



CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Received: 5-27-2025

The Landmarks Commission meets on the first Wednesday of every month. Applications are due TWO WEEKS before the meeting date. Any application received after that date may be placed on the agenda for the following month.

Before submitting your application you should discuss your plans with City staff and/or read and understand the Landmarks Commission Design Policies.

Staff contact info - Phone: 262-524-3529, Email: cgriffith@waukesha-wi.gov

PLEASE READ AND SIGN: The information in this application 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: Karen A Frame Date: 5-27-2025

Address of Property: 507 N Grand Ave Waukesha 53186

Applicant Name: Karen Frame

Phone: 414-852-9343

Email: k2framegirls LA@gmail.com

Mailing Address: 507 N Grand Ave

\$15.00 Fee: _____

Brief History of the property, if known: Andrew J Frame House built in 1880 by
Edward Townsend Mix (Italianate Style)



Please describe your proposed work in as much detail as possible below.

If you need additional space, feel free to submit a separate written explanation. Before submitting the application, you should contact Community Development staff to discuss your project. You should also familiarize yourself with the Landmarks Commission Design Guidelines

I would like to replace the windows on the 3rd story with wood-composite new windows. The existing original windows have lead based paint storms that are painted shut, missing, or dangling precariously.

The color chosen matches burgandy trim located on other accent pieces on the house. I will bring color samples to the meeting for viewing, review and acceptance, and will submit the color(s) later this week.

Only the 3rd floor windows will be updated. I do not have any intention of harming the integrity of this historic beautiful building. The Italianate style of architecture includes a "hidden 3rd floor" so the windows are basic rectangular double hung windows, not the decorative variety on the first and 2nd floors.

Total Estimated cost of the project: \$39,753

- ☐ I plan to apply/ ☐ I have already applied for State/Federal Historic Preservation Tax Credits
- ☐ I would like to apply for a Paint and Repair Grant (include a Paint and Repair Grant application with this form).
- ☐ I would like information about City grants and loans for commercial properties.

The following additional submittal items are always helpful and may be required depending on the project:

- An estimate or contract from a building professional with details of the project.
- Photos of impacted areas.
- Elevation drawings and/or site plans.
- Material or color samples.



Home Improvement Agreement and Payment Terms

DBA: RENEWAL BY ANDERSEN OF MILWAUKEE

Legal Name: Window Solutions Inc.

1741 Dolphin Drive | Waukesha, WI 53186

Phone: 262-522-1001 | Fax: (null) | sales@rbamilwaukee.com

Karen Frame

507 N Grand Ave

Waukesha, WI 53186

Year Built: 1880

H: (414)852-9343

Karen Frame

05/27/25

BUYER(S) NAME

CONTRACT DATE

507 N Grand Ave, Waukesha, WI 53186

(414)852-9343

BUYER(S) STREET ADDRESS

PRIMARY NUMBER

SECONDARY NUMBER

k2framegirlsla@gmail.com

PRIMARY EMAIL

SECONDARY EMAIL

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Window Solutions Inc. d/b/a Renewal By Andersen of Milwaukee ("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL CONTRACT PRICE: \$39,753

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

DOWN PAYMENT: \$19,876

BALANCE DUE: \$19,877

Estimated Start:
7/22/2025

Estimated Completion:
9/2/2025

AMOUNT FINANCED: \$0

METHOD OF PAYMENT: Credit Card

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

NOTES: Contract will be voided with full refund if city does not approve.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 05/30/2025 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON:

Lori Johnson

PRINT NAME OF SALES PERSON

SIGNATURE OF CUSTOMER 1:

Karen Frame

PRINT NAME

SIGNATURE OF CUSTOMER 2:

PRINT NAME



Itemized Order Receipt

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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
		O W O H	Misc: Misc, HIGH ELEVATION CHARGES, Scaffolding or Pump Jack: 10+ Units, Quantity 1, Scaffolding or a pump jack required for installation. The amount and size of the equipment TBD at time of measure.	
		O W O H	Misc: Misc, DISCLAIMERS, Repeat Customer, Quantity 1	
		O W O H	Misc: Misc, SPECIAL NOTES, Special Notes, Quantity 1, Historical Area Disclaimer. Owner needs to present colors and designs to City of Waukesha Landmarks Commission for approval. This contract will be null and void if city approval is denied and full refund will be given.	
		O W O H	Misc: Misc, SPECIAL NOTES, Special Notes, Quantity 1, Red Rock exterior, Red Rock cladding, pine interior, finish #3, dark bronze sash locks, no lifts, third floor - these are NOT pulley pockets,.	
101	Bedroom 1	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
102	Bedroom 1	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation	



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
B. Finishing 1 single window				
103	Bedroom 1	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
104	Bedroom 1	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
105	Kitchen	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
106	Kitchen	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style:	



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			No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
107	Kitchen	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
108	Living	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
109	Living	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
110	Living	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator:	



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111	Living	27 W 56 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Modern Checkrail Exterior Red Rock Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Dark Bronze Screen: Fiberglass Full Screen Grille Style: No Grille Misc: 1A. Lead Paint Renovation Needed - Home built prior to 1978. 2A. Insert Installation B. Finishing 1 single window	
WINDOWS: 11 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 4 PROJECT TOTAL				\$39,753



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.



Payment Authorization Form

DBA: RENEWAL BY ANDERSEN OF MILWAUKEE

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Karen Frame

BUYER NAME

507 N Grand Ave

Waukesha

ADDRESS

WI

53186

(414)852-9343

CITY

STATE

ZIP CODE

PHONE NUMBER 1

PHONE NUMBER 2

Lori Johnson

\$39,753

SALES REP

CONTRACT BALANCE

PAYMENT SCHEDULE (\$39,753)

	DEPOSIT	INSTALL SUBSTANTIALLY COMPLETED (2)
CREDIT CARD	\$19,876	\$19,877

(2) INSTALL SUBSTANTIALLY COMPLETED: Final payment is due on the day of installation when all windows and/or doors included in this agreement have been installed into their openings and any interior and exterior trims have been applied ("substantially complete"). If there are any outstanding warranty claims or service items, customer may retain an amount equal to the value of the outstanding item(s) or work to be done, not to exceed 10% of the total purchase price. Due to project changes after Contract Signing, the final payment is subject to change.

BY SIGNING BELOW, I/WE, THE BUYER(S):

1. Authorize Renewal by Andersen to initiate debit or credit entries for payments based on the amount(s), form of payment(s), and timing specified in the Payment Authorization Schedule above.

2. Acknowledge that the origination of a ACH transaction or recharging of credit card to Customer's account must comply with the provisions of US Law.

3. Acknowledge that this Authorization is to remain in full-force and effect until Renewal by Andersen has received written notification from the Customer of its termination in such time and manner as to afford Renewal by Andersen and their Depository Institution a reasonable opportunity to act on it.

4. Understand that if there is a change in the set date of a debit or credit entry, Renewal by Andersen must notify the customer minimally 7 days in advance.

Karen Frame

05/27/25

BUYER NAME

SIGNATURE

DATE