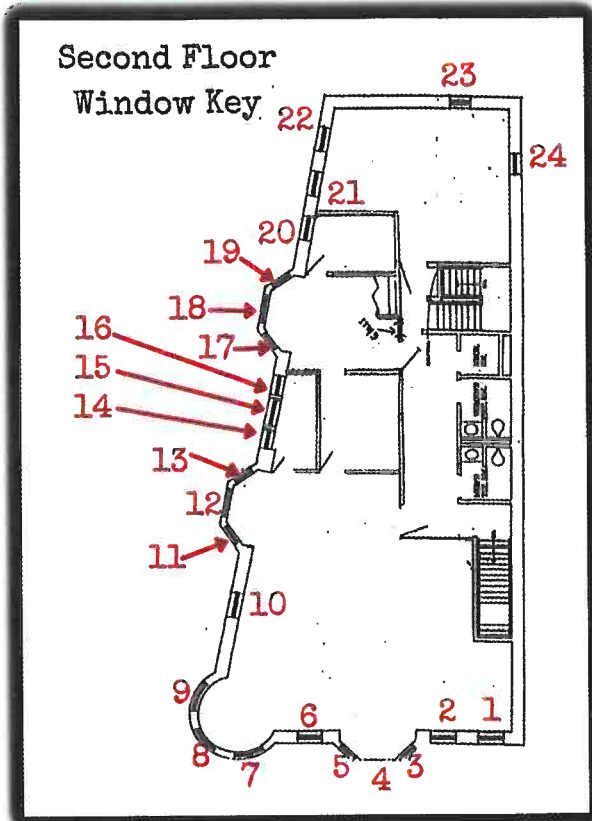
Estimated Cost: \$3,173.00 (Stier Construction, Inc – page 1 of proposal)

FIRST FLOOR WINDOW PICTURES

The glass for the large window (with the 'Open' sign) will be replaced, additionally, the glass above (with the Steaming Cup logo) will be replaced.



SECOND FLOOR WINDOW REPAIR



The repair of the windows will be done utilizing historically appropriate materials.

12 Traditional Double Hung Windows require repair due to rotted sashes and/or impaired glass. The sashes will be replaced with wood using the existing dimensions. Exterior paint on sashes will match the current colors. The glass within the window will also be the same dimension and replaced with clear glass.

Windows: 2,6,10,13,15,18,19,20,21,22,23,24

Estimated Cost: \$2,236.00 each x 12= TOTAL **\$26,382.00**

(Stier Construction, Inc – page 2 of proposal)

3 Curved Double Hung Windows require repair due to rotted sashes and/or impaired glass. The windows currently have curved glass and will be replaced with curved glass.

Windows: 7,8,9

Estimated Max Cost: \$5,520 each x 3 = TOTAL **\$16,560.00**

(Stier Construction, Inc – page 3 of proposal)

SECOND FLOOR WINDOW PICTURES



Window 2 - Traditional



Window 6 - Traditional



Window 7 - Curved



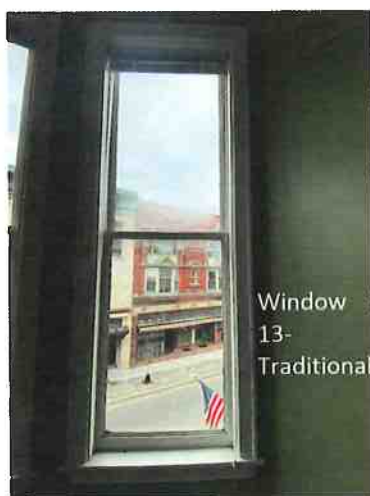
Window 8 - Curved



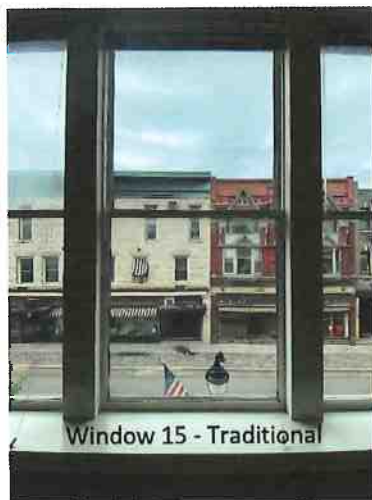
Window 9 - Curved



Window 10 - Traditional



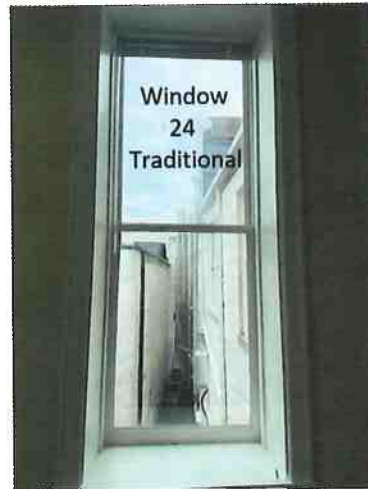
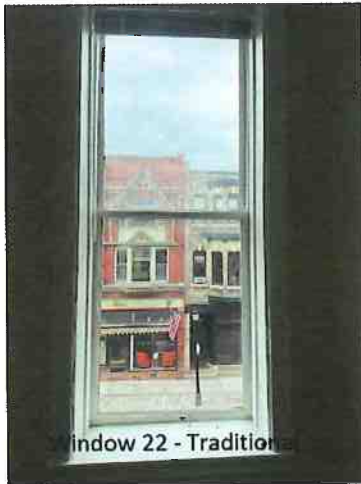
Window 13 - Traditional



Window 15 - Traditional



Window 18 - Traditional



CHIMNEY REPAIRS

The chimney is not in service; however, the tuckpointing needs repair. The chimney is visible from Clinton Street and is located above a busy sidewalk. The repair work done on the chimney will be done utilizing historically appropriate materials.

Estimated Cost: \$3,150.00

(Stier Construction, Inc – page 4 of proposal)

CHIMNEY REPAIR PICTURES



ROOF REPAIRS

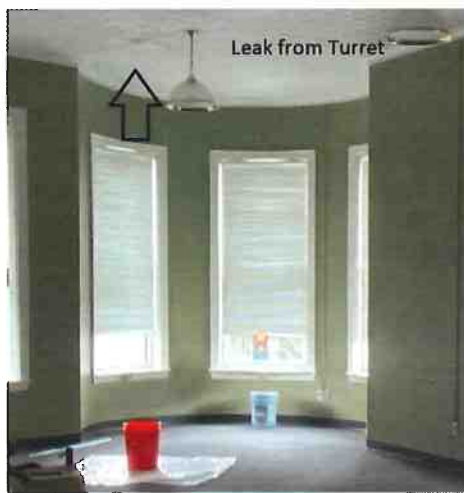
The roof currently leaks under the turret in the front office space and under the trap door in the back-office space. Upon inspection the roof is in good condition and requires minimal work to correct the leaks. The roof cannot be seen from the ground level.

Estimated Cost: \$2,280.00

(Stier Construction, Inc – page 3 of proposal)

ROOF REPAIR PICTURES

Please note – ariel photo date is unknown. Red arrows indicate where the water leaks.



HEATING & COOLING

3 of the 5 furnaces and condensers require replacement. They were all installed in the 90s and are not energy efficient. The current condensers are located on the roof, not visible and do not alter the appearance of the building. The units being replaced will be placed in same location they are now and will not be visible from the street.

Estimated Cost: \$32,000.00 (Stier Construction, Inc)

(Stier Construction, Inc – page 1 & 2 of proposal)

HEATING & COOLING PICTURES



FUTURE EXTERIOR IMPROVEMENTS

PRESERVE WEST ELEVATION - EXISTING STONE/TUCKPOINT

The large stones (approximately 8" high and 58" wide) on the West side of the building are deteriorating and require attention. We are researching the best way to preserve this stone as we are aware power washing and sealing the stone is not recommended. You will see an amount on the Fred Stier bid to correct this – we do not intend to address this issue until we can find an appropriate method to address the matter. Any advice is welcome.

Estimated Cost: \$3,100.00

WEST ELEVATION STONE/TUCKPOINT PICTURES



PLANNED INTERIOR IMPROVEMENTS

INTERIOR HISTORICAL SIGNIFICANCE

The interior of the Nickel building has been remodeled many times during its life. Unfortunately, the only historically significant feature that remains is a portion of the original tin ceiling.

The tin ceiling is visible on the first floor in the Café and the Café's Back room. It is also visible in the large front office space on the second floor.

The tin ceiling that does remain will stay intact and be preserved. There are no improvements that will alter the existing tin ceiling.

PICTURES OF EXISTING TIN CEILING

FIRST FLOOR CAFÉ/KITCHEN



FIRST FLOOR – BACK-ROOM



SECOND FLOOR FRONT ROOM PICTURES



KITCHEN/KITCHEN FLOORING

The existing floor in the kitchen requires repair. The kitchen space holds little historical significance due to the number of times the interior has been altered for various business. The floor will be repaired and the $\frac{3}{4}$ wall will be removed to create a larger space for the café kitchen to operate. A portion of the original tin ceiling is over the kitchen space, the tin ceiling will not be altered.

Estimated Cost: \$14,976.00 (Stier Construction, Inc)

KITCHEN PICTURES



FIRST FLOOR WINDOW SOLAR FILM

To become more energy efficient, we will be installing solar film to the interior of the large windows in the café on the first floor. Energy bills for the first floor run between \$1,500-\$2,000 monthly. Statistics indicate the installation of the film could produce a cost savings for energy between 20- 35%. It is important to us the exterior view and interior view are still sunny and bright through the windows. The product we have selected is Avery Dennison Architectural Window Film NT PerLite Ceramic - 35i. The product has a neutral tint that preserves the view and retains a natural appearance both from the interior and exterior. Please note the film does not have a mirrored or reflective exterior. Additionally, the film will be installed to the interior window and is removable.

The Secretary of Interior's Standards & Guidelines for windows list the following under 'Recommended':

Installing clear, low-emissivity (low-e) glass or film without noticeable color in historically clear windows to reduce solar heat gain.

Window Film Resources:

<https://www.nps.gov/tps/standards/rehabilitation/guidelines/windows.htm>

[Window Film Fundamentals | WBDG - Whole Building Design Guide](#)

Low E Window NPS guidance inquiry



Leah Penzkover <leah.penzkover@wisconsinhistory.org>

7/8/2021 3:07 PM



To: jctofoe@att.net

Good afternoon Cristina,

Thank you for calling regarding the National Parks Service's guidance for low E windows on historic buildings. There doesn't appear to be any specific percentage or number that NPS states to meet the Secretary of the Interior Standards, I only found the same page you did with the note that "Installing clear, low-emissivity (low-e) glass or film without noticeable color in historically-clear windows to reduce solar heat gain" falls into their recommended category on this webpage: <https://www.nps.gov/tps/standards/rehabilitation/guidelines/windows.htm> As I said on the phone, the State Historic Preservation Office cannot interfere with the Historic Preservation Commissions reviews. Each local ordinance is different and the commission makes their reviews based on their reading of the local ordinance.

When you apply for tax credits, your reviewer will work with you to ensure that work you undertake will meet the Secretary of the Interior Standards, but as you know you'll need to meet the requirements of both your local ordinance (which may have stricter or different requirements) and the conditions of the State Tax Credit program. These approvals are separate and they are not dependent on each other. What the State approves is sometimes different from what the local commission would approve. If you choose not to pursue the State Tax Credits, you'll only need to abide by the local ordinance.

Thank you,

Leah Penzkover
Architecture and History Inventory Coordinator
State Historic Preservation Office
Wisconsin Historical Society
816 State St.
Madison WI 53706
(608) 261-9582

Wisconsin Historical Society
[Collecting, Preserving, and Sharing Stories Since 1846](#)

FIRST FLOOR RESTROOMS

The first-floor restrooms hold no historical significance due to the number of times the interior has been altered for various businesses. The restrooms were updated during the 90's and need minor updates.

Cosmetic updates: updated lighting, replace the sinks & faucets, new vanity tops

Repair work: Repair Ceramic tile corners

Estimated Cost: \$5,328.00 (Stier Construction, Inc)

FIRST FLOOR RESTROOM PICTURES



SECOND FLOOR RESTROOMS

The second-floor restrooms hold no historical significance due to the number of times the interior has been altered for various businesses. The restrooms were updated during the 90's and need minor updates.

Cosmetic updates: updated lighting, replace the sinks & faucets, new vanity tops

Replace: Replace existing toilets with new ADA toilets

Estimated Cost: \$5,328.00 (Stier Construction, Inc)

SECOND FLOOR RESTROOM PICTURES



SECOND FLOOR HALLWAY & BOTH STAIRCASES

R1211, LLC plans to remove the existing flooring in both staircases and hallway and replace with classic LVP flooring. Neither the second-floor hallway nor the staircases hold historical significance due to the number of times the interior has been altered for various businesses. This area was updated during the 90's and needs cosmetic updates. The flooring is outdated and has no historic value.

Estimated Cost: \$7,513.00 (Stier Construction, Inc)

SECOND FLOOR HALLWAY/STAIRCASES PICTURES

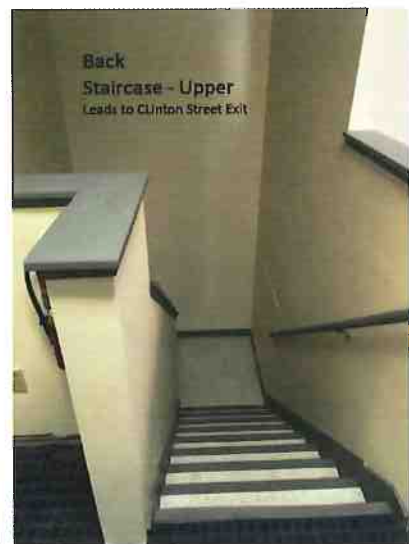
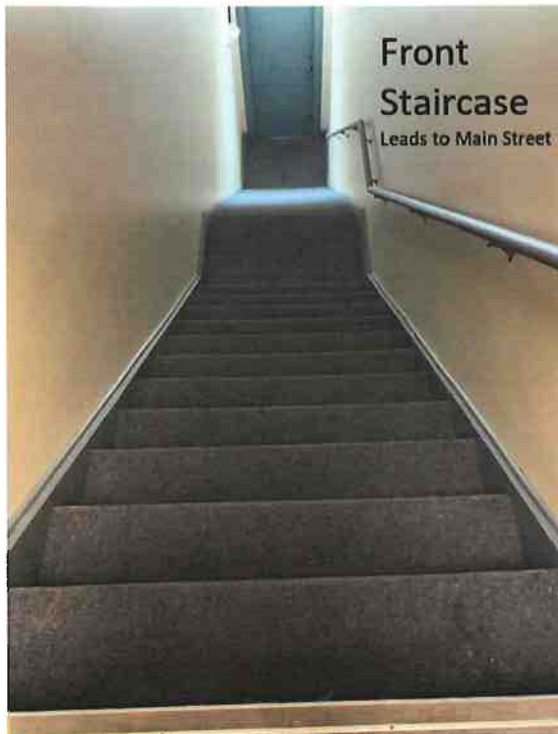
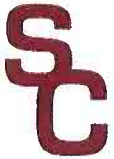


EXHIBIT A:**The Secretary of the Interior's Standards for the Treatment of Historic Properties****Standards for Rehabilitation**

To receive a Certificate of Appropriateness, a rehabilitation project must be determined by the Landmarks Commission to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



STIER CONSTRUCTION INC.

N8 W22195 Johnson Drive, Suite 160 • Waukesha, WI 53186 • 262-574-0306 • FAX 262-574-0313

June 30, 2021

RE: Nickell Building

Christina Tofte

Dear Christina,

Thank you for inviting Stier Construction Inc. to provide you with this revised budget proposal for the requested renovation work at the Nickell Building. After meeting with you at the site to discuss the scope of work, we offer the following:

Window Replacement at south elevation ground level to include:

- Remove and replace one (1) 61" x 82", and two (2) 61" x 51" clear 1" insulated glass panels at south elevation including paint touch ups of window stops.

This work can be completed for the sum of \$ 3,173.00

Kitchen Flooring work to include:

- Remove existing electrical outlets and switch from $\frac{3}{4}$ wall
- Remove existing $\frac{3}{4}$ wall from kitchen
- Furnish and install $\frac{1}{2}$ " plywood screwed down to joists
- Furnish and install Mannington Realities vinyl flooring glued direct with heat welded seams
- Furnish and install 6" vinyl base
- Furnish and install reducers at doorways as needed
- Refeed electrical through floor for new equipment layout
- Provide an allowance of \$3,000.00 disconnect and reconnection of sinks
- Equipment removal by owner

This work can be completed for the sum of \$ 14,976.00

Remove and replace three (3) furnaces and condensers to include:

- Remove existing three (3) furnaces and condensers.
- Furnish and install three (3) new High Efficiency Goodman furnaces at existing locations.
- Furnish and install three (3) new Goodman air conditioner condensers on roof at existing locations.
- Venting to existing PVC locations.
- Reuse and flush refrigeration lines.
- Low voltage to existing thermostats.
- Electrical connections.
- Crane rental and street permit.



General Contractor

Construction Management

Design/Build



- Start up and check operation.

This work can be completed for the sum of \$ 32,000.00

First floor Toilet Room work to include:

- Replace four (4) existing lights fixtures with new fixtures provide by owner
- Remove two (2) existing sinks and faucets
- Furnish and install two (2) LG HIMACS vanity tops with a 4" drop face on hidden plywood aprons with Integral sinks
- Furnish and install two (2) single handle faucets
- Repair ceramic tile corners

This work can be completed for the sum of \$ 4,758.00

Second floor Toilet room work to include:

- Replace four (4) existing lights fixtures with new fixtures provide by owner
- Remove two (2) existing sinks and faucets
- Furnish and install two (2) LG HIMACS vanity tops with a 4" drop face on hidden plywood aprons with Integral sinks
- Furnish and install two (2) single handle faucets
- Replace two (2) existing toilets with new ADA tank type toilets

This work can be completed for the sum of \$ 5,328.00

Flooring work at both stairs and second floor hallway to include:

- Remove and dispose of existing carpet tile
- Furnish and install ¼" subfloor at existing steps and landings
- Skim coat over existing carpet glue
- Furnish and install J & J Invision, Classics LVP flooring
- Furnish and install 4" vinyl base at hallway

This work can be completed for the sum of \$ 7,513.00

Second floor window repairs to include:

Traditional windows

- Each set of new window sashes will be built from 'clear vertical grain' Douglas fir lumber and will use mortise and tenon joinery for assembly.
- Unless specific requirements are needed, the interior will use a 'roman ogee' profile and the exterior will have a traditional glazing putty profile.
- A 3/8" insulated glass unit will be installed on both the upper and lower sashes.
- Paint new sashes interior and exterior
- Sashes will be removed and reinstall from inside of the building

This work can be completed for the budget sum of \$ 2,236.00 each

Turret windows

- Repair the meeting rails on the upper and lower sashes
- Sashes will need to be removed and reinstall from the exterior using scaffolding or a aerial lift
- Paint sashes

This work can be completed for the budget sum of \$ 2,370.00 each

Please note if the curved glass needs to be replaced in the sash, the additional cost will be \$800.00 per piece of glass.

If the sashes are un-repairable, the cost to replace each set of windows including the curved glass will be \$5,520.00 each.

Exterior repairs at windows

The exterior sills and casing will need repairs as needed. Any minor repairs will be done with epoxy and any replacement wood will be done with 'clear vertical grain' Douglas fir lumber. All exterior repairs and painting will be billed under a 'time and materials' basis. The hourly rate to be billed is \$85.00 per hour plus the cost of all materials. It is estimated to take 2-3 hours for proper paint prep and painting for each opening, repairs will take additional time. The owner or project manager will be notified of all repairs and an estimated cost before the work begins.

Roof Repairs to include:

- Re-caulk any seams as necessary on the decorative round metal corner piece.
- Check all of the rubber flashings at the base of the above metal. Make any repairs as necessary.
- Shovel the existing ballast back approximately 3' from its current location.
- Investigate the newly exposed roofing for any holes or defects in the membrane and make any necessary repairs.
- Re-distribute the ballast correctly.
- Repair the top of the bump-up on the wall to the east of the corner.
- Re-caulk the top of the termination bar at this location.
- Provide metal cap for the existing masonry chimney

The cost for this work can be completed for the sum of \$ 2,280.00

Miscellaneous items:

- Tuckpoint existing cobble stone, average of 8" above grade at west elevation approximately 58' in length. **Add: \$ 1,450.00**

- Pressure wash stone and apply one (1) coat of sealer to 2' – 4" above grade at stone. **Add: \$ 1,650.00**
- Tuckpoint existing masonry chimney and apply sealer **Add: \$ 3,150.00**
- Replace insulation at five (5) condenser lines at roof. **Add: \$480.00**

Please note, all exterior work (windows, masonry, etc.) will be completed to meet Historical Building standards.

Please note we do not include the following:

- Architectural fees
- Plans or drawings
- Asbestos testing or abatement
- Lead testing or lead safe practices
- Sidewalk permits
- Fire alarm
- Monitoring of fire alarm or sprinkler system
- Window tinting

Thank you once again for the opportunity to provide this proposal. Feel free to contact us with any questions.

Sincerely,



Paul Torweihe

Cc: Fred Stier
Dan Scheibe