



### LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

**Application Deadline is 4:30 p.m. on the last Monday of every month.**

Date Received: 10-17-19

Paid: \$15- Rec'd. By ma  
Trakit #: LCPA19-00025

I am applying for a:

- Certificate of Appropriateness (COA) - \$15 application fee required.
- Paint and Repair Grant (no fee)

#### A. General Information:

Name: CRISP IAN SIEVENPIPER Occupation: Retired  
 Phone-Home: 262-542-0618 Phone-Work: 262-352-2179  
 Spouse's Name: VALERIE SIEVENPIPER Occupation: \_\_\_\_\_  
 Phone-Work: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Mailing Address: 122 S. EAST AVE, WAUKESHA WI

#### 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

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:

Historic Name of Building: \_\_\_\_\_  
 Address of Historic Property 122 S. EAST AVE  
 Construction Date/Era: 1890-1910  
 Architectural Style: QUEEN ANNE  
 Historic Background (Brief): PRIVATE RESIDENCE

Have there been any recent alterations or repairs?  Yes     No

Describe alterations/repairs:

REPLACED REAR BASEMENT ENTRANCE. THIS YEAR

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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? Porch Roof Replace Chimney(s): Repair or replacement? \_\_\_\_\_  
Soffits, Fascia, Downspouts \_\_\_\_\_ Flashing \_\_\_\_\_  
Eaves, Gutters Porch Gutters Tuckpointing \_\_\_\_\_  
Shingle type/style/color \_\_\_\_\_

Siding: Repair or replacement? \_\_\_\_\_ Windows: Repair or replacement? Porch Windows  
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? WALL CHANGE Miscellaneous: \_\_\_\_\_  
Front or Side, Rear \_\_\_\_\_ Landscaping \_\_\_\_\_  
Ornamentation \_\_\_\_\_ Fences \_\_\_\_\_  
Finials, Other \_\_\_\_\_ Paving/Brick Pavers \_\_\_\_\_

CORRECTING SEVERAL issues with a mid 20<sup>th</sup> century porch  
- Larger gutters  
- Replace roof + Decking  
- Replace aluminum windows  
- Correct a poorly constructed 2<sup>nd</sup> Story porch wall  
- Replace ~~as~~ 2nd Storey porch railing

Estimated start date: JAN 2020  
Estimated completion date: \_\_\_\_\_  
I/We intend/have already applied for the state's preservation tax credits: \_\_\_ Yes X No  
Status: \_\_\_\_\_

Has owner done any previous restoration or repair work on this property?

No  Yes If yes, what has been done?

- Rear basement entry - 2019  
- Restored front facade - 1989

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:

New Windows	6300
New wall & Door	3500
New Roofing & Decking	<del>11,300</del> 11,300
New Gutters	1500
	<u>21,100</u>

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: Crispian Livingston Date: Oct 17, 2019

**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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**EXHIBIT A:****The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995  
Standards for Rehabilitation**

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 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. Archeological 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.



Customer: CHRIS STEVENSON

Date: 10-8-2019

Project Location: 122 S EAST AVE  
Waukesha, WI 53186

Phone: 262-352-2179  
262-542-0618

## Project Summary and Authorization

<p>Work Area:</p> <p>Second Floor</p> <p>NEW WALL WITH NEW DOOR</p> <p>4 Double Hung</p> <p>FLAT ROOF</p> <p>2 3SLR windows</p>	<p><b>NOTES:</b></p>
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* Approx 40 LFT Gutters	1 1500' Downspout	
	1 2 story Downspout	1500'
	1 500' pipe BDX	
Mill & Paint 2 story exterior	350 sq ft	6300'
	Mill Decking 300 sq ft	
New Exterior Wall	Remove Old Wall Insulate	350'
	Supply Dry Finish (EXTERIOR)	
Windows:		
6 Interior Paint Coat	3804	
Install 4 Double Hung	3800	<b>Subtotal</b> 23970
Install 2 3SLR 1/2" Glass	3200	
200' Floor Interior Finishing	1848	Balance (2000)
		<b>Total</b> 21970

**Standard Payment Terms (Cash, Check, or Charge) \*See note on windows and special order items:**  
50% Deposit Due At Proposal Acceptance - 25% Due At Job Start - Balance Due At Substantial Completion

\$ 10986, ~~\$ 12530~~

**\*WINDOWS AND SPECIAL ORDER:** All windows and special order items require a 50% down payment to pay for the materials and administrative costs associated with re-measuring, processing, and ordering the job. This deposit is NON-REFUNDABLE after the federal 3-day right to rescind period has expired.  
**TIME AND MATERIALS RATE:** Any work to be performed on a time and materials basis will be charged at a rate of \$68.00 per man hour plus materials necessary for job.  
**ACCEPTED AND AGREED:** By accepting this Agreement, you acknowledge that you have received, read, and understand the full Agreement and Terms and Conditions.  
**PROJECT PICTURES:** I hereby give Guardian and those acting pursuant to its authority, permission to publish or distribute any pictures taken of the project and property from before, during, and after the project, through print, video, multi-media or any other advertising mediums in whole or in part without restrictions or limitations. I will make no monetary or other claim against Guardian for use of the photograph(s) or video, and I hereby release Guardian from all liability from use of such photograph(s), or video.  
**ACCEPTANCE OF PROPOSAL:** The prices and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.  
**ARBITRATION:** All parties to this agreement hereby agree to submit any dispute arising from this agreement to binding arbitration under the auspices of the American Arbitration

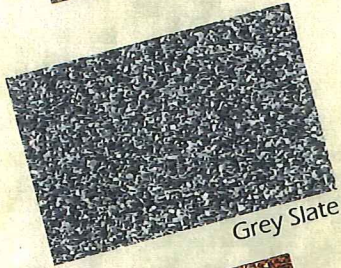




11 Colors to Choose From  
(6 popular ones shown)



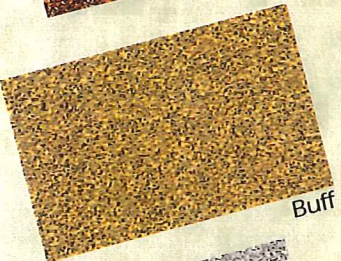
Weatherwood



Grey Slate



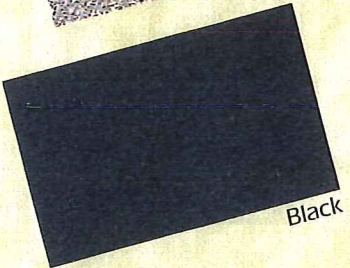
Chestnut



Buff



White



Black

This information herein is based upon data and knowledge considered to be true and accurate and is provided for the reader's consideration, investigation and verification. However, Mule-Hide Products Co., Inc. does not warrant any results to be obtained. Statements concerning possible use of Mule-Hide products are made without knowledge of your particular roof and such an application may not be fit for your particular purpose. MULE-HIDE DISCLAIMS ALL WARRANTIES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, except written warranties attached to Mule-Hide products and written warranties signed by an officer of Mule-Hide.

# What can you expect from your Mule-Hide Self-Adhering Modified Bitumen Roof?

## Fast, Clean, Safe Installation

Crews simply place, remove release film, and roll with no flames, fumes, odors.

## Attractive Roof, Energy Efficient Options

Attractive ceramic granule surface (available in a range of attractive colors, including light tones). Also available in a smooth surface that can be coated white. Light colored surfaces have been shown to reflect the sun's rays to reduce air-conditioning costs.



## Long Lifecycle

Adeso™ "dual compound" technology using reinforced membrane and proprietary adhesive formulation on the bottom surface.

## Strength

Mule-Hide Self-Adhering Modified Bitumen Roofing Systems are the result of the latest adhesive technology combined with proven waterproofing compounds. SEALLap™ & FASTLap® engineering provides stronger, more reliable seams.

## Repairable

Mule-Hide Self-Adhering Modified Bitumen membrane is self-sealing so it remains repairable year after year, allowing for ease of future cutouts and tie-ins.

## Environmentally Friendly

No fumes, no odors or disposal concerns.



"The name trusted in roofing since 1906"

## MULE-HIDE PRODUCTS CO., INC.

1-800-786-1492  
www.mulehide.com





## What more could you want?

### A new generation "Fast Roof" from the name trusted in Roofing since 1906.

Mule-Hide Self-Adhering Modified Bitumen features the time-proven modified bitumen formulations installed for years but without the asphalt bleed-out and mess. Crews simply place, remove release film, and roll. New generation pressure sensitive adhesive and proprietary manufacturing technology deliver a roofing system with reliable seams and years of field-proven performance through winters and summers, in cold and hot climates. It's fast, clean, and safe for minimal disruption to building operations and occupants.

**No hot kettles, no flames, and fume free.**



### The story behind the Mule-Hide name...

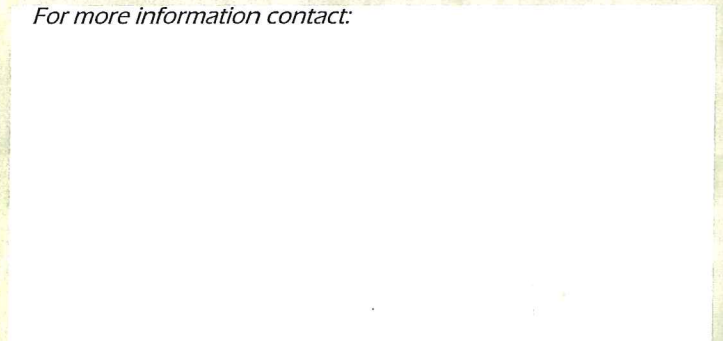
The original Mule-Hide trade name was registered in 1906. Mule-Hide manufactured top quality roofing products that quickly gained a reputation for long lasting performance. The "Mule-Hide" name developed because of an incident witnessed outside an office in Chicago. As the story goes, a horse drawn wagon with four horses was stuck in the mud. To help out, another driver hitched two more horses to the wagon. They were still unsuccessful. A short time later, a wagon with two mules came by. They took off all of the horses and hooked up the two mules. The mules dug down hard and pulled the wagon out. The impressive strength and durability of the mules would express those same qualities associated with the roofing materials Mule-Hide Products came to represent.



### A Mule-Hide Self-Adhering Modified Bitumen Roof gives you installed cost value and peace of mind.

- Reinforced membrane offers long-term, watertight integrity you can count on. No hot asphalt, flames, or fumes near building occupants.
- Minimal disruption to building operations and the environment.
- Elevator portability to the rooftop for high-rise projects.
- Fast installation combined with a long lifecycle means installed cost value.
- Membrane meets or exceeds ASTM performance standards.
- UL and FM listed assemblies available.
- Mule-Hide Manufacturer Warranties available.

*For more information contact:*





# The Hawthorne



[midwaywindows.com](http://midwaywindows.com)



## Windows that Lend Grace and Beauty

The process of selecting new windows involves careful consideration. You need to be confident your new windows will enhance your home's beauty and deliver a lifetime of reliable performance. Alliance Window Systems' Hawthorne series is designed to answer all these needs.

Our "flagship" series, the Hawthorne, marries traditional architectural design with state-of-the-art manufacturing. The result? Windows that endure the test of time in classic style, to lend grace and beauty to your home's décor, season after season, year after year. All Hawthorne models come standard with the Alliance Window Systems' InnovativE® insulating glass package, full Clear-View screens, and the industry's best warranty.

The Hawthorne doesn't stop at beauty and durability. You'll appreciate how easy it is to maintain, clean and operate.

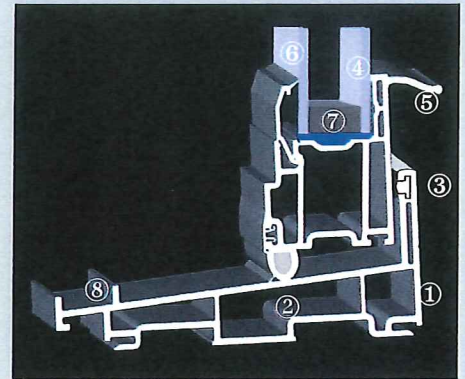
## The Hawthorne: A Wise Investment



Double-Hung Windows Keep Your Home Safe and Snug. When the weather outside turns frightful, you can rely on our heavy-walled, multi-chambered, double-hung model to keep you safe from the elements. Hawthorne double-hung windows are rigorously engineered and tested to be weather-tight and energy efficient. The balance system is guaranteed to operate for life.



### Anatomy of Efficiency



(1) Heavy walled (0.070") PVC framing acts as a natural insulator

(2) Closed cell compression seal at sloped sill resists air and water penetration

(3) Triple-fin seal weather stripping at sill further reduces air infiltration

(4) 3/4" Insulating glass provides optimum energy efficiency

(5) Dual hollows at lift rail add strength and insulation

(6) Innovative<sup>E</sup> high performance glass utilizes Low E coating specifically engineered for local requirements

(7) "Warm edge" low conductance spacer resists energy flow through the edge of glass

(8) Rigid leg on sill prevents "screen rattle" even on windy days

## Double-Hung Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Balance covers are standard for a finished interior look.
- Non-corrosive hardware includes a lifetime of trouble-free performance.
- Cam lock action draws sashes closer together for positive lock.
- Additional security provided by an interlocking meeting rail.
- Extruded full screen for durability.

# Invite the Light In!

## Twin-Vent Slider Features

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- Two sets of double-wheeled brass rollers transfer weight of glass directly to frame reducing stress on sash members.
- Rollers glide on integral track system allowing for effortless fingertip operation.
- Both sashes lift out for easy cleaning.
- Independent weep chambers on frame assure effective water run-off.

## Casement Features

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- Sash opens 90 degrees so windows can be cleaned easily from inside your home.
- All components are corrosion resistant providing years of trouble-free performance.
- Multi-point locking system locks sash at multiple points for utmost security.
- Three layers of weather stripping assure effective barrier to air and water penetration.
- Top rated hardware system allows even the largest casements to be effortlessly and smoothly operated.
- Narrow frame maximizes the exposed glass area.





## Bow & Bay Features

- For maximum support and precision, adjustable turn-buckle cable support system is standard.
- Knee brace supports are optional.
- Insulated seatboard (R-9) provides greater resistance to cold and condensation and is available in oak or birch both unfinished and prefinished.
- Weatherproof vinyl capping system for maximum weather protection and minimal maintenance.



## Exterior & Interior Colors\*

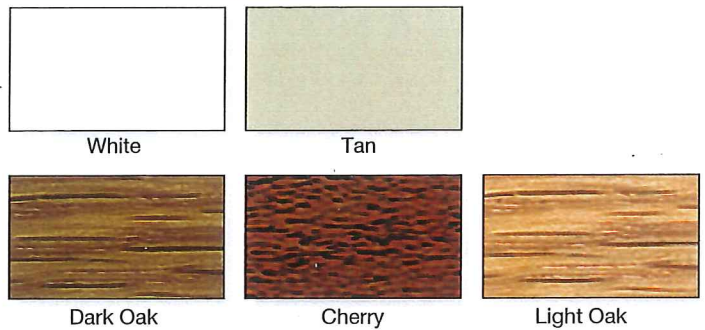
You'll appreciate the many colors available in our Hawthorne series. Customers can choose from 45 standard mix and match combinations available from our exterior color selections, and interior colors and woodgrain finishes. We can also custom match any exterior color!

\*Note: Colors and woodgrains shown are printed representations. Contact your local Alliance Window Systems® dealer to view actual samples.

Exterior color options are available on all Alliance Window Systems® products. When grids are ordered, the color will be made to match exterior frame color.



### Standard Interior Colors



### Standard Exterior Colors

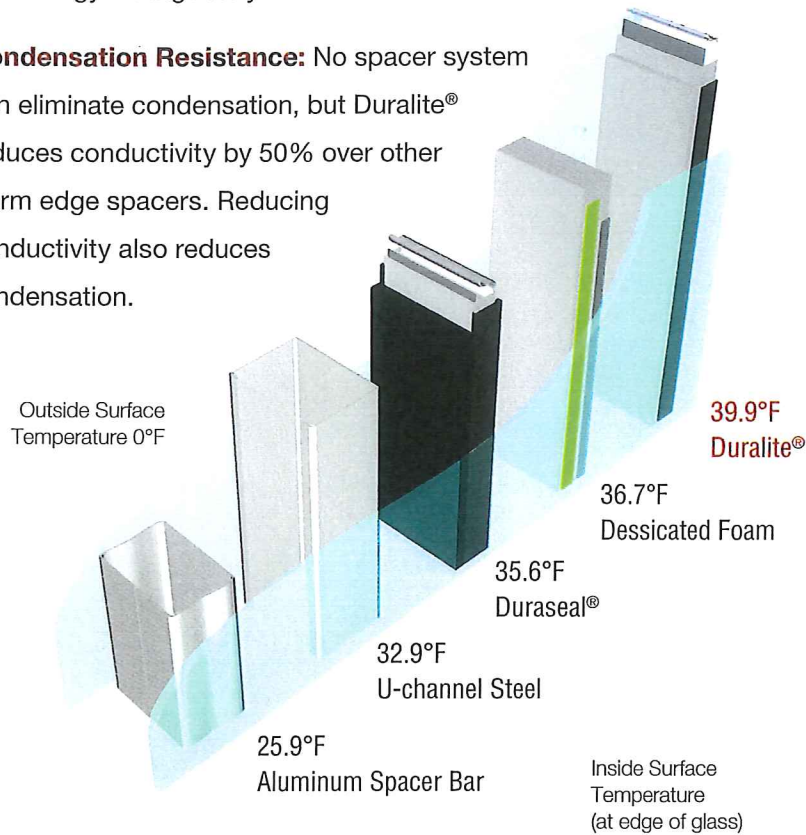


Casement, slider and double-hung windows are available in three laminated wood grain interiors – Dark Oak, Cherry and Light Oak. (Light Oak is shown.)

## Duralite® Warm Edge Spacer

Midway Windows uses only Duralite® spacers which are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value – up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

**Condensation Resistance:** No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.



## The Hawthorne: A Remarkable Window

Product	U Value	Solar Heat Gain Coefficient	Air Infiltration
<b>Hawthorne Double-Hung</b>			
– InnovativE® Glass Package*	0.27	0.28	0.12
<b>Hawthorne Casement</b>			
– InnovativE® Glass Package*	0.27	0.27	0.03
<b>Hawthorne Twin-Vent Slider</b>			
– InnovativE® Glass Package*	0.27	0.28	0.09

\*The InnovativE® Glass Package comes standard with double strength glass, Low E coating, Duralite® spacer and Argon gas fill.

## Easy Operation and Cleaning



Window cleaning is simplified with tilt-in upper and lower sashes.

## Options

Choices include standard and custom pattern grids in your choice of flat, contour or pencil muntin bars that fit securely within the insulating glass air space.

Other options include upgrade Low E coatings, triple glazing, tinted and obscure glass, choice of nine exterior colors available with white, tan or three woodgrain interior finishes.

## Insulating Foam-in-Frame

- Adds rigidity to frame
- Enhances sound-deadening qualities of frame
- Enhances energy efficiency of frame through increased thermal performance
- Foam fills entire cavity to provide complete coverage without voids

## Integral Fin

- The Hawthorne family of products is available with an integral fin. This includes Double Hungs, Twin-Vent Sliders, Three-Lite Sliders and Picture Windows.







## Our Lifetime Warranty

Alliance is not just our name. It also accurately describes our approach to doing business, and it's why we can provide such an exceptional warranty on every window we offer for your consideration. A proud, independent regional fabricator of excellent experience and reputation meticulously crafts each of our windows. By linking these carefully selected and exceptional fabricators into a national network, or alliance, we are able to be so confident of the quality that is designed and built into our windows, we can back our entire product line with an unsurpassed warranty.

Of course, other window companies may also say they offer a warranty, but we urge you to carefully read their fine print. They may, for example, guarantee the vinyl extrusion, but what about all the moving parts or the insulated glass? The Alliance Assurance Plus® Limited Lifetime Warranty covers it all – for life! Even more remarkable, if a factory defect needs repair within the first five years, we will even provide the labor required.

Many windows leave you wide open to unpleasant surprises. Select a window from Alliance Window Systems® and you'll know it's backed by a warranty second to none.

Visit [midwaywindows.com](http://midwaywindows.com)



Look for the ENERGY STAR label on qualified products.