



RECEIVED

OCT 18 2017

CITY OF WAUKESHA
LANDMARKS COMMISSION

LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.
Application Deadline is 4:30 p.m. 12 days prior to the meeting date.

Date Received: 10-18-17

Amount Paid: \$15- Rec'd. By: ma

I am applying for a:

- ☒ Certificate of Appropriateness (COA) - **\$15.00 application fee required.**
☐ Landmarks Paint & Repair Grant (LCP & R) - **\$15.00 application fee required.**
☐ Both - \$30.00

A. General Information:

Name: Karen Frame McDonald Occupation: self employed
Phone-Home: 414-852-9343 Phone-Work: same
Mailing Address: 824 S. Dousman Rd Oconomowoc, WI 53066
Spouse's Name: _____ Occupation: _____
Phone-Work: _____

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	

C. Architectural Information on Property:

Historic Name of Building: Andrew J Frame House Construction Date/Era: 1880
Historic Property Address: 507 N. Grand Ave Architectural Style: Italianate

Brief Historic Background: built by my great, great grandfather in 1880, stayed in my family until 1973 with Aunt Mable when it was sold and became an attorney's office until 2017
Have there been any alterations or repairs? ☒ Yes ☐ No

If yes, describe alterations/repairs: former owner converted the 3rd floor into a 1 bedroom apartment, and had porches/painting redone. I've had repairs to gutter, tuckpointing, and kitchen window; all due to decades of water damage hidden behind "law bookcases."

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? repair where chimney is
 Soffits/Fascia/Downspouts removed
 Eaves, Gutters repair & paint 2 sections
 Shingle type/style/color of wood-rotted soffit
SIDING (see inspectors report/photos)

Repair or replacement? _____

Paint Colors, Materials _____

Shingling/Ornamentation/Stickwork _____

OTHER EXTERIOR REPAIRS

Awnings _____

Brickwork/Stonework _____

Cresting _____

Doors back/side doors repair

PORCH

Repair or replacement? _____

Front or Side, Rear rear stoop replace

Ornamentation front railing replace

Finials, Other _____

CHIMNEY

Repair/replacement? removal requested

Flashing _____

Tuckpointing _____

WINDOWS

Repair/replacement? _____

Materials, Other _____

FOUNDATION

Extent of repair _____

Tuckpointing _____

Other _____

MISCELLANEOUS

Landscaping _____

Fences _____

Paving/Brick Pavers _____

Request permission to remove leaning, unused chimney (formerly used for the kitchen stove pipe). Not visible from the road or front of the property, and is a safety hazard.

Restore/repair two doors; one on the side of the building and one on the back.

Repair/paint wood rot sections of soffit (see inspectors report/photos)

Replace the stoop at the back of the house (kitchen) which had been removed, leaving a dropoff to the sidewalk below. Would like to reconstruct the landing/steps keeping in theme with the rest of the property (paint colors, railing style, etc.)

The same colors and style will also be used to replace the rusted metal railing on the front steps.

Estimated start date: early November (ASAP)

Estimated completion date: December 15, 2017 (if weather allows)

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

Status: In Progress

Has owner done any previous restoration/repair work on this property? No X Yes

If yes, what has been done? repair work to gutters and window, tuckpointing,
sidewalk repair

Are any further repairs or alterations planned for this building for the future? ☐ No ☒ Yes

If yes, please describe: if code allows, I would eventually like to look into replacing the widows walk which was removed in the 1940's. Further tuckpointing will be needed to upkeep the exterior in the future as well. Will use already approved contractor and mortar to match.

E. Criteria Checklist (REQUIRED, please read carefully):

For ALL PROJECTS

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

For ALL NEW CONSTRUCTION/ADDITIONS/EXTERIOR ALTERATIONS/FENCING & LANDSCAPING

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

For EXTERIOR PAINT WORK

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

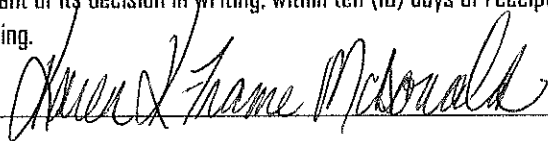
REQUIRED FOR ALL LCP & R APPLICATIONS

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:

[illegible]

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: 10-17-17

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: _____



507 N. Grand Ave, Waukesha, WI 53186

Inspection Date:
04/05/17 & 04/06/17

Prepared For:
Karen McDonald

Prepared By:
House to Home Inspections
200 S. Executive Dr. Suite 100
Brookfield, WI 53005

414-573-4663

Report Number:
050417-200

Inspector:
Nick Shirley

Photo Summary



Figure 7: The soffit board above the downspout on the upper north side of the home shows evidence of wood rot.



Figure 8: The soffit on the south side of the home near the southeast corner shows evidence of wood rot.



Figure 9: Slight shearing and loose mortar in the joints is visible in the brick behind the AC units on the balcony.



Figure 10: Loose mortar joints visible in the brick to the right of the entry door to the 3rd floor kitchen.



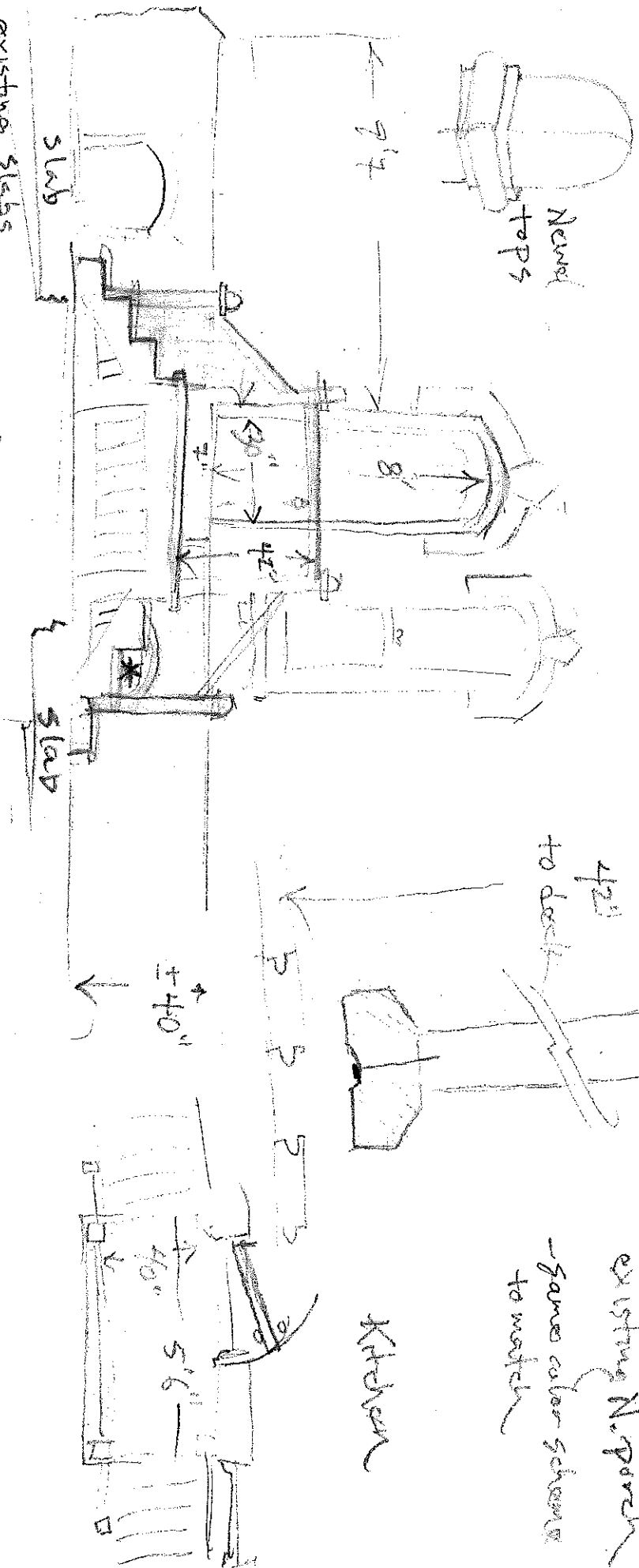
Figure 11: The right side chimney chase has several spots of loose or missing mortar in the brick joints.



Figure 12: The front porch roof has seams that need to be caulked or sealed.

A. Framehouse 507 Grand Ave. Waukegan, Ill.

Working sketch for replacing
missing Rear/East Kitchen porch



Ran Raasch 4/4 530 6269
Two Hands Restoration www.twohands2yaho.com

* E. basement window has
been boarded over for decades

4246-4247

4246-4247

Location

No. 507 Street N. Grand Ave

OWNERSHIP AND DESCRIPTION

WARD

DRAWING

MAP OF LAND

Indicate Directions

1 Division

Ft.

4246 E. Mabelle Frame
& 507 N. Grand Ave.
4247 Waukesha, Wis.

Sec SE3 T6N R19E
Cutler & Dakin's Add Blk F Lots 13 &
14 & S 31' of Lots 11 & 12
V 315 P 384 of Deeds

GENERAL INFORMATION

Sale, Appraisal—Date	Am't	By
Sale, Appraisal—Date	Am't	By
Asking Price	Offer	
Owner's Estimate: Land	Bldgs.	Equip.
Cost Value, Book: Land	Bldgs.	Equip.
Deprec. Value, Book: Land	Bldgs.	Equip.
Bldg. Permit: Date	Am't	Cost: Date Am't

LAND VALUE FACTORS

Width 181'	Surface: Level
Average Depth 100'	Grade: Level
Facing On N. Grand Ave	Pavement ✓
Corner Carroll St	Sidewalk ✓
Exposure: N. S. E. W.	Curb and Gutter ✓
Alley: Side, Rear	Water ✓
Distance From:	Sewer ✓
Center of City	Gas ✓
Grade School	Electricity ✓
High School	Cement Drive
	Fences
	Shrubs and Trees
	Allow for Low Lot

COMPUTATION OF LAND VALUE

Width	181'
Front Foot Rate	50 ⁰⁰
Calculation	181 x 50
Value, Full Depth	9050
Depth Factor	81%
Calculation	9050 x 81%
Unadjusted Land Value	7330 + 202
Adjustments:	
Alley Influence	
Corner Influence	✓
Total Land Value	7550

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

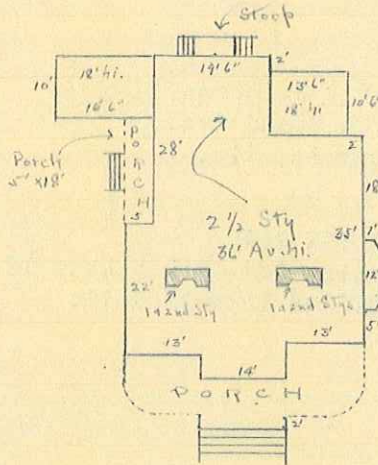
F FACTORY
R RESIDENCE

Year	Land	Code	Buildings	Machinery	Other Fixed Improvements	REMARKS
1936	6750		6925			10% Coring 14.50' = 202
1937	6750		6925			
1938	6750		3600		will sell for	12000.00 1938
1939	6750		3600			
1940	6750		3600			
1941	6750		3600			
1942	6750 R		3600			
1943	7750 R		4000			
1944	7750 R		4000			
1945	7750 R		4000			
1946	7750 R		4000			
1947	7750 R		4000			
1948	7750 R		4000			
1949						

BUILDING VALUE FACTORS

PLAN OF HOUSE

Main Part	Stories	1st	2nd	Attic	No. Rooms	
					Living	Bed R's
Class						
Single Dwell.	✓				3	3
Double Dwell.						
Duplex						
Bungalow Dup.						
Three Family						
Four Family						
Apartment						
Summer Cott.						
Dimensions						
Length						
Width						
Average Height	36					
Stories	2 1/2					
Foundation						
Masonry	✓					
Concrete						
Block						
Brick						
Posts						
Piers						
Cobble						
Exterior Wall						
Brick, Common						
Brick, Face						
Brick on Tile						
Brick Veneer	✓					
Concrete						
Concrete Block						
Stone, Rough						
Stone, Cut						
Stone Veneer						
Cladding						
Cladding, Drop						
Cladding, Metal						
Cuclucco						
Shingle						
Half Timber						
Paper						
Roof Type						
Flat						
Gambrel						
Gable						
Hip	✓					
Mansard						
Irregular						
Fixed						
Dormers, No.						
Roof Material						
Shingles, Wood						
Shingles, Dip.						
Shingles, Asp.						
Shingles, Asbc						
Slate						
Tile						
Comp., Plain						
Comp. Surf						
Car & Gravel						
Metall	✓					
Basement						
Whole	✓					
Part						
Stone						
Basement Floor	✓					
Laundry	✓					
Partition	✓					
Year Built	1880					
Gen'l Condition	Good					
Bad Repair						
Bad Paint						
Bad Founda.						
Bad Roof						
Settling Floors						
Cracked Plast.						
Bad Furnace						
Gen'l. Aver. %						
Obsolescence						
Obsoi. Conest.						
Migration						
Bus. Encroach						
Racial Influe.						
Bad Gen'l Plan						
Industry Cond						
Eldg. Restrict.						
Over Improve.						
Under Improve						
Public Annoy.						



Extras and Special Equipment

Fireplace, Real 4	\$ 800	Book Cases	\$
Fireplace, Artifi.		Side Boards	
Water Softener	(2)	Wall Beds	
Fire Escapes		Clothes Chute	
Beam Ceiling			
Ventilation.		Total	\$ 500

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch	38' x 18'	F.	Sh	wd	600		40	240
Porch	5' x 18'	"	"	"	125		40	70
Garage	24' x 16'	"	Sh	cme	500	3rd	40	200
Barn								
Shed								

Structural Value Computation

Length in Feet	1620 x 36 = 58320
Width in Feet	14' x 10' x 18' = 2970
No. of Sq. Ft.	1927 @ Unit of \$ 20 = 38540
Average Height	
Total Cubic Feet	63846
Unit of \$ 20	b \$ 12770
Present Cost Reproduction 'a' or 'b'	\$
Addition for "Extras"	\$
Addition for Plumbing	\$
Addition for Heating	\$
Total Reproduction Cost	\$
% Condition	35
Sound Value	\$
Porches	\$
Other Structures	\$
Sound Value of All Improvements	\$ 4000

Remarks:

Location

No. 507 Street

N. Grand Av.

OWNERSHIP AND DESCRIPTION

WARD 9

DRAWING 6

MAP OF LAND

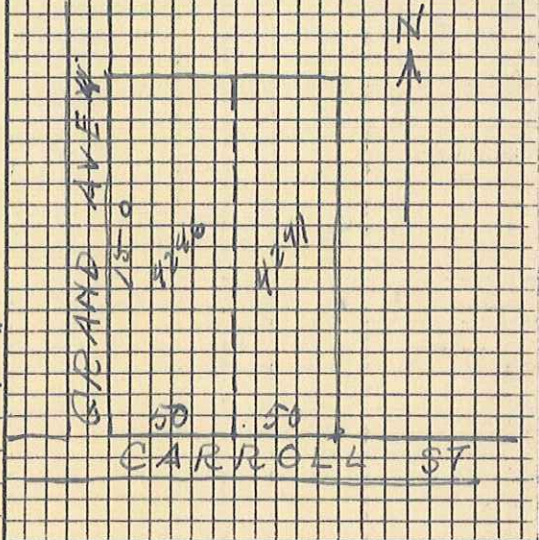
Indicate Directions

1 Division

Ft.

4246 Andrew J. Frame,
to 507 N Grand Ave.,
4247 Waukesha, Wis.

Sec. SE3 T6N R19E
Cutler & Dakins Add. Blk F Lots 13 &
14. Also S31' of Lots 11 & 12.



GENERAL INFORMATION

Sale, Appraisal—Date	Am't	By
Sale, Appraisal—Date	Am't	By
Asking Price	Offer	
Owner's Estimate: Land	Bldgs.	Equip.
Cost Value, Book: Land	Bldgs.	Equip.
Deprec. Value, Book: Land	Bldgs.	Equip.
Bldg. Permit: Date	Am't	Cost: Date Am't

LAND VALUE FACTORS

Width 181	Surface: Level
Average Depth 100	Grade: Level
Facing On Grand Ave.	Pavement ✓
Corner Carroll St.	Sidewalk ✓
Exposure: N. S. E. W.	Curb and Gutter ✓
Alley: Side, Rear	Water ✓
Distance From:	Sewer ✓
Center of City	Gas ✓
Grade School	Electricity ✓
High School	Cement Drive
	Fences
	Shrubs and Trees

COMPUTATION OF LAND VALUE

Width	181
Front Foot Rate	90
Calculation	181 x 90
Value, Full Depth	16290
Depth Factor	81
Calculation	16290 x 81
Unadjusted Land Value	135190
Adjustments:	
Walks and Drives	
Alley Influence	
Corner Influence	10% on 50' lot only = 3240
Total Land Value	

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

F FACTORY
R RESIDENCE

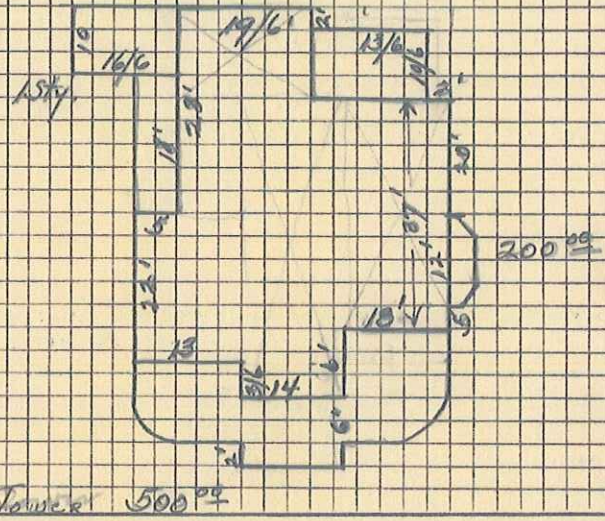
Year	Land	Code	Buildings	Machinery	Other Fixed Improvements	REMARKS
1931	8100		8400			
1932	8100		8400			
1933						
1934						
1935						
1936						
1937						
1938						
1939						
1940						
1941						
1942						
1943						
1944						

BUILDING VALUE FACTORS

Indicate Directions

1 Division =

Feet

[illegible]

	Size	Material	Roof	Floor	Cost	Year	Value
Garage	2 Car	Fr.	Sh.	Conc			2250 300
Porch	385 ft ²	"	"	Wood			2150 600
Porch	5x18	"	"	"			1500 125

Extras and Special Equipment		Value Computation	
Fireplace, Natl.	\$ 500 ⁰⁰	Length	
Fireplace, Artifi.	(2)	Width	
Water Softener		Calculation	<i>Irregular</i>
Refrigerator, Ice		Area	<i>✓ 1737</i>
Refrigera. Elec.		Aver. Height	<i>36</i>
Vacuum Cleaner		Calculation	<i>10423</i>
Fire Escape		Cubic Contents	<i>5211.</i>
Beam Ceiling		Rate Sq. Ft.	<i>62.532</i>
Ventilation		Rate Cu. Ft.	<i>20 25</i>
Book Cases		Calculation	<i>312660</i>
Side Boards		Calculation	<i>125064</i>
Wall Beds		Calculation	<i>15633.00</i>
Thermostat		Porches	<i>1145⁰⁰</i>
Clothes Dryer		Garage	<i>325⁰⁰</i>
Clothes Chute		Extras	<i>4415.72</i>
		Reprod. Cost	<i>21318.73</i>
		Depreciation	<i>35%</i>
Total		Calculation	<i>35</i>
BUILDING SUMMARY		Sound Value	<i>13987⁰⁰</i>
Adj. Value	\$		

Remarks and Calculations:

EXTRAS

Sheds. 100⁰⁰ ✓
Bay Win. 200⁰⁰ ✓
Tower 500⁰⁰ ✓
1 Sty Addns. 18
10.5 x 13.5 x 18 x 22 } 1215.72
10 x 16.5 x 18 x 22 }
H.W. 715 18 50⁰⁰
Hegting Notair & City 650⁰⁰ 1000
H.W. Farm 250⁰⁰
P/O. & Tile 950⁰⁰ ✓
Fire Places 300⁰⁰ ✓
4415.72

9000

4246-4247

4246-4247

Location

No. 507 Street N. Grand Ave.

OWNERSHIP AND DESCRIPTION

WARD

DRAWING

MAP OF LAND

Indicate Directions

1 Division

Ft.

4246 E. Mabelle Frame
& 507 N. Grand Ave.
4247 Waukesha, Wis.

Sec SE3 T6N R19E

Cutler & Dakin's Add Blk F Lots 13 &
14 & S 31' of Lots 11 & 12
V 315 P 384 of Deeds

GENERAL INFORMATION

Sale, Appraisal—Date	Am't	By
Sale, Appraisal—Date	Am't	By
Asking Price	Offer	
Owner's Estimate: Land	Bldgs.	Equip.
Cost Value, Book: Land	Bldgs.	Equip.
Deprec. Value, Book: Land	Bldgs.	Equip.
Bldg. Permit: Date	Am't	Cost: Date Am't

LAND VALUE FACTORS

Width	181	Surface:	Loam
Average Depth	100	Grade:	Level
Facing On	Grand Ave	Pavement	✓
Corner	Carroll St.	Sidewalk	✓
Exposure: N. S. E. W.		Curb and Gutter	✓
Alley: Side, Rear		Water	✓
Distance From:		Sewer	✓
Center of City		Gas	✓
Grade School		Electricity	✓
High School		Cement Drive	
		Fences	
		Shrubs and Trees	
		Allow for Low Lot	

COMPUTATION OF LAND VALUE

Width	181'
Front Foot Rate	45
Calculation	
Value, Full Depth	8145
Depth Factor	81
Calculation	
Unadjusted Land Value	6759.50
Adjustments:	
Walks and Drives	
Alley Influence	
Corner Influence	1070 on 30' lot only = 162
Total Land Value	

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

F FACTORY
R RESIDENCE

Year	Land	Code	Buildings	Machinery	Other Fixed Improvements	REMARKS
1931	8 100		8 400			
1932	8 100		8 400			
1933	6 750		6 925			
1934	6 750		6 925			
1935	6 750		6 925			
1936	6 750		6 925			
1937	6 750		6 925			
1938	6 750		3600			will sell for 12000 1938
1939	6 750		3600			
1940	6 750		3600			
1941	6 750		3600			
1942	6 750		3600			
1943						
1944						

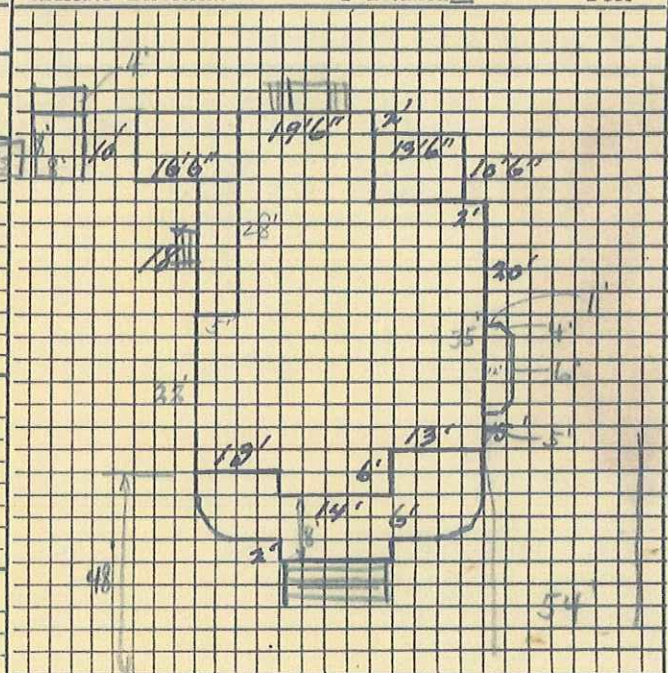
RESIDENTIAL INSPECTION CARD---BUILDING DATA

BUILDING VALUE FACTORS

Class	Main Part	No. Rooms	Main Part
Single Dwell.	✓	6 4/3	
Double Dwell.		No. Closets	
Duplex		Floors	
Bungalow Dup.		Oak	2 ✓
Three Family		Maple	✓
Four Family		Hard Pine	
Apartment		Soft Pine	✓
Summer Cott.		Tile	
		Linoleum	
		Concrete	
Dimensions		Trim	
Length		Birch	
Width		Oak	
Average Height	36	Gum	✓
		Pine	✓
Stories	2 1/2 + B.	Enamel	
Foundation		Paint	✓
Masonry	✓		
Concrete		Walls	
Block		Plain	
Brick		Rough	
Posts		Painted	
Piers		Paneled	
Rubble		Papered	✓
Exterior Wall			
Brick, Common		Heating	
Brick, Face		Stove	
Brick on Tile		Hot Air	✓
Brick Veneer	✓	Steam	
Concrete		Vapor	
Concrete Block		Hot Water	✓
Stone, Rough		Gas Burner	
Stone, Cut		Oil Burner	✓
Stone Veneer			
Siding		Lighting	
Siding, Drop		Gas	
Siding, Metal		Electric	✓
Stucco		Lamps	
Shingle			
Half Timber		Plumbing	
Paper		Baths (2) Tile	✓
		Toilets	✓
		Sinks	✓
		City Water	✓
		Well Water	
		Sewer	✓
		Septic Tank	
		Cess Pool	
		Cistern	5.10.
			1876
			1880
		Year Built	1876
		Gen'l Condition	6.
		Bad Repair	
		Bad Paint	
		Bad Founda.	
		Bad Roof	
		Settling Floors	
		Cracked Plast.	
		Bad Furnace	
		Gen'l. Aver. %	
		Obsolescence	
		Obsol. Conest.	
		Migration	
		Bus. Encroach	
		Racial Influe.	
		Bad Gen'l Plan	
		Industry Cond	
		Bldg. Restrict.	
		Over Improve.	
		Under Improve	
		Public Annoy.	
Basement			
Whole	✓		
Part			
None			
Cement Floor	✓		
Laundry			
Partition			

PLAN OF HOUSE

Indicate Directions 1 Division = Feet



	Size	Material	Roof	Floor	Cost	Year	Value
Garage	20' x 12'	Fr.	Sh.	C. y. c.			300
Porch	32' x 10'	"	"	W. L.			600
Porch	5' x 12'	"	"	"			125

Extras & Special Equipment	Value Computation
Fireplace, Natu.	\$ 500
Fireplace, Artifi.	
Water Softener	(2)
Refrigerator, Ice	
Refrigera. Elec.	
Vacuum Cleaner	
Fire Escape	
Beam Ceiling	
Ventilation	
Book Cases	
Side Boards	
Wall Beds	
Thermostat	
Clothes Dryer	
Clothes Chute	

Total	
Construction	
Cheap	
Fair	✓
Good	✓
First Class	62 years old
Attic	
Unfinished	
Remarks	For Sale For 12,000 in 1938

Extras	
Sheds	100.00
Bay Window	200.00
Tower	500.00
1st. Addn	
10.5' x 13.5' x 18' x 18'	
10' x 16.5' x 15' x 15'	988.00
Fire Places	500.00
Total	2288.00

as
rect

Adolfo Reyes 2012

414-702-8727

#1) All Dev flex HP (Semi)

1/1 4216-0500L Ax-Y39
B-6y35
D-Y34
Kx-3y22
SW 2809

#2) 1/1 4216-0500L Semi
B-2y
D-3y2
Kx-6y
L-2y43
SW 2810

#3) 1/1 4216-0300L Semi
B-3y
C-35
D-Y12
SW 2862

#4) 1/1 4216-0500L Semi
B-2y35
M-7y30
F-Y4
Kx-36
SW 2801

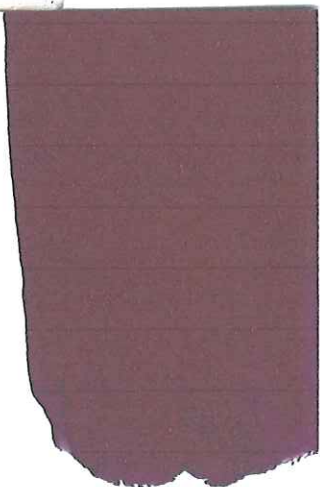
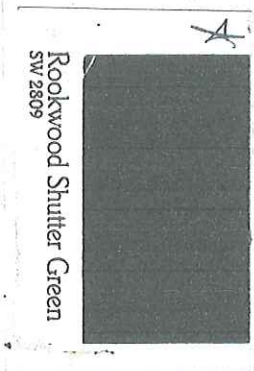
#5) 1/1 4216-0300L Semi ~~Flat~~
B-1
C-4y40
F-1
SW 2831
1/5 11

1/5

1/173

(1)

(3)



From: Karen McDonald <k2framegirls@aol.com>

To: remodelingllc <remodelingllc@aol.com>

Subject: Chimney

Date: Wed, Oct 18, 2017 8:39 am

Attachments: IMG_8590.JPG (4825K), IMG_8589.JPG (2380K), IMG_8588.JPG (2444K), IMG_8587.JPG (3094K),
IMG_8586.JPG (3002K)

Sent from my iPhone

5 Attached Images



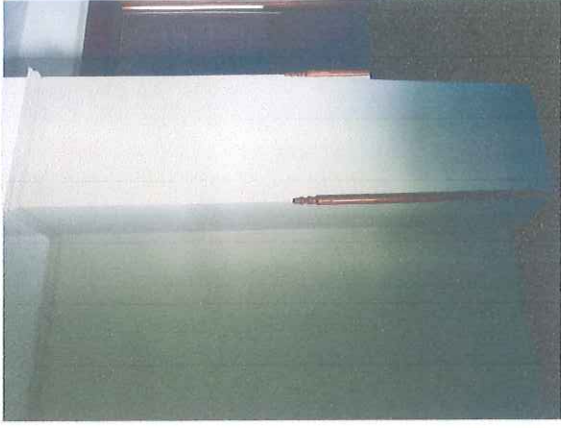
picture from Carroll St.
(cannot see chimney to
be removed)



exposed beams supporting
chimney... end at
kitchen floor (not in basement)



2nd floor



enclosed chimney

concrete
wrapped
brick
chimney
supported
by beams
(not structurally
sound?)



From: Karen McDonald <k2framegirls@aol.com>

To: remodelingllc <remodelingllc@aol.com>

Subject: Back stoop/front railing

Date: Wed, Oct 18, 2017 8:42 am

Attachments: IMG_8443.JPG (54K), IMG_8444.JPG (59K), IMG_8493.JPG (48K)

Sent from my iPhone

3 Attached Images



back door
↓
sidewalk



replace
stoop by
"Kitchen" door



request
replacing rusty
metal railing with
railing to match existing
woodwork

Jeff,

10-17-17

I didn't want to miss out on my 12-day window to get on the November Landmark Commission meeting, so here is most of the documentation related to my "round 2" projects on the frame house.

The only report I am still waiting for is from the mason who inspected the old, obsolete, unsafe chimney that I will be requesting removal of.

I will be happy to either hand deliver or email the report to you asap.

The photos and paperwork enclosed may be overkill, but rather be over prepared.

- Karen

414-852-9343

