



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: _____

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:

Applicant Name: Michael/Mary Fiebelkorn

Phone-Home: 262-547-6938

Phone-Work: _____

E-mail: mrfiebes@gmail.com

Mailing Address: 210 W. College Avenue Waukesha, WI 53186

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: *Michael Fiebelkorn* Date: _____

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:

<u>No. in Family</u>	<u>Income Level</u> (Up to:)	<u>No. in Family</u>	<u>Income Level</u> (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 (if unknown you may leave this section blank):

Historic Name of Building: The Chauncey Ross House

Address of Historic Property 210 W. College Avenue Waukesha, WI 53186

Construction Date/Era: 1928-29

Architectural Style: Tudor Revival

Historic Background (Brief): See attached

We recommend reading the Landmarks Commission Design Policies and/or discussing your plans with staff before submitting your application. The Design Policies are available here: <https://waukesha-wi.gov/171/Landmarks-Commission>.

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

Briefly and accurately describe type and location of proposed work on the primary building, carriage house, and any other outbuildings (i.e.: garage). 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? Replacement _____
~~Soffits, Fascia, Downspouts~~ Downspouts _____
Eaves, Gutters Eaves, Gutters _____
Chimney(s): Repair or replacement? NO _____
Flashing YES _____
Tuckpointing _____
Shingle type/style/color 30yr Certainteed Landmark, dimensional shingles, Burnt Sienna

Siding: Repair or replacement? NO _____
Paint Colors, Materials _____
Shingling and Ornamentation/Stickwork _____
Windows: Repair or replacement? NO _____
Materials, Other _____

Other Exterior Repairs: NO _____
Awnings _____
Brickwork/Stonework _____
Cresting _____
Doors _____
Foundation: Extent of repair NO _____
Tuckpointing _____
Other _____

Porch: Repair or replacement? NO _____
Front or Side, Rear _____
Ornamentation _____
Finials, Other _____
Miscellaneous: NO _____
Landscaping _____
Fences _____
Paving/Brick Pavers _____

Details: Removal of two layers of asphalt roofing and removal of a single layer of cedar shingles over the entire roof surface of house and garage.
Re-deck the entire roof surface as original deck boards were spaced.
Ice and water shields will be applied along all eaves, valleys, chimney and roof intersections.
30 year Certainteed Landmark dimensional shingles will be applied over entire roof surface using 1 1/4 roofing nails. Color: Burnt Sienna.
New step flashing will be applied along all the roof wall intersections as well as both sides of chimney. Custom made new copper cricket will be install 18 inches onto the pitched roof section that intersects with it as well as up onto the chimney and sealed. New rubber roof down to decking and 1/2 inch ISO board secured followed by 2 layers of base sheet. Install a custom 24 guage steel apron along roof edges. SA Modified Bitumen cap sheet roof system then installed over flat roof and up the pitched roof that intersects with the flat roof. Present gutters and downspouts removed with ice and water shield applied along all eaves. New aluminum gutter apron applied. Five inch seamless gutters and four inch downspouts applied around entire house, securing gutters with straps and screws.

Estimated start date: June 2022

Estimated completion date: July 2022

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

Status: Conditional Approval

Have you done any previous restoration or repair work on this property?

No Yes If yes, what has been done?

Replaced front porch May 2008

Are you aware of any significant alterations or restoration done by previous owners?

No Yes If yes, what has been done?

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:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES, APPLIED BY THE WAUKESHA LANDMARKS COMMISSION

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 or alteration of 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. Archaeological 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.

Attachment

Historic Background (page one)

The property at 210 W College Avenue was known as the Chauncey Ross House. Built in 1929, it was originally owned by Chauncey Ross, then Assistant General Manager of Waukesha Motor. The Tudor Revival house was designed by a Milwaukee architect--William Keller. It stands two stories plus attic, and features an exterior of random coursed ashlar. Gable roofs project at various levels, extending the plan and cresting an asymmetrical design. Windows are placed beneath simple lintels in groups. This house is a good example of the type of design and materials popular among Waukesha's prominent citizens at the time of construction.

The house is in the College Avenue Historical District. The property is bordered by other historical homes--The Hattie James Residence (1931) and The Frank Roberts House (1928) to the west; The Barnes House (1858) to the north. There are several other historic homes on College Avenue. Also included in the district is Carroll University (College), the first college in WI, with buildings built from the first limestone quarry in the community. Across the street at 151 W. College is The Walter S. Chandler House (1870), an excellent example of Victorian Gothic Style and is listed on the National Historic Register.