



LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. on the last Monday of every month.

Date Received: _____

Paid: _____ Rec'd. By _____

Trakit #: _____

I am applying for a:

Certificate of Appropriateness (COA) - **\$15 application fee required.**

Paint and Repair Grant (no fee)

A. General Information:

Name: Carroll University

Occupation: Director of Facilities

Phone-Home: n/a

Phone-Work: (262) 524-7343

Spouse's Name: n/a

Occupation: n/a

Phone-Work: n/a

E-mail: theffern@carrollu.edu

Mailing Address: 100 N. East Ave, Waukesha, WI 53186

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:

No. in Family	Income Level (Up to:)	No. in Family	Income Level (Up to:)
1.....	\$37,650	5.....	\$58,050
2.....	\$43,000	6.....	\$62,350
3.....	\$48,400	7.....	\$66,650
4.....	\$53,750	8.....	\$70,950

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: Sam Thompson Building (Campus Pharmacy, Red Rose Bookstore)

Address of Historic Property 304 N. East Ave

Construction Date/Era: 1929

Architectural Style: Tudor Revival

Historic Background (Brief): Commercial building designed by architect S.A. Snyder. Retail spaces on the 1st level, apartments on the 2nd level and back of the 1st level, and a lower level (basement).

Have there been any recent alterations or repairs? Yes No

Describe alterations/repairs:

The exterior has not been significantly altered. The brick chimney collapsed during a storm in 2019 & created a large hole in the roof structure and water damage to the interior. The existing asbestos roof shingles are in very poor condition; areas with leaks are covered with plastic tarps & mastic. Some of the original windows have been replaced with incompatible units. Many of the original interior spaces have been demolished and reconfigured.

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? Replace flat roof
Soffits, Fascia, Downspouts Restore wood & metal
Eaves, Gutters Restore wood & metal
Shingle type/style/color Replace asbestos shingles

Chimney(s): Repair or replacement? n/a
Flashing n/a
Tuckpointing n/a

Siding: Repair or replacement? Restore stucco & half-timber trim
Paint Colors, Materials _____
Shingling and Ornamentation/Stickwork _____

Windows: Repair or replacement? Restore historic, replace incompatible
Materials, Other wood, metal

Other Exterior Repairs: _____
Awnings Restore metal frames, replace fabric
Brickwork/Stonework Selective tuckpointing & complete cleaning
Cresting _____
Doors Restore historic, replace incompatible

Foundation: Extent of repair Waterproofing/insulation (below grade)
Tuckpointing n/a
Other _____

Porch: Repair or replacement? n/a
Front or Side, Rear n/a
Ornamentation n/a
Finials, Other n/a

Miscellaneous: Site
Landscaping Complete replacement
Fences n/a
Paving/Brick Pavers Complete replacement

Complete exterior restoration: including selective tuckpointing & complete clean of brick & stone; restoration of historic wood windows; replacement of non-historic windows with wood unit with similar profiles to historic; remove aluminum storm windows & replace with high-performance units; replace the glass in the lower metal storefront windows & remove paint from the upper (transom) glass - the metal frames will be restored; restore & paint the metal awning frames & replace the fabric with similar material; restore the historic wood entry doors; replace non-historic doors; remove asbestos roof shingles & replace with asphalt shingles to match historic color; restore & paint existing gutters & downspouts; restore & paint wrought iron window box; reset & tuckpoint clay tile parapet coping; remove paint from stucco & restore to historic, natural pink finish.

See attached drawings.

Estimated start date: 3/29/21
 Estimated completion date: 8/20/21
 I/We intend/have already applied for the state's preservation tax credits: Yes No
 Status: Submitting application in January, 2021

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

No Yes If yes, what has been done?

Structural wood framing and roofing repairs were completed after the brick chimney collapsed during a storm in 2019 & created a large hole in the roof structure and water damage to the interior.
The existing garage in the rear yard was demolished.

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

No Yes If yes, please describe:

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

ZOOM meeting attendees:

Tom Heffernan theffern@carrollu.edu; Kevin Hamm khamm@carrollu.edu; Melissa Arnold molsen@carrollu.edu;

Rick Gabriel rgabriel@strang-inc.com; Kevin Donahue kdonahue@strang-inc.com

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. If I am applying for a LCP & R, I also agree to do the intended paint and/or repair work, as outlined and proposed above, exactly as described, or I agree to return the entire amount of the grant. I understand that I, or my assistants, must finish the proposed project within one hundred twenty (120) days of the payment of the grant. Compensation for the paint/materials, acquired solely for the repairs specified above, will be paid promptly upon the receipt of the properly written billing, or in a manner to be agreed upon between the owner/renter and the landmarks Commission or its authorized representative(s). Once the proposed paint/repair project has been approved, no changes or alterations in design or color scheme are allowed without the express written approval of the Landmarks Commission or its authorized representative(s). Failure to comply with the above is sufficient cause for the grant recipient to be required to immediately repay the entire grant amount. Any and all disputes which may arise under this agreement, or its interpretation, concerning eligibility, approval, procedures or forfeitures, shall be presented in writing to the Landmarks Commission, by the applicant, within ten (10) days of the dispute. The Landmarks Commission will then make a decision, and notify the applicant of its decision in writing, within ten (10) days of receipt of the letter detailing the nature of the dispute. These decisions will be final and binding.

Signed:  Date: 11/23/2020

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: _____

EXHIBIT A:**The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995
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.