

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:

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

X Paint and Repair Grant (no fee)

A. General Information:

Applicant Name: James J. Mathie

Phone-Home: 414-429-2400

Phone-Work: 414-585-0650

E-mail: jmathie@mathiemediation.com

Mailing Address: 242 North Hartwell Avenue, Waukesha WI 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: [Signature]

Date: 4-18-2024

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:

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: McCoy House

Address of Historic Property: 242 North Hartwell Avenue

Construction Date/Era: 1928

Architectural Style: prairie

Historic Background (Brief): Home was built by McCoys, who owned McCoy's Department Store.

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? _____
 Soffits, Fascia, Downspouts _____
 Eaves, Gutters _____
 Shingle type/style/color _____

Chimney(s): Repair or replacement? _____
 Flashing _____
 Tuckpointing _____

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

Windows: Repair or replacement? _____
 Materials, Other _____

Other Exterior Repairs: _____
 Awnings _____
 Brickwork/Stonework _____
 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: We are replacing built-in gutters with exterior gutters. The built-in gutters have been a constant source water infiltration and damage to the property throughout the life of the property, allowing water to get behind the stone exterior and occasionally inside the walls in certain areas. The soffits have rotted out from water damage many times during the life of the property. This will be the second time that we have done a major soffit repair during our ownership. The home continues to have its original tile roof, which we intend to keep. Replacement of built-in gutters, which is not economically or practically feasible, but require removal of the tile roof, thus losing that feature of the property. The exterior gutter that we will be installing is a 6-inch K-style gutter, which provides the best approximation of the original profile of the front of the soffit. Thus the change will be relatively transparent. We are also evaluating the use of copper, which was originally called for in the construction of the home but not ultimately used.

Throughout the historic district and at nearby properties, almost all of the other homes have updated their gutters. Some of those homes appear to have removed built-in gutters and added exterior gutters in the same way that we will be doing it. Only two other homes in the district continue to have built-in gutters. One has experienced obvious water damage visible from the sidewalk, similar to our problem.

Prairie style homes now incorporate exterior gutters - at least based upon online photos - rather than built-in gutters. This is clearly because of the significant problems created by built-in gutters.

Estimated start date: Spring/summer 2024

Estimated completion date: Summer 2024

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

Status: _____

Have you done any previous restoration or repair work on this property?

 No X Yes If yes, what has been done?

 Flat roof was repaired and a rail added in 2021-22. Chimney was rebuilt in 2015? Soffits were first repaired by us in approximately 1998. We have done interior remodeling and repair as well.

Are you aware of any significant alterations or restoration done by previous owners?

 X 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:

 Other than this, we do not have exterior work planned.

E. Criteria Checklist:

REQUIRED FOR ALL PROJECTS

- X Photographs of affected areas and existing conditions from all sides
- X Historic plans, elevations or photographs (if available)
- X 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

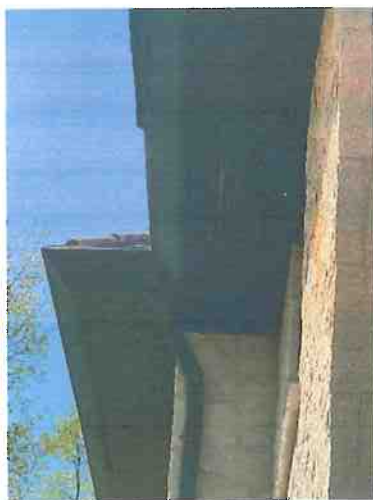
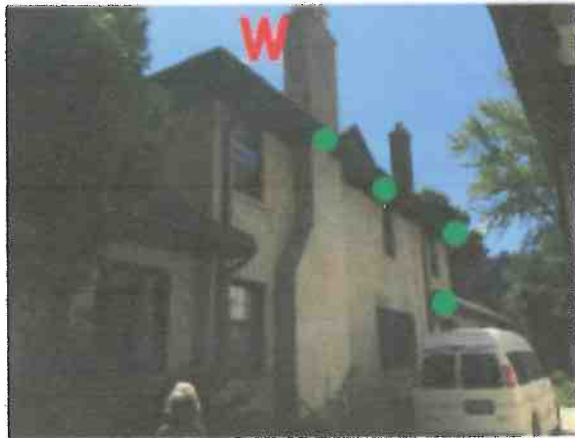
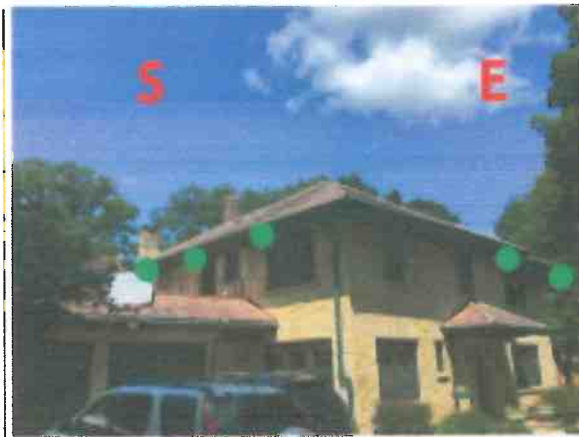
 Color samples (including brand of paint and product ID number) and placement on the structure

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.

Green dots identify areas of significant wood rot from water infiltration from built-in gutters. The photos following are representative of damage, show water impact to stone and show roof valley.



VAN DE HEY REFINED ROOFING, LLC

4065 OLD CAR CT
DE PERE, WI 54115

PHONE # (920) 532-4631

FAX # (920) 532-0147

E-MAIL ChrisVRRoofing@aol.com

INSTALLATION PROPOSAL

DATE	BID #
4/17/2024	24-270

NAME / ADDRESS

JIM MATHIE
242 N HARTWELL
WAUKESHA, WI 53186

JOB LOCATION

JIM MATHIE
242 N HARTWELL
WAUKESHA, WI 53186

JOB #	P.O. NO.	CUSTOMER CONTACT	CUSTOMER PHONE
		JAMES MATHE	414-429-2400
DESCRIPTION			TOTAL
<p>Van De Hey Refined Roofing, LLC. (VRR) to: Install 6" K style 20 oz copper seamless gutters and 3x4 copper downspouts on the complete home. VRR to set scaffold on the eave lines. VRR to remove the existing gutters and downspouts. VRR to cut the wood structure (fascia) plumb to prep for the new gutters. Rotten wood repair on a time and material basis. VRR to install copper fascia. VRR to rivet and solder the miters, end caps, and outlets. Downspout placement to be verified. VRR to cut the existing gutter so the existing metal remains under the asbestos and into the gutters and VRR will provide an extension so properly into the gutter. VRR to clean the grounds. Permits by the owner.</p> <ol style="list-style-type: none"> VRR to provide and install 6" K style 20 oz copper seamless gutters and 3x4 copper downspouts on the complete home. The miterers to be riveted and soldered. The hangers to be 1/8" x 1" bar stock copper every 2' on center. VRR to set scaffold to work from. VRR to cut and remove the existing gutters. VRR to cut and remove the wood to create a plumb fascia board to mount the gutters to. Bad wood to be replaced on a time and material basis. VRR to provide and install copper fascia before the gutters. Downspout placement to be verified. The existing metal to remain under the asbestos and into the gutters. VRR to add an cave extension as needed so metal is in the gutter. VRR to clean the grounds. Permits by the owner. <p>Labor \$21,625 Material \$20,125 Van De Hey Refined Roofing, LLC. assures the work will be performed in a workmanlike manner for the sum of: Forty One Thousand Seven Hundred fifty Dollars (\$41,750.00).</p> <p>TERMS: 25% down, balance due after job completion. Three year workmanship warranty applies.</p>			41,750.00
TOTAL			\$41,750.00

ACCEPTANCE OF INSTALLATION PROPOSAL

OWNER HEREBY ACCEPTS VRR'S INSTALLATION PROPOSAL (HEREINAFTER THE "AGREEMENT") UPON THE TERMS AND CONDITIONS SET FORTH HEREIN INCLUDING BUT NOT LIMITED TO THOSE TERMS AND CONDITIONS SET FORTH ON THE ATTACHED VAN DE HEY REFINED ROOFING, LLC TERMS AND CONDITIONS, DISCLAIMERS OF WARRANTIES, AND UPON NO OTHER TERMS AND CONDITIONS. ANY STATEMENT TO THE CONTRARY IN ANY OTHER AGREEMENT NOTWITHSTANDING.

Van De Hey Refined Roofing LLC (Seller)

By: Chris Vander
Title: Owner Date: 4-17-24

(Owner) SIGNED AND ACCEPTED:

By: _____
Title: _____ Date: _____

VAN DE HEY REFINED ROOFING, LLC

4065 OLD CAR CT
DE PERE, WI 54115

PHONE # (920) 532-4631

FAX # (920) 532-0147

E-MAIL ChrisVRRoofing@aol.com

INSTALLATION PROPOSAL

DATE	BID #
4/17/2024	24-269

NAME / ADDRESS

JIM MATHIE
242 N HARTWELL
WAUKESHA, WI 53186

JOB LOCATION

JIM MATHIE
242 N HARTWELL
WAUKESHA, WI 53186

JOB #	P.O. NO.	CUSTOMER CONTACT	CUSTOMER PHONE
		JAMES MATHE	414-429-2400
DESCRIPTION			TOTAL
<p>Van De Hey Refined Roofing, LLC. (VRR) to: Provide and install a copper valley on the upper main roof. VRR to set scaffold on the eave lines. VRR to remove and salvage the asbestos shingles. VRR to remove the existing valley. VRR to provide and install Grace ice and water shield on the complete section. VRR to reinstall the asbestos caps and pieces and provide extra for breakage replacement. The color may not match existing, the profile will match. VRR to remove all debris. Permits by owner. Material Cost: \$2,150.00 Labor Cost: \$3,850.00 Van De Hey Refined Roofing, LLC. assures the work will be performed in a workmanlike manner for the sum of: Six Thousand Dollars (\$6,000.00).</p> <p>TERMS: 25% down, balance due after job completion.</p>			6,000.00
TOTAL			\$6,000.00

ACCEPTANCE OF INSTALLATION PROPOSAL

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Van De Hey Refined Roofing LLC (Seller)

By: Chris VanDehey
Title: Owner Date: 4-17-24

(Owner) SIGNED AND ACCEPTED:

By: _____
Title: _____ Date: _____