

LCOA24-00012



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: Jessica Francis

Phone-Home: 414-850-1854

Phone-Work: _____

E-mail: jess@createlabelle.com

Mailing Address: 304 E College Ave, 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. 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: *Jessica Francis*

Date: 5/26/2024

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 (Up to:)</u>	<u>No. in Family</u>	<u>Income Level (Up to:)</u>
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 Hoff House

Address of Historic Property: 304 E College Ave, Waukesha, WI

Construction Date/Era: 1928

Architectural Style: Georgian Revival

The Hoff House is the only house in the district designed by Leenhouts and Guthrie, George Ward was the local mason who worked on the project, and Chris Holtz & Sons was the builder and is one of two smaller, simpler interpretations of the Georgian Revival style in the district and features the symmetry and classical details of the Georgian Revival style, but lacks the elaborate entry pavilion and other, more complex details. The Hoff house is considered especially due to the interesting and unusual detail of the two gambrel-roofed ells.

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://www.waukesha-wi.gov/government/departments/landmarks.php>

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:

<p>Roof: Repair or replacement? _____ Soffits, Fascia, Downspouts <u>Repair</u> Eaves, Gutters <u>Repair</u> Shingle type/style/color _____</p> <p>Siding: Repair or replacement? _____ Paint Colors, Materials _____ Shingling and Ornamentation/Stickwork _____</p> <p>Other Exterior Repairs: <u>Repair</u> Awnings _____ Brickwork/Stonework <u>Repair</u> Cresting _____ Doors <u>Replacement + repair</u></p> <p>Porch: Repair or replacement? _____ Front or Side, Rear _____ Ornamentation _____ Finials, Other _____</p> <p>Details: _____</p>	<p>Chimney(s): Repair or replacement? <u>Repair</u> Flashing <u>Repair</u> Tuckpointing <u>Repair</u></p> <p>Windows: Repair or replacement? _____ Materials, Other _____ Repair as much as possible, X need to be replaced.</p> <p>Foundation: Extent of repair <u>5</u> Tuckpointing <u>Repair</u> Other _____</p> <p>Miscellaneous: _____ Landscaping <u>Improve</u> Fences <u>Add</u> Paving/Brick Pavers _____ Remove patchwork patio and replace with aesthetic and era-specific.</p>
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The windows are deteriorated, with damaged glazing, weathered wood, missing sash cords, nonfunctional sashes, broken locks, and cracked glass. The interior needs repainting due to neglect. The exterior has damaged or missing siding, rotted wood, and cracked or missing mortar. The balcony surface and guardrail are deteriorated and unsafe. The concrete driveway is uneven and cracking, posing safety hazards. The chimney is significantly damaged and lacks a liner, causing water intrusion. The 30-year-old boiler is corroded and leaking, with an inadequate flue vent and leaking radiator valve. Galvanized pipes are corroded, restricting water flow and causing leaks, scabbing, and corrosion. Plumbing fixtures are leaking, damaging flooring and drywall, and mold is present in the upstairs bathroom. The attic shows evidence of bats and mice infestation.

We plan to repair as much as possible, but 3-4 windows are beyond repair and need replacement. The molding, currently painted white, will be repaired and repainted bright white. The walls will be painted a warmer white. Interior doors with damaged hardware will be repaired, repainted black, and fitted with historically accurate hinges, frames, and hardware. Tuckpointing will address deteriorated mortar joints, matching the existing joints closely. Chimney repairs will include fixing the cap, liner, and insert to prevent water penetration, using hand-chiseling for delicate areas, and repointing with ASTM Type N mortar to maintain the original aesthetic. Exterior window frames, sashes, trim, and shutters will be dry scraped and repainted Forest Green. The main entry's front door will be replaced in the Georgian/Federal style. Rotted cedar planks, fascia, and other wood elements will be repaired or replaced. Electrical hazards will be addressed by covering open knockouts, exposed wiring, and loose junction boxes. The outdated electrical fuse box will be replaced to meet modern standards. The boiler will be replaced, and existing radiators repaired to preserve their historic relevance while improving efficiency. Galvanized pipes will be replaced with a modern plumbing system to prevent leaks and deterioration. Batzner will eradicate pests, sanitize the attic, and replace insulation to improve energy efficiency. A vapor barrier and sealing will be installed in the basement and crawlspace to prevent moisture, wood rot, and mold growth. These measures aim to preserve and enhance the historic integrity of the John & Lucille Hoff House while addressing essential maintenance needs.

Estimated start date: 6/1/2024

Estimated completion date: 9/1/2024

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

Status: Submitted

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?

Kitchen was renovated, new roof in 2020, several non-wood updated windows

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

No Yes If yes, please describe:

The project includes restoring and replacing historical light fixtures to maintain period charm and repainting the interior to refresh aesthetics while preserving historical elements. We will install a low-profile, pine side-yard fence to provide privacy and define boundaries, ensuring it harmonizes with the home's architecture. Additionally, we plan to add a patio to expand the outdoor living space and update the main floor powder room with period-appropriate fixtures and finishes to enhance functionality and aesthetics. The upstairs full bath, previously taken down to the studs due to mold, will be updated with fixtures and materials that evoke Georgian/Federal elegance. Finally, the upstairs primary bedroom's half bath will be expanded into a full bath within the existing footprint by converting closet space into a shower, maintaining the historic layout and flow of the home. These proposed enhancements are vital for improving the livability and functionality of the John & Lucille Hoff House while honoring its rich historical significance. We aim to enhance the home's unique charm by carefully selecting materials, fixtures, and design elements that reflect the Georgian/Federal style. 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 the Hoff House will be avoided or replaced with something of similar aesthetic.

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 LANSCAPING

- Site and/or elevation plan – to scale

REQUIRED FOR EXTERIOR PAINT WORK

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

Exterior trim, soffits, facia, gutters, etc: ^{SW 6258 Tricorn Black} SW Rockwood Shutter Green from historic collection. Interior molding and ceilings in SW 7757 High Reflective White and all walls in SW 7056 Reserved White. Windows and doors painted SW 6258 Tricorn Black

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:

Please see attached detailed estimate, photos, colors, etc.

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.

John & Lucille Hoff House was built in 1928. This two-story red brick Georgian Revival house has a gable roof, returned eaves, and a narrow wooden frieze. Two one and one-half story ells project from each side wall. These ells have gambrel roofs and shed-roofed dormers. Windows in this house are eight-over-eight light double-hung sashes on the second story and twelve-over-eight sashes on the first story and they all feature decorative wooden shutters. The front entrance has a wooden frontispiece with pilasters and a broken semicircular arched pediment cornice. The door is flanked by very narrow sidelights. A carriage house sits in the east ell or garage portion of the house. The Hoff House is the only house in the district designed by Leenhouts and Guthrie, George Ward was the local mason who worked on the project, and Chris Holtz & Sons was the builder and is one of two smaller, simpler interpretations of the Georgian Revival style in the district and features the symmetry and classical details of the Georgian Revival style, but lacks the elaborate entry pavilion and other, more complex details. The Hoff house is considered especially due to the interesting and unusual detail of the two gambrel-roofed ells.

The following proposed enhancements are essential for improving the livability and functionality of the John & Lucille Hoff House while honoring its rich historical significance. By carefully selecting materials, fixtures, and design elements that pay homage to the Georgian/Federal style, we ensure that these renovations enhance rather than detract from the home's unique charm and character.

Masonry

The brickwork and crown on the chimney have significant damage, and the chimney lacks a liner for venting the boiler exhaust. This has led to worsening conditions and water intrusion into the wood. Proposed plans include tuckpointing across the residence to address deteriorated mortar joints, focusing on closely matching the existing joints. Chimney repairs will encompass chimney cap and chimney liner insert repairs to ensure structural integrity and prevent water penetration. Additionally, hand-chiseling will be utilized for delicate areas to preserve the historic brickwork. Repointing will be done using mortar that matches the existing color and texture to maintain the original aesthetic.

Windows + Exterior

The windows throughout the structure are severely deteriorated, with issues like broken glazing, weathered wood, missing sash cords, nonfunctional sashes, faulty locks, and cracked glass. Repairs will be made where possible, but three windows are too damaged and require replacement. The exterior also has damaged or missing siding, weathered and rotted wood, and cracked or missing mortar. The balcony surface and its guardrail are deteriorating and insecure. Plans include dry scraping and repainting all exterior window frames, sashes, trim, and shutters in Forest Green, a historically appropriate color. The main entry's historic significance will be preserved by replacing the front door in Forest Green, adhering to the Georgian/Federal style. Additionally, rotted cedar planks, gutters, downspouts, and fascia will be replaced, and the balcony guardrail will be repaired or replaced for safety. The concrete driveway has uneven settlement, cracking, and spalling, creating safety hazards and detracting from the home's historic beauty. The driveway will be repaired, and mismatched pavers will be replaced with concrete.

Electrical Repair

We are covering open knockouts, exposed wiring, and loose and/or uncovered junction boxes to avoid a shock/fire hazard. The electrical fuse box on the rear basement wall is outdated by modern electrical standards and will be replaced to bring the box and electrical system up to modern standards.

Boiler System Repair

Natural gas boiler manufactured by Vaillant, model number F40-W-50 PP, serial number 291-000002305 is roughly 30 years old. The flue vent does not properly vent the flue gasses and the boiler is considered past its design life - there is corrosion and holes in the flue pipe. The radiator valve is actively leaking and

there is no record of current maintenance. Repair the boiler and existing radiators to preserve their historic relevance while upgrading the system to modern standards for improved performance and efficiency.

Repair and Updating Galvanized Piping and Plumbing System

Galvanized pipes are used in the structure, typically in buildings until the early 1970s. It is rarely used today because corrosion problems limit its useful lifespan to between 40 and, at best, 50 years.

Rust/corrosion has accumulated inside, restricting the flow of water to faucets and showers. There is significant fluorescence. Plumbing lines visible are not properly supported and there is active seepage, significant scabbing and corrosion across most of the pipes. The plumbing for all toilets, vanities, and showers are leaking - causing damage to the existing flooring. The upstairs bathroom tub/shower walls also show moisture intrusion and damage, with mold growing from behind the tiles, light switch plate, etc.. Neglect and improper repairs have created worsened conditions, damaged flooring and drywall, and corrosion. Replacing the deteriorated galvanized pipes and installing a modern plumbing system - without moving the location of any pipes - throughout the residence will help prevent worsening conditions and leaks.

Replacing Attic Insulation

The attic currently shows evidence of bats and mice. We are working with Batzner to eradicate them, sanitize the attic, and replace the attic insulation (currently at less than 6 inches) to 17 inches, improving the energy efficiency and comfort without compromising the historic fabric of the home. Additionally, the basement and crawlspace do not have a vapor barrier or sealing and there is moisture. This is required in all crawlspaces and taking these measures will avoid wood rot and mold growth that could damage the floor and pose potential health risks.

Additional Proposal for Work on the John & Lucille Hoff House

The project includes restoring and replacing historical light fixtures to maintain period charm and repainting the interior to refresh aesthetics while preserving historical elements. We will install a low-profile, pine side-yard fence to provide privacy and define boundaries, ensuring it harmonizes with the home's architecture. Additionally, we plan to add a patio to expand the outdoor living space and update the main floor powder room with period-appropriate fixtures and finishes to enhance functionality and aesthetics. The upstairs full bath will be updated with fixtures and materials that evoke Georgian/Federal elegance and the upstairs primary bedroom's half bath will be expanded into a full bath within the existing footprint by converting closet space into a shower, maintaining the historic layout and flow of the home. These proposed enhancements are vital for improving the livability and functionality of the John & Lucille Hoff House while honoring its rich historical significance. We aim to enhance the home's unique charm by carefully selecting materials, fixtures, and design elements that reflect the Georgian/Federal style.

*Included photos show the overall level of deterioration.