



LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.
Applications are due TWO WEEKS before the meeting date.

Date Received: \_\_\_\_\_

Paid: \_\_\_\_\_ Rec'd. By \_\_\_\_\_

Trakit #: \_\_\_\_\_

I am applying for a:

[X] Certificate of Appropriateness (COA) - \$15 application fee required.

Payment by cash, credit card, or check. Checks should be made out to City of Waukesha.

[X] Paint and Repair Grant (no fee)

A. General Information:

Applicant Name: Nicholas K. Martinez

Phone-Home: (608) 332-1065

Phone-Work: (262) 549-9267

E-mail: nkm@mlo-wi.com

Mailing Address: 912 Clinton Street #3, Waukesha, Wisconsin 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: \_\_\_\_\_ 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:

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.

[X] 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: W.T. Lyle Building

Address of Historic Property: 910-914 Clinton Street, Waukesha, WI, 53186

Construction Date/Era: 1893, third-floor: 1910

Architectural Style: Queen Anne

Historic Background (Brief): See Wisconsin Historical Society listing at

www.wisconsinhistory.org/records/property/HI28714

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:

**Roof:** Repair or replacement? repair parapet wall and coping  
**Soffits, Fascia, Downspouts** \_\_\_\_\_  
**Eaves, Gutters** \_\_\_\_\_  
**Shingle type/style/color** \_\_\_\_\_

**Chimney(s):** Repair or replacement? \_\_\_\_\_  
**Flashing** \_\_\_\_\_  
**Tuckpointing** \_\_\_\_\_

**Siding:** Repair or replacement? trim and flashing repair  
**Paint Colors, Materials** match to existing color  
**Shingling and Ornamentation/Stickwork** \_\_\_\_\_

**Windows:** Repair or replacement? repair AND replace  
**Materials, Other** see estimates and details below

**Other Exterior Repairs:** \_\_\_\_\_  
**Awnings** \_\_\_\_\_  
**Brickwork/Stonework** front facade tuckpointing  
**Cresting** \_\_\_\_\_  
**Doors** \_\_\_\_\_

**Foundation:** Extent of repair \_\_\_\_\_  
**Tuckpointing** \_\_\_\_\_  
**Other** \_\_\_\_\_

**Porch:** Repair or replacement? \_\_\_\_\_  
**Front or Side, Rear** \_\_\_\_\_  
**Ornamentation** \_\_\_\_\_  
**Finials, Other** \_\_\_\_\_

**Miscellaneous:** \_\_\_\_\_  
**Landscaping** \_\_\_\_\_  
**Fences** \_\_\_\_\_  
**Paving/Brick Pavers** \_\_\_\_\_

**Details:** Project consists of three primary tasks: 1) facade masonry 2) window replacement and repairs, and 3) facade painting. Masonry work entails tuckpointing of entire front facade, grinding out deteriorated mortar and apply new mortar matched to original mortar in color and consistency. Masonry work on facade also includes repair of broken parapet wall and concrete coping, and separate repair of concrete ledge located above third floor windows with materials of matching color and consistency.

Window carpentry entails replacement of four (4), second floor wood storm/screen windows with new wood storm/screen windows of matching size, quality, style and location. Second floor bay windows also require replacement of rotten window sills and center stiles with sills and stiles of matching wood size, quality, style and location. Carpentry tasks also include repair of flashing and trim as needed, and replacement of delaminated ply-wood near first floor entry.

Painting entails priming and painting all front facade windows and all trim and flashing to match existing color. Brick on the facade side of parapet wall was constructed in early 1900s and is painted to match natural red brick of the rest of the facade at large and will be repainted to match this existing color.

Estimated start date: September 3rd, 2024

Estimated completion date: October 18th, 2024

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

Status: Intend to apply

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?

Building was restored to Historical Landmark Status in 2009-2010 by previous owner in large restoration/remodel project.

(Exterior paint colors have been matched from these plans still available.)

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

**No**  **Yes** If yes, please describe:

Replacement of awning.

**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 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:

see attached estimates, most notably Bissette Painting and Kuhn's Home Improvement for supply lists and labor costs separate from materials.

## **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.