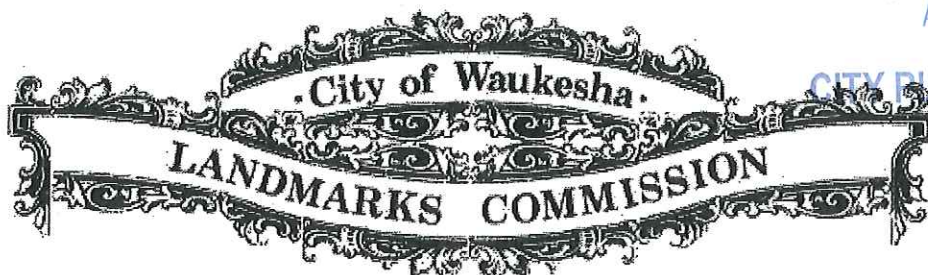


APR 3 2017

CITY PLAN COMMISSION



Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. 12 days prior to the meeting date.

Date Received: 4-3-17 @ 1:50 p.m. Amount Paid: 15.⁰⁰ cash Rec'd. By: ML

I am applying for a:

☒ Certificate of Appropriateness (COA) - **\$15.00 application fee required.**
☒ Landmarks Paint & Repair Grant (LCP & R) - **\$15.00 application fee required.**
☒ Both - \$30.00

Name: ALICE KORACH Occupation: semi retired teacher
Phone-Home: 262-501-6249 cell Phone-Work: ditto
Mailing Address: POB 202
Spouse's Name: Occupation:
Phone-Work:

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	1000	1	1000
2	2000	2	2000
3	3000	3	3000
4	4000	4	4000
5	5000	5	5000
6	6000	6	6000
7	7000	7	7000
8	8000	8	8000
9	9000	9	9000
10	10000	10	10000
11	11000	11	11000
12	12000	12	12000
13	13000	13	13000
14	14000	14	14000
15	15000	15	15000
16	16000	16	16000
17	17000	17	17000
18	18000	18	18000
19	19000	19	19000
20	20000	20	20000
21	21000	21	21000
22	22000	22	22000
23	23000	23	23000
24	24000	24	24000
25	25000	25	25000
26	26000	26	26000
27	27000	27	27000
28	28000	28	28000
29	29000	29	29000
30	30000	30	30000
31	31000	31	31000
32	32000	32	32000
33	33000	33	33000
34	34000	34	34000
35	35000	35	35000
36	36000	36	36000
37	37000	37	37000
38	38000	38	38000
39	39000	39	39000
40	40000	40	40000
41	41000	41	41000
42	42000	42	42000
43	43000	43	43000
44	44000	44	44000
45	45000	45	45000
46	46000	46	46000
47	47000	47	47000
48	48000	48	48000
49	49000	49	49000
50	50000	50	50000
51	51000	51	51000
52	52000	52	52000
53	53000	53	53000
54	54000	54	54000
55	55000	55	55000
56	56000	56	56000
57	57000	57	57000
58	58000	58	58000
59	59000	59	59000
60	60000	60	60000
61	61000	61	61000
62	62000	62	62000
63	63000	63	63000
64	64000	64	64000
65	65000	65	65000
66	66000	66	66000
67	67000	67	67000
68	68000	68	68000
69	69000	69	69000
70	70000	70	70000
71	71000	71	71000
72	72000	72	72000
73	73000	73	73000
74	74000	74	74000
75	75000	75	75000
76	76000	76	76000
77	77000	77	77000
78	78000	78	78000
79	79000	79	79000
80	80000	80	80000
81	81000	81	81000
82	82000	82	82000
83	83000	83	83000
84	84000	84	84000
85	85000	85	85000
86	86000	86	86000
87	87000	87	87000
88	88000	88	88000
89	89000	89	89000
90	90000	90	90000

1.....\$37,650

2.....\$43,000

3.....\$48,400

4.....\$53.750

☒ Income is **Above** Guidelines

5.....\$58,050

6.....\$62,350

7.....\$66,650

8. \$70.950

☐ Income is ***Below*** Guidelines

C. Architectural Information on Property:

Historic Name of Building: 518 McCall St

Historic Property Address:

Construction Date/Era: *early 20th c*

Architectural Style stucco dutch colonial

Brief Historic Background: _____

Have there been any alterations or repairs? ☒ Yes ☐ No

repairs to damaged
stucco w/ new stucco

If yes, describe alterations/repairs: holes & cracks in stucco - torn down
base of concrete board put up to form base for replacement
stucco - completed 11-21-16 - need to paint to match rest of house

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 - later this summer

Repair or replacement?

Soffits/Fascia/Downspouts

Eaves, Gutters

Shingle type/style/color

SIDING

Repair or replacement?

Paint Colors, Materials

Shingling/Ornamentation/Stickwork

OTHER EXTERIOR REPAIRS

Awnings

Brickwork/Stonework

Cresting

Doors

PORCH

Repair or replacement?

Front or Side, Rear

Ornamentation

Finials, Other

CHIMNEY

Repair/replacement?

Flashing

Tuckpointing

WINDOWS

Repair/replacement?

Materials, Other

FOUNDATION

Extent of repair

Tuckpointing

Other

MISCELLANEOUS

Landscaping

Fences

Paving/Brick Pavers

now

replace leaking

rubber flat roofs

in back with rubber

flat roofs

both w/ sound stucco

white cream

next spring/summer 2018

paint white along w/ soffit

wood trim

Estimated start date:

2 weeks ago

Estimated completion date: mid - late April / roofs in back August

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

Status: I don't know about it - will alert my accountant

Has owner done any previous restoration/repair work on this property? ☐ No ☒ Yes

If yes, what has been done? replaced damaged stucco upper front w/
sound stucco upper front - by Custom Restoration
to match original stucco - done fall 2016 (see front photo)
completed 11-21-16 cost \$1260.00

Are any further repairs or alterations planned for this building for the future? ☐ No ☒ Yes

If yes, please describe: porch roofs in back are flat rubber - 1
beaks, will replace both w/ flat rubber roofs
in August/September
next year - plan to paint window frames, muntins & sashes white

E. Criteria Checklist (REQUIRED, please read carefully):

when I have saved enough money

For ALL PROJECTS

- ☒ Photographs of affected areas and existing conditions from all sides email
- ☒ Historic plans, elevations or photographs (if available) I don't have anything (email)
- ☐ Material and design specifications, including samples and/or product brochures/literature when appropriate

For ALL NEW CONSTRUCTION/ADDITIONS/EXTERIOR ALTERATIONS/FENCING & LANDSCAPING

☐ Site and/or elevation plan - to scale (required for all new construction or proposed additions)

For EXTERIOR PAINT WORK

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

flat walls - stucco tinted cream

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:

@ 140 sheets durock materials \$25,350
5000 sq ft stucco labor \$13,650
55 gal paint - Clark Kensington - honeyhugust 18c/lb

upper

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: _____

Date: _____

2 April 2017

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 Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic 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. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
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. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
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.

Standards for Rehabilitation

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.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period 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.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. 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.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Custom Restoration, Inc.
P.O. Box 129
Sussex, WI 53089-0068
(P) 262-820-3030
(F) 262-820-3019
Carlos@TotalMasonryRepair.com
www.TotalMasonryRepair.com

Wisconsin Department of Commerce ID 697538

February 20, 2017

Proposal Submitted To:
Alice Korach
518 McCall Street
Waukesha, WI
262-501-6249
akorach@gmail.com

Project Site:
518 McCall Street
Waukesha, WI

Exterior Restoration

Custom Restoration, Inc. hereby proposes to furnish labor, materials and insurance to complete the work as described. Custom Restoration, Inc. has examined the exterior area where the work is to be performed. The proposed stucco work is as follows:

- Remove damaged cement stucco
- Install 15# felt
- Install 5/8" cement board
- Install base coat
- Install finish coat to match existing texture
- Front First Floor = \$4,448.00
- Chimney Side = \$12,378.00
- East Side = \$11,403.00
- Back Side (Dormer & Screen Porch) = \$7,893.00
- Repairs to addition = \$2,433.00

TOTAL = \$38,555.00

[Handwritten Signature]

price change on p. 4

*can you tint it to a very pale yellow
it'll give you
paint chip.
Then you'd need
to skim over
upper front
box — x*

Custom Restoration, Inc. hereby proposes to furnish materials, labor and insurance to complete this project, in accordance with the specifications for the sum of:

NINETEEN THOUSAND and 00/100 ----- \$38,555.00

Down payment shall be upon contract signing, in the sum of:

NINE THOUSAND FIVE HUNDRED and 00/100 ----- *downy paid* ----- \$1,000.00

Final payment PER SIDE shall be due upon completion of each elevation, in the sum of:

NINE THOUSAND FIVE HUNDRED and 00/100 ----- \$37,555.00

- Front First Floor = \$4,248.00
- Chimney Side = \$12,178.00
- East Side = \$11,203.00
- Back Side (Dormer & Screen Porch) = \$7,693.00
- Repairs to addition = \$2,233.00

Payment must be made upon completion of work or a 2.5% service charge, each month shall be applied for any past due amount.

All material is guaranteed to be as specified and all work shall be completed in a workmanlike manner, according to standard practice. Any alteration or deviation from the noted specifications, involving additional costs, will be executed only upon written consent, and will incur an extra charge over and above the proposal. Owner is to carry necessary insurance.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Custom Restoration, Inc. is authorized to proceed as authorized. Payment shall be as outlined above. Payment shall be made payable to Custom Restoration, Inc. in the form of a cashier's check, money order, business check, or personal check.

If you wish to proceed with the proposed work please sign and date below, and return one (1) copy along with the stated down payment amount. A representative from our company will contact you with a tentative start date and your project will be placed on our work schedule. It is understood, there is no agreement to perform services and/or supply materials until one (1) signed and dated copy of this proposal is returned to Custom Restoration, Inc., along with the down payment amount.

Custom Restoration, Inc. appreciates the opportunity to provide you with a written proposal for your and will take great pride and workmanship with your project.

The proposal maybe with drawn by Custom Restoration, Inc., if not accepted within thirty (30) days. Quotations are subject to correction for stenographic error or emissions.

Handwritten signature
04-13-11

Utilities

It will be the responsibility of the property owner and/or Management Company to secure working electrical facilities. Should power interruption be necessary, the tenants and the property owner(s) and/or Management Company will hold harmless Custom Restoration, Inc. from all claims resulting from power interruption. Power interruption is necessary at times because OSHA requires that there be ten feet (10') clearance between workers and electrical wires. The electric company will temporarily disconnect the lines, and if any costs occur, they will be the responsibility of the property owner and/or the Management Company. It will also be the responsibility of the property owner and/or Management Company to notify the tenants of any power interruptions, or anybody who would be affected by the power interruption. There will be no power interruptions.

Workmanship

All work shall be in strict ordinance with manufactures technical data specifications for types of material used. All work shall be done with the supervision of skilled workmen with no less five (5) years experience. All materials shall conform to construction standards. When colors are available in various colors, color shall match adjacent areas as closely as possible.

Cleaning of Premises

Premises shall be left in a clean and orderly fashion, consistent to that which existed prior to initiation of the project. Custom Restoration, Inc. shall remove all debris from the work site.

please take away old shutters.

Wisconsin Lien Law

As required by the Wisconsin Construction Lien Law, Custom Restoration, Inc. builder hereby notifies owner that Custom Restoration and persons or companies performing, furnishing, or procuring labor, service, materials, plans, or specifications for construction on Owner's land may have lien rights on Owner's land and buildings if they are not paid for improvements, including repairing or remodeling. Those entitled to lien rights, in addition to Custom Restoration and laborers or mechanics employed by Custom Restoration or by other prime contractors or by subcontractors, are those who contract directly with Owner or those who give Owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, Owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Custom restoration agrees to cooperate with Owner and lender, if any, to see that all valid lien claimants are dully paid.

Wisconsin "Right to Cure Law"

Notice Concerning Construction Defects

Wisconsin Law contains important requirements you must follow before you may commence an action for defective construction against Custom Restoration. An "action" is defined to include an arbitration proceeding, which is the method of dispute resolution required under this contract. Section 895.07 (2) and (3) of the Wisconsin Statutes requires you to deliver to Custom Restoration a written notice of any construction conditions you allege are defective before you commence your action, and you must provide Custom Restoration the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by Custom Restoration. Applicable warranty provisions bind custom Restoration.

As required by Wisconsin Statutes, Custom Restoration is delivering to Owner the attached brochure outlining the procedures for handling construction defects. Owner is obligated to follow those procedures before commencing an action for defective construction against Custom Restoration.

Dispute Resolution

Owner and Custom Restoration agree that disputes, including any concerning alleged construction defects which have not been resolved after following the procedures established by the "Right to Cure" Law, shall first be submitted to mediation before a mediator agreed to by both Owner and Custom Restoration. Owner and Custom Restoration agree to share equally the mediator's fees, which shall be paid to the mediator, in trust, in advance of the mediation. If mediation is unsuccessful, Owner and Custom Restoration agree to have the dispute decided by binding arbitration before a single arbitrator in accordance with the current Construction Industry Arbitration Rules of the American Arbitration Association, unless the parties mutually agree otherwise. Arbitration proceedings shall be held in Metropolitan Milwaukee, or such other place as Custom Restoration may designate. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Thank you for accepting our proposal and allowing us to perform the aforementioned work.

Scott Krznarich
President - Custom Restoration Inc.

Carlos Albelo
Sales Representative

Alice Korach - Customer Acceptance

*please see note
p. 1 & p. 2*

18-8

18C-2^U
Saturday Morning

first choice

18C-1^U
Honey Yogurt*

21-8

21C-2^U
Smile With Me

third second

21C-1^U
Yellow Daze*

20C-1^U
Gardenia*