



## 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: Alexandria Lipp & Nick Gorjestani

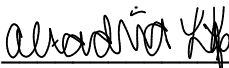
Phone-Home: 414-758-3865

Phone-Work: 414-322-4563

E-mail: alexandrialipp@gmail.com

Mailing Address: 325 E. Newhall Ave. Waukesha, WI

**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: 8/23/24

### 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</u> (Up to:)	<u>No. in Family</u>	<u>Income Level</u> (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 (if unknown you may leave this section blank):

Historic Name of Building: Lloyd L. Bower House

Address of Historic Property 325 E. Newhall Ave. Waukesha, WI

Construction Date/Era: 1928

Architectural Style: English/Tudor Revival

Historic Background (Brief): \_\_\_\_\_

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? Replacement  
Soffits, Fascia, Downspouts \_\_\_\_\_  
Eaves, Gutters \_\_\_\_\_  
Shingle type/style/color See Below

**Chimney(s):** Repair or replacement? Repair  
Flashing Yes  
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? Replace balcony  
Front or Side, Rear Rear (railing only)  
Ornamentation \_\_\_\_\_  
Finials, Other \_\_\_\_\_

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

**Details:** \_\_\_\_\_  
See Attached for product brochure. Shingle Color: Brownwood Proposal attached has shingle brand.  
Balcony Railing: Replacing with taller railing to comply with building code. 2 potential options (below)  
Chimney: Add cap and replace liner

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Estimated start date: ASAP (after COA granted)

Estimated completion date: 10/1/2024

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

Status: In progress

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

**No**  **Yes** If yes, what has been done?

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

**No**  **Yes** If yes, what has been done?

Drain tile & sump pump added. Basement partially finished.

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

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

Tuckpointing, window repairs.

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**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:

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## **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.





# ESTIMATE



## Prepared For

Alexandria Lipp  
325 Newhall Ave  
Waukesha , WI  
(414) 758-3865

## Roofing Xperts

4222 Milwaukee St.  
Madison, Wisconsin 53714  
Phone: (877) 903-6505  
Email: sales@theroofingxperts.com  
Web: www.theroofingxperts.com

Estimate # 537  
Date 08/02/2024

## Description

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**\$14,900.00**

### Roof

Remove existing shingles from home and dispose  
Install Owens Corning Weatherlock Ice & water barrier 6' around perimeter of perimeter of roof,  
in all valleys and at any areas of penetration through roof, and install synthetic felt paper  
to remaining roof structure  
Install Owens Corning or GAF shingles due to historical district we will match the existing  
shingles if no longer available we will find the closest match possible  
Includes either Lomanco 750G box roof vents or Owens Corning Ventsure Sky Runner ridge vent  
Remove and replace all(any) fan vents  
Remove and replace all boot flashing for pipe vent  
Rollex drip edge (to match fascia color)  
Install counter flashing in brown to chimney

**\$5,700.00**

### If needed

Install 7/16" OSB roof decking to entire structure

<b>Subtotal</b>	\$20,600.00
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<b>Total</b>	<b>\$20,600.00</b>
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All work to be completed in a workman like manner according to standard practice any changes from the above specifications will become an extra charge

50% deposit required. Balance due day of completion. Customer has the right to cancel with written notice within 48 hours of accepted contract.

The contractor hereby warrants the roof will be free from any defects due to workmanship or any violation of this Agreement for 20 years from the date of substantial completion

The Roofing Xperts warrants workmanship for twenty (20) years after date of substantial completion and will remedy substantial defects in workmanship without charge to the Customer. This warranty shall extend to the customer alone and automatically terminates upon Customer selling or vacating the property. The Roofing Xperts specifically excludes from warranty coverage and accepts no responsibility for defects caused by incidental or consequential damages of any sort such as lightning, gale force winds, tornado, ice dams or any other damage on or below the roofline caused by excessive snow or wind driven rain ,ice, hail or any other acts caused by nature.

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Alexandria Lipp

**Chimney & Fireplace Works**

43 S Stoughton Rd  
 Madison, WI 53714  
 Phone: (608) 242-4000  
 E-mail: eddie@cfwis.com

**Proposal**  
 8/20/2024

**Service Information**

Alexandria Lipp  
 325 E Newhall Ave  
 Waukesha, WI 53186-6233  
 Contact: Alexandria Lipp  
 Phone: (414) 758-3865  
 E-mail: alexandrialipp@gmail.com

**Billing Information**

Alexandria Lipp  
 325 E Newhall Ave  
 Waukesha, WI 53186-6233

**Job Name**

Lipp,Alexandria - 3729

<b>Job Type</b>	<b>PO #</b>	<b>Invoice #</b>	<b>Scheduled</b>	<b>Start</b>	<b>End</b>
Estimate		51826081924	08/19/2024	9:30 AM	11:00 AM

<b>Item</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
Gas appliance liner	Install a non insulated stainless steel liner to accommodate gas appliances, includes top plate and stainless steel rain cap	\$1,550.00	\$1,550.00
Fireplace Relining	Remove existing liner for wood insert Install a new 6" stainless steel liner for wood insert includes top plate and rain cap	\$3,200.00	\$3,200.00

Payment Total:	\$0.00
<b>Total:</b>	<b>\$4,750.00</b>
<b>Total Due:</b>	<b>\$4,750.00</b>

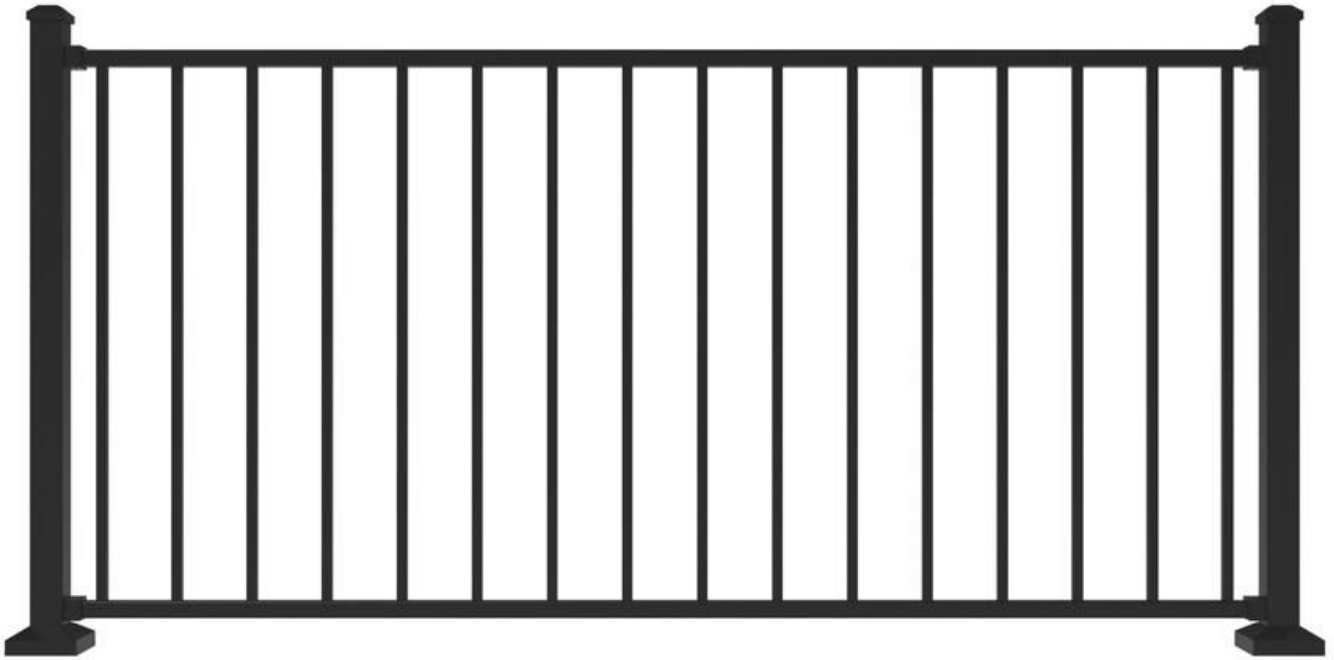
**Job Notes and Instructions:**


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All work to be completed in a workman like manner according to standard practice any changes from the above specifications will become an extra charge. Chimney & Fireplace Works is licensed and insured.

25% deposit required for all jobs and 50% deposit required for all fireplaces, inserts and stoves. Balance due day of completion. Customer has the right to cancel with written notice within three business days of accepted contract.

Signature:    x \_\_\_\_\_



Option 1: UltraDeck® 36" x 6' Black Preassembled Level Railing Panel  
(Actual Size 34" x 71-3/4")  
Model Number: 1710900 Menards ® SKU: 1710900



Option 2: UltraDeck® Rustic™ 6' Cedar Composite Rail Section Kit  
Model Number: 3036-072MC Menards ® SKU: 1120977