



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: Lauren Duncan
Phone-Home: 815-592-5896
Phone-Work:
E-mail: LLD5151@gmail.com
Mailing Address: 301 McCall St Waukesha 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.

Signed: Lauren Duncan Date: 5-19-22

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:). Rows 1-8 with corresponding income levels.

- [] 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: Samuel Breese House
Address of Historic Property: 1903 301 McCall St
Construction Date/Era: 1900-1903
Architectural Style: Queen Anne Victorian home
Historic Background (Brief): It is a single family home built in 1903 by Samuel Breese, the garage was added in 1937.

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 Chimney(s): Repair or replacement? _____
Soffits, Fascia, Downspouts replacement Flashing _____
Eaves, Gutters replacement Tuckpointing _____
Shingle type/style/color Max/def driftwood to match house

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

Other Exterior Repairs: _____ Foundation: Extent of repair _____
Awnings _____ Tuckpointing _____
Brickwork/Stonework _____ Other _____
Cresting _____
Doors _____

Porch: Repair or replacement? _____ Miscellaneous: _____
Front or Side, Rear _____ Landscaping _____
Ornamentation _____ Fences _____
Finials, Other _____ Paving/Brick Pavers _____

Details: The garage was built in 1937 and the current garage has cedar shingles which have many holes and gaps allowing water and animals in. The current cedar shingles also grow moss throughout the roof. The soffit and fascia is rotted out in many places along the roof allowing for water to further penetrate the garage siding and foundation and has allowed squirrels to make their homes. The current roof has no water proofing or correct water drainage as only one side has gutters installed and that side does not direct water away from the foundation. To protect the garage foundation and walls from any further damage we are planning to replace the cedar shingles with driftwood max/def shingles to match the main house, this includes adding OSB over the original planks with appropriate weather proofing. We are also proposing replacing all fascia, soffit, and decorative trim as it is rotting from lack of weather proofing, and reguttering both sides of the garage and redirect water away from the foundation.

Estimated start date: Summer 2022
Estimated completion date: 8 weeks to complete

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

Have you done any previous restoration or repair work on this property?
 No ___ Yes If yes, what has been done?

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:
Replacement of garage roof, none planned for the main house

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:

Attached is the sheet from the painting company labor, paint, and materials cost out of pocket is \$20,226.

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.