

LANDMARKS COMMISSION APPLICATION

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: 4-25-17 Amount Paid: \$1500 Rec'd. By: ma

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

A. General Information:

Name: Pamela Reetz Occupation: Self employed
Phone-Home: 1823 Nagawicka Rd Phone-Work: 262-367-4282
Mailing Address: Northridge, WI 53029 262-893-9677

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:

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

C. Architectural Information on Property:

Historic Name of Building: Shoshone House Construction Date/Era: 1883
Historic Property Address: 710 W. East Ave Architectural Style: -

Brief Historic Background: -

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

If yes, describe alterations/repairs: renovation

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?
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

Estimated start date: June 1, 2017

Estimated completion date: June 10, 2017

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

Status: _____

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

If yes, what has been done? replace roof on porch, install copper gutters, paint

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

If yes, please describe: Windows

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

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

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

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

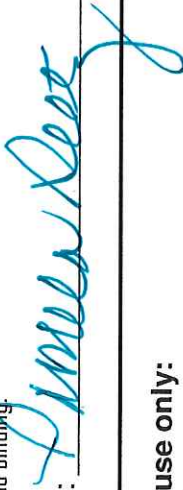
For EXTERIOR PAINT WORK

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

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:

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: 4/25/2017

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: _____

RJM REMODELING AND DEVELOPMENT

Proposal Submitted To:

Waukesha Cab Co Historic Building
102 W. Broadway
Waukesha, WI

ALL permits, ALL disposal and ALL sales tax is INCLUDED

Roofing Proposal

1. Tear off and haul away ALL WOOD CEDAR shake roofing from building (not lower roofs)
2. Install new 1/2 inch fiberboard on upper rubber roof using plates and screws
3. Install new .060 EPDM rubber membrane on upper roof, fully adhering to fiberboard sheathing
 1. We will need to install new flashing where edge of upper rubber section meets shingles (color of flashing metal will coordinate with shingle color)
 4. Re-deck entire roof surface with 7/16 inch OSB sheathing for solid nailing surface
 5. Install ice and water shield 6 FEET above ALL gutter lines, 3 feet in all valleys, around chimneys/skylights and pipe flashings
 6. Install manufacturer SYNTHETIC roof deck underlayment
 7. Install new 'W' style valley metal using pre-finished painted steel
 8. Install (3) new 'cut-in' metal chimney flashings using pre-finished painted steel
 9. Install new D-style drip edging on all gable edges
 10. Replace all plumbing vent pipe flashings [soil stacks] with new
 11. Replace any 4-inch BROAN exhaust vent (bathrooms) — if applicable
 12. Install approx. 55 FEET of heavy duty ridge vent (4 main ridge lines) — eliminate all existing vents, plug holes with wood
 13. Install starter strip shingles on all gables, eaves and in all valley areas
 14. Install Lifetime Ltd Warranty dimensional shingles (choice between 2 manufacturers)
 1. GAF Timberline HD dimensional shingles
 2. CertainTeed Landmark dimensional shingles
 3. FREE UPGRADE OPTION: CertainTeed Landmark PRO heavier dimensional shingles

115 Main St. #D, Pewaukee, WI 53072

Office: 414-354-7474

Fax: 262-691-1607

RJM REMODELING AND DEVELOPMENT

Warranties:

1. 10 year workmanship warranty
2. Manufacturer Extended Warranty 40 year NON-PRORATED warranty covering product failure, includes ALL labor and ALL materials and is transferrable to next homeowner

DISCOUNT PRICE: \$24,750.00

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PAYMENT TO BE MADE AS FOLLOWS:

PAYMENT TO BE MADE IN FULL UPON COMPLETION

(Warranties will not be honored if payment is not made in full upon completion)
ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATIONS INSURANCE. 12% PER ANNUM (1% PER MONTH) INTEREST SHALL BE PAID FOR ANY AMOUNTS NOT PAID IN FULL WHEN DUE. ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND PROPOSAL CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

PROPOSAL CONDITIONS:

UNPAID BALANCES:

Interest shall be paid on all amounts due after completion of job at the rate of 1.0% per month. Partial prepayments with interest to date of payment may be made. If any payment is not made when due and if this default continues for a period of ten (10) days after its due date, the unpaid balance shall mature in full and become immediately payable. The receipt of any payment after the occurrence of an event of default shall not constitute a waiver of the default or the holder's rights and remedies on the default. Without affecting the liability of customer or guarantor, RJM Remodeling and Development may, without notice, renew or extend the time for payment. Customer and guarantors agree to pay all costs of collection, including reasonable attorney fees, and waive presentment, protest, demand, and notice of dishonor.

ENFORCEMENT COSTS:

In the event RJM Remodeling and Development prevails in any action or proceeding to collect any amount due RJM Remodeling and Development under this Contract, or otherwise enforce this Contract, it shall be entitled to recover from Buyer, in addition to any other damages, its costs and expenses including reasonable attorneys' fees.

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OWNERS DUTIES:

The Owner Certifies: 1) That s/he (they) are the Owner of the premises to be improved free of any current liens and this contract is given in reliance upon this representation of ownership; 2) s/he has read this agreement; 3) s/he fully understands the terms and conditions of this contract; 4) this agreement is the entire contract between the Owner and RJM Remodeling and Development; 5) there are no oral or written agreements between the parties other than that contained in this agreement; 6) RJM Remodeling and Development is not responsible or bound by any representations not contained in this agreement; 7) Changes made by one Owner are binding upon all Owners as the Owners hereby state that they are agents of each other; 8) No oral changes may be made to this contract, including any substitutions, unless the changes and substitutions are made in writing and signed by both the Owner and RJM Remodeling and Development; 9) No statements, promises, commitments or representations have been made by RJM Remodeling and Development, to induce the Owner to execute this Contract other than what are contained in this Contract or in the current advertising materials of the contractor; 10) A copy of this agreement is received by the Owner; 11) If Owners are married, they represent that this obligation is a family obligation incurred in the interest of the family.

RJM REMODELING AND DEVELOPMENT'S DUTIES:

RJM Remodeling and Development Certifies: 1) to do all work in a workmanlike manner; 2) to do all work in compliance with State and local law; 3) that it will inform the Owner before entering into this home improvement contract of all required building or construction permits, and that it will obtain all such permits; 4) that it will furnish to the Owner the standard guarantees and warranties of the products supplied by the manufacturers of materials; however, RJM Remodeling and Development does not, and cannot, furnish to the Owner any of its own guarantees and warranties of the supplied products; 5) if inspections are required under state or local codes, RJM Remodeling and Development will give inspection certificates to the Owner when the home improvement is completed; 6) it will work with the Owner as to any change orders, and explain the reason for the change and the cost modifications when it provides written change orders for any substantial change from this contract; 7) provide a lien waiver after final payment is received.

RJM REMODELING AND DEVELOPMENT

RIGHT TO CURE NOTICE:

Wisconsin law contains important requirements you must follow before you may file a lawsuit or commence mediation or arbitration proceedings for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file your lawsuit or commence mediation or arbitration proceedings, and you must provide your construction contractor or window or door upper the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor. All parties are bound by applicable warranty provisions. Buyer hereby acknowledges receipt of the brochure required under sec.

101.148 of the Wisconsin statutes.

WARRANTY:

The warranty in this contract extends only to labor and materials and does not cover other damages including but not limited to damage to the building or its furnishings. this warranty is in lieu of any and all other claims by customer including tort claims. Except as otherwise provided in this contract, RJM Remodeling and Development makes no other warranties, either express or implied, as to any matter whatsoever, including without limitation the condition of the improvements, merchantability or fitness for any particular purpose. Buyer agrees that in no event shall RJM Remodeling and Development be liable to buyer for any loss of use, loss of business, loss of profit, emotional distress, personal injury, bodily injury, death, direct or indirect, incidental or consequential damages, caused directly or indirectly by the acts or omissions of Tai-County under the contract.

LIEN NOTICE:

As required by the Wisconsin construction lien law, RJM Remodeling and Development hereby notifies buyer that persons or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on buyer's land may have lien rights on buyer's land and buildings directly with the buyer or those who give the buyer notice within 60 days after they first perform, furnish, or procure labor, services, material, plans or specifications. Accordingly, buyer probably will receive notices from those who perform, furnish, or procure labor, services, material, plans or specifications, for the construction, and should give a copy of each notice received to the

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mortgage lender, if any. RJM Remodeling and Development agrees to cooperate with the buyer and the buyer's lender, if any, to see that all potential lien claimants are duly paid.

ENTIRE AGREEMENT:

This contract, including all documents attached to or referenced in this contract, shall constitute the entire agreement between buyer and RJM Remodeling and Development with respect to its subject matter, and shall not be modified or amended except by a writing signed by buyer and Tai-County. The provisions of this contract supersede all prior oral and written quotations, communications, agreements and understandings of the parties with respect to the subject matter of this contract.

PAYMENT DATES: Payment is due in full upon completion.

*ANTICIPATED START DATE: _____

CONTRACT PRICE OF JOB: _____

DEPOSIT RECEIVED: _____

AMOUNT DUE UPON COMPLETION OF JOB: _____

Authorized Signature: _____

Russell Maticcek, Jr.

Date: _____

Owner Signature: _____

Owner Printed Name: _____

Date: _____

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Shingles

Flat Roofs

3254 S. 92nd Street, Milwaukee, WI 53227
314-385-7003 • Fax: 314-385-7005 • www.AllCityContractingwis.com

Name: BEST CAR COMPANY

Home Phone: _____

Address: 102 W BROADWAY WAUKESHA WI

Work Phone: 262-549-6622

Billing Address: _____

Cell Phone: _____

RE: UPPER ROOF AND RUBBER ROOF

Fax: _____

We will supply the labor & material for all checked items.

TEAROFF LAYERS OF ROOF		Redeck Roof
☐ 1 Layer	☐ 2 Layers	☐ 3 Layers
If there is any additional layers outside of the checked box there will be an additioanl charge of \$45.00 per sq. per layer.		☒ Cedarshakes
ICE & WATER SHIELD & FELT		☒ Synthetic Underlayment
☒ Ice & Water on Gutter Line	☒ Install Ice & Water in valley before installing W-Valley	☐ #30 Felt
☐ 3 Feet	☒ Ice & Water A Long All Walls	☐ #15 Felt
☒ Ice & Water @ All Pipes	☒ Ice & Water @ Chimney	☐ Shingle Mate
On all complete tear offs we will install ice & water 3" onto the facia behind the gutter. This will prevent any ice damage.		☐ Other _____

☒ Gutter Apron	☒ Drip Edge	☒ W-Valley	☒ Step Flashing
NEW METAL			
VENTILATION			
☒ Continious Ridge Vent	☐ Bathroom Vent	☐ Kitchen Vent	
☐ Install Stationary Vent	☐ Power Vent	☐ Edge Venting	
On all complete tearoffs when installing ridge vent the existing stationary vent holes will be filled with wood.			

Prefinished Metal	FLASHING
☒ Chimney	☒ Lead Pipe
	☐ P.V.C. Rubber Boot 2"
	☐ P.V.C. Boot 3" or 4"

☒ Shingle Type <u>GAF TIMBERLINE NS</u>	☐ Color Selected by Owner _____
A started strip will be installed at all necessary areas. All shingles come with a lifetime warranty.	

Lineal Feet <u>NONE</u>	GUTTER & DOWNSPOUTS
☐ 5" Seamless Gutter	☐ 3" Downspouts
☐ 6" Seamless Gutter	☐ 4" Downspouts
	☐ Gutter Protection <u>NONE</u>
	☐ Color Selected by Owner _____

PAYMENT OPTION	
☐ 50% Down <u>12,287.50</u>	☐ 50% @ Completion <u>12,287.50</u>
☐ 1/3 Down, 1/3 1st Day, 1/3 @ Completion <u>8,191.67</u>	
If your paying with credit card, a 3% fee will be added to your bill. We will meet or beat any comparable estimate.	

REQUESTS / OPTIONS / NOTES	
<u>REMOVE EXISTING RUBBER ROOF INSTALL NEW DECKING THEN 0.60 MIL RUBBER ROOFING WILL BE INSTALLED</u>	
<u>* NOTE LOWER PORCHES WILL NOT BE DONE *</u>	
PAYMENT DUE UPON COMPLETION	
\$ TOTAL <u>24,575.00</u>	
DEPOSIT	
ADJUSTMENT	
DISC	
BAL	

All shingles will be bought out of the same lot for color continuity. All shingles will be nailed not stapled.
Complete clean up by All City Contracting, LLC. Final lien release when job is complete and payment in full.

We reserve our lein rights. On every completed job we will do yearly roof inspections.

All City Contracting will provide a limited lifetime workmanship warranty depending on the shingle you choose. We are not liable for any consequential or subsequential damage to structure or components after the roof has been completed.

The condition of the existing roofdeck may be unknown to us prior to tearoff and may require entire replacement or repair. If this additional work is needed, there will be an additional charge at 45.00 per man hour and material or \$25.00 per sheet.

Job time will take 1 WEEK due to weather. Job will be started within 60 business days of signing contract due to weather.

I hereby agree that the above listed options are correct.Only work as stated above on contract will be honored. Verbal or implied requests are not recognized.
*Note: In some cases, pre-existing conditions that are unknown to us upon sale may require additional labor and materials to complete job properly. If this occurs, the customer agrees to pay All City Contracting, LLC for additional labor's materials incurred by All City Contracting, LLC upon completion of job.

You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice or cancellation must be in writing, postmarked, no later than midnight of the following third business day. If you cancel this contract at any time, there will be a 15% cancellation fee.

CUSTOMER	DATE	ALL CITY CONTRACTING, LLC	DATE
CUSTOMER	DATE	SALES REPRESENTATIVE	DATE
PROPOSAL GOOD FOR <u>20</u> DAYS.		<u>2-28-17</u>	