

RECEIVED

AUG 17 2017

CITY PLAN COMMISSION



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: 8-17-17

Amount Paid: \$15- 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: Karen McDonald Occupation: DBA Frame Family LLC
 Phone-Home: 414-852-9343 Phone-Work: Same
 Mailing Address: 824 S. Dousman Rd Oconomowoc, WI 53066
 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
<input checked="" type="checkbox"/> 4.....	\$53,750	8.....	\$70,950
<input checked="" type="checkbox"/> Income is Above Guidelines		<input type="checkbox"/> Income is Below Guidelines	

C. Architectural Information on Property:

Historic Name of Building: Andrew Frame House Construction Date/Era: 1879
 Historic Property Address: 507 N. Grand Ave Architectural Style: Italianate

Brief Historic Background: was the home my great great grandfather built, and was home to my Aunt Mable until 1970's, then was converted to law offices and has been maintained beautifully. Has some repair issues needed quickly
 Have there been any alterations or repairs? ☒ Yes ☐ No

If yes, describe alterations/repairs: front (wrap around) porch has been entirely replaced, painting and tuckpointing were completed, and a third floor apartment was added. Widow's peak removed.

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?

☒ repair

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

☒ tuck pointing

Cresting

Doors

PORCH

Repair or replacement?

Front or Side, Rear

Ornamentation

Finials, Other

CHIMNEY

Repair/replacement?

Flashing

Tuckpointing

WINDOWS

Repair/replacement?

Materials, Other

repair rotten wood ✓
(just 1 window)

FOUNDATION

Extent of repair

Tuckpointing

Other

MISCELLANEOUS

Landscaping

Fences

Paving/Brick Pavers

add dryer vent in proposed laundry /mud room

Estimated start date: Upon ap

Estimated completion date: _____

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? _____

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

If yes, please describe: to return the Frame house to its original
stately appearance and grandure, I would love to
have the widows peak rebuilt. I have a picture of
Andrew on the front porch when his "smoking house" was

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

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: _____

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.

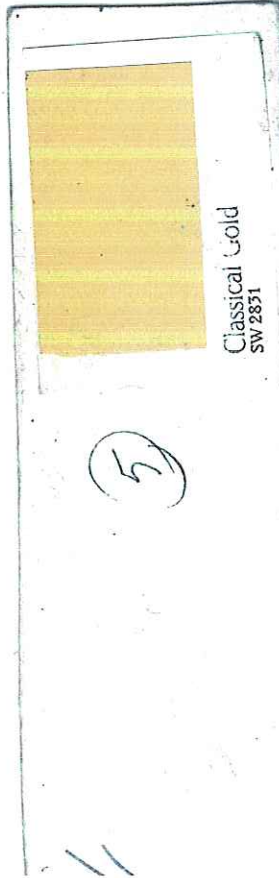
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

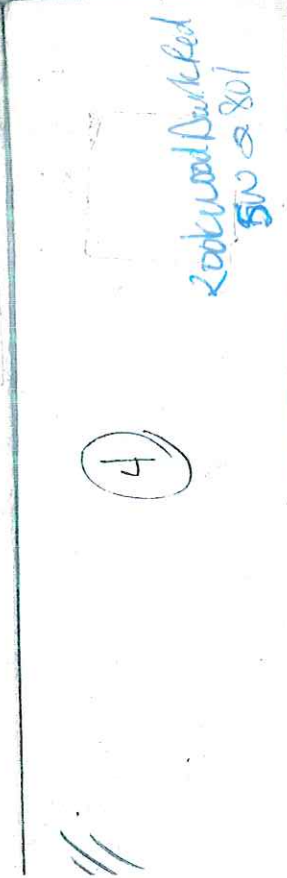
1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize 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.



5



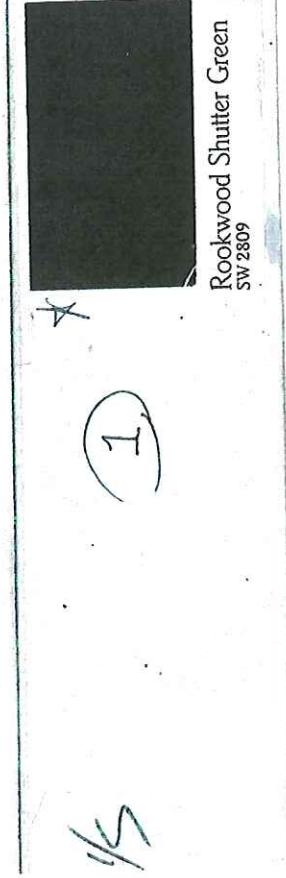
4



3



2



1

not
over
Adolfo Reyes ²⁰¹²
414-702-8727
All Dev flex HP (Semi)

#1) 1/11
done
4216-0500L
SW 2809
Ax-Y39
B-6Y35
D-Y34
Kx-3Y22

#2) 1/11
done
4216-0500L
SW 2810
Semi
B-2Y
D-3Y2
Kx-6Y
L-2Y43

#3) 1/11
done
4216-0300L-
SW 2862
Semi
B-3Y
C-35
D-Y12

#4) 1/11
done
4216-0500L
SW 2801
Semi
B-2Y35
M-7Y30
F-Y4
Kx-36

#5) 1/11
4216-0300L Semi
SW 2831
B-1
C-4Y40
F-1

PROPERTY RECORD
507 N GRAND AVE
Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES ▶

Historic Name: **Andrew Frame House**
Other Name: **DeMars and Associates**
Contributing:
Reference Number: **63236**

PROPERTY LOCATION ▶

Location (Address): **507 N GRAND AVE**
County: **Waukesha**
City: **Waukesha**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built: **1879**
Additions:
Survey Date: **1982**
Historic Use: **house**
Architectural Style: **Italianate**
Property Type: **Building**
Structural System: **Balloon Frame**
Wall Material: **Cream Brick**
Architect: **Edward Townsend Mix**
Other Buildings On Site: **0**
Demolished?: **No**
Demolished Date:

DESIGNATIONS ▶

National/State Register Listing Name: **Andrew Frame House**
National Register Listing Date: **1983-10-28**
State Register Listing Date: **1989-01-01**
National Register Multiple Property Name: **Multiple Resources of Waukesha**

NOTES ▶

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Additional Information: Architectural Description:

The Andrew Frame residence, a fine Italianate styled building, was designed by Milwaukee architect, Edward Townsend Mix and constructed under the supervision of local contractors Hartwell and Gleason. [B]. The cream brick building stands two full stories and includes an attic marked on the exterior by pairs of windows set in to the frieze and framed by brackets. The remainder of the windows appear in pairs (with the exception of a two story frame bay window on the south side) and are capped by stilted segmental arches with stone keystones. The facade contains a central pavilion, accented by a pediment at the roof line which breaks to frame a lunette window. The main roof is hipped and once included a large belvedere. The original cupola was removed in c. 1940. A frame porch composed of a central rectangular projection and curved wings extends across the facade. The residence is in excellent condition. It was owned in 1982 by Leonard G. Adent.

Architectural Significance:

Architecturally significant as an example of a period of construction, this carefully balanced design is among the best of examples of the cubical Italianate style remaining in Waukesha and is also an important example of the use of cream city brick. A frame carriage house, located north of the house (511 N. Grand Avenue, WK 79/16) has been remodeled and converted to commercial use, and is not considered significant due to recent remodelings. The Frame House is also a commercial property but has not been significantly altered on the exterior or the interior. The original woodwork, elaborate curved stair, parquet floors and marble fireplaces remain; remodeling has occurred in the original service area. Other important brick Italianate buildings remain at 348 Wisconsin Avenue (Street-Waite House, WK 4/24), 434 Madison Street (Blair House, WK 7/12), 609 E. Broadway (Buchner House, WK 38/23), and 307 E. Main (Moore House, WK 42/14).

Historical Statement:

The Frame House is historically significant due to its association with the life of Andrew J. Frame, long time President of the Waukesha National Bank, the County's first financial institution. Andrew J. Frame was born in Waukesha on February 19, 1844 in the small family house on Broadway, east of Grand Avenue. When Frame was President of the Waukesha National Bank, his office was only 150 feet away from his birthplace. After attending local schools, Frame entered employment at the Waukesha County Bank as an office boy at the age of 18. He quickly rose to bookkeeper, teller, and in 1865, assistant cashier. When William E. Blair assumed the Presidency of the bank in 1866, Frame was promoted to Cashier. At this time he was only 21 years of age. Upon Blair's death in 1880, Frame was named President, an office he held until 1919. In that year he "retired" to the position of Chairman of the Board which he held until the time of his death in 1932 at the age of 88. [C]. Frame was known for his leadership in state and national banking issues, particularly in leading opposition to allowing branch banking. He was deeply involved in local activities and, in 1926, donated the land along the Fox River now known as Frame Park. Throughout the late nineteenth and early twentieth centuries, Frame was considered the leading citizen of Waukesha. [D]. The First National Bank of Waukesha opened in 1855 as the Waukesha County Bank and has survived in several forms until the present. In 1865, the Bank reorganized as the Waukesha National Bank. In 1956, it became the First National Bank of Waukesha and in 1980, the Independence Bank of Waukesha. [D].

About the Architect:

Edward Townsend Mix, designer of the Frame House, was born in New Haven, Connecticut in 1831 and entered an architectural office in 1848. In 1856, he moved to Milwaukee and the following year, he opened his own office in the city. Through the 1880's, Mix supplied the designs for many of the important public, commercial and residential buildings in Milwaukee and other Wisconsin cities. In Waukesha, the Chandler House (NRHP 1975) and the First Baptist Church (WK 4/29) are also attributed to Mix.

Another map code is City Map #13.

Bibliographic References: A. Griswold, "Old Homes and Their Owners," Landmark, I No. 2 p. 3. B. Waukesha Freeman Vol. XXI No. 38 September 18, 1879 p. 1. C. Dictionary of Wisconsin Biography, p. 133. D. "Waukesha County Bank was Organized in 1855," Waukesha Freeman Centennial Edition, Sec. L-I p. 8, 1959. E. Loerke, "Early Waukesha," Waukesha Co. Historical Museum, 1973. F. ZIMMERMAN #767. G. WAUKESHA FREEMAN "Woman takes on labor of love." 5/17/1996.

RECORD LOCATION ►

**Wisconsin Architecture and History Inventory, Division of Historic Preservation-Public History,
Wisconsin Historical Society, Madison, Wisconsin**

Have Questions?

If you didn't find the record you were looking for or have other questions about historic preservation, please email us and we can help:





507 N. Grand Ave, Waukesha, WI 53186

Inspection Date:

04/05/17 & 04/06/17

Prepared For:

Karen McDonald

Prepared By:

House to Home Inspections
200 S. Executive Dr. Suite 100
Brookfield, WI 53005

414-573-4663

Report Number:

050417-200

Inspector:

Nick Shirley



ITEMS TO BE ADDRESSED

- The sidewalk has settled in areas on the north and east sides of the home leaving lips between the individual slabs. Large gaps exist between the sidewalk slabs and the home on the north and east sides of the house leaving gaps for moisture to pool in. Recommend repair as necessary to ensure moisture does not pool in any gaps near the foundation.
- The asphalt roof covering on the flat section of roof has several seams that need to be re-sealed. Recommend repair.
- The downspouts on the north side of the home appear to be clogged and need to be cleaned. The downspout on the lower northeast corner and upper north side near the back of the home appear to have leaking joints. The downspouts on the south side of the home should be extended an appropriate distance away from the home. Recommend repair.
- The wood soffit on the south side of the house below the deck/balcony has peeling paint and wood rot visible. The area of soffit around the gutter on the upper north side of the home near the back of the house has peeling paint and signs of rotting wood visible as well. Recommend repair or replacement as necessary.
- A few small sections of the exterior brick have loose mortar joints visible. The brick behind the AC units on the back balcony and the brick to the right of the entry door to the 3rd floor from the balcony stairs have areas of loose mortar joints. The chimney chase on the right side of the roof has loose mortar joints visible in the chase. Recommend tuck-pointing or repair as necessary.
- Fresh seepage was visible in the basement at the southeast corner by the crawl space dividing wall. The exterior grade is low and the downspout is not properly extended on the exterior. Fresh stains are visible on the east and north foundation walls in areas as well. The concrete on the exterior should be properly sealed where it meets the home and pitched away from the house in these areas. Recommend repair as necessary.
- The glass in the window on the north side of the kitchen has a crack visible. Recommend repair.
- The left side window on the south wall has a crack in the glass in the 3rd floor kitchen.
- The radiators in the southeast bedroom, northeast bedroom and master bedroom on the 2nd floor were not getting good heat temperatures during the inspection. Recommend repair as necessary.
- The boiler was leaking from the temperature pressure relief valve while the unit was running. The exhaust flue also had two separate joints that were leaking while the boiler was operating during the inspection. Recommend repair as necessary by a qualified HVAC contractor.

CONCERNS

Item(s) that have failed or have potential of failing soon.

- A plastic flexible drain hose is connected to the main floor bathroom bathtub and the line drains into the basement floor drain. The line does not drain completely due to the many sags in the line as it runs across the basement and the line is leaking at one of the clamped connectors. The area of the floorboards under the bathtub in the crawl space is moisture stained and the galvanized drain is visibly leaking. Recommend repair as necessary by a qualified plumber.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

Photo Summary



Figure 1: The concrete slabs near the northeast corner are deteriorating.



Figure 2: Lips are visible in the concrete from heaving. The gaps between the concrete and home should be properly sealed.



Figure 3: Concrete on the east side of the home has large gaps that need to be sealed between the concrete and home.



Figure 4: The downspout on the south side of the home has been discharging by the foundation. The grading needs to be improved on the south and east sides of the home.



Figure 5: The downspout by the northeast corner is leaking at multiple joints.



Figure 6: The downspout on the upper north side of the home is leaking.

Photo Summary



Figure 7: The soffit board above the downspout on the upper north side of the home shows evidence of wood rot.



Figure 8: The soffit on the south side of the home near the southeast corner shows evidence of wood rot.



Figure 9: Slight shearing and loose mortar in the joints is visible in the brick behind the AC units on the balcony.



Figure 10: Loose mortar joints visible in the brick to the right of the entry door to the 3rd floor kitchen.

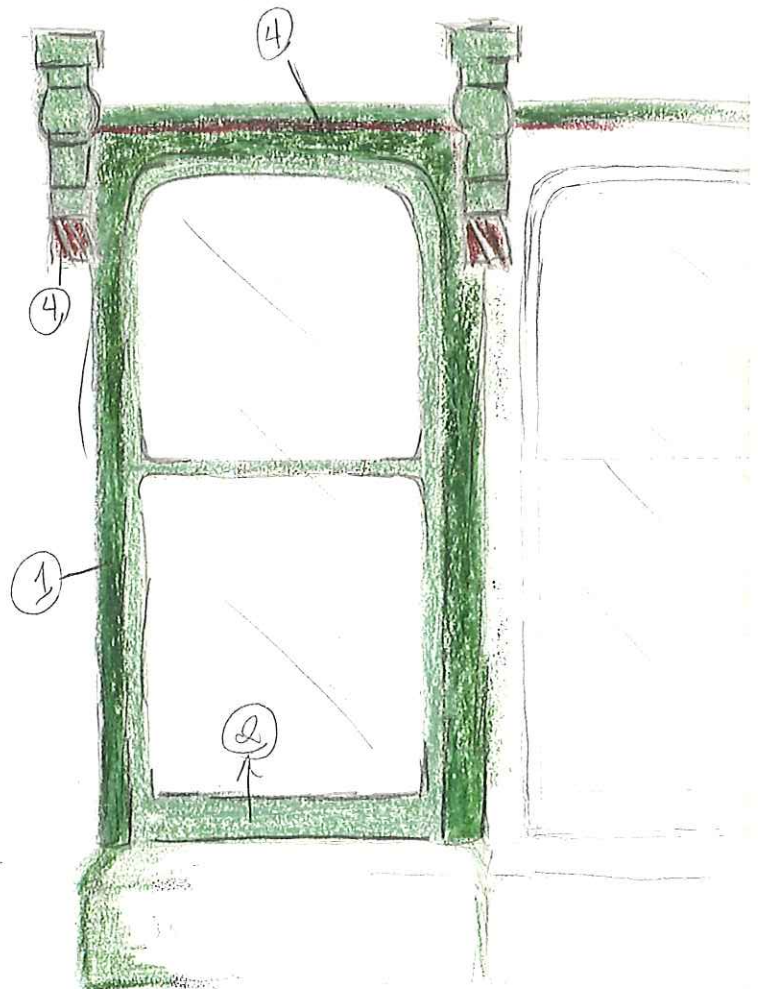
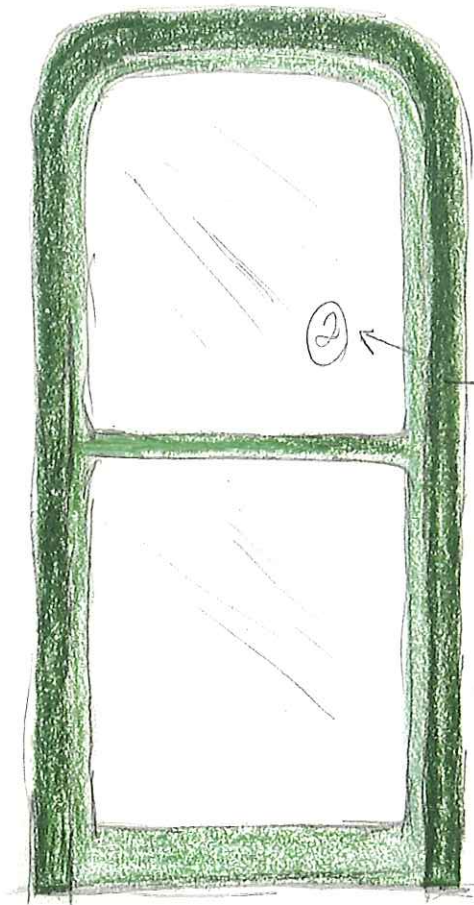


Figure 11: The right side chimney chase has several spots of loose or missing mortar in the brick joints.



Figure 12: The front porch roof has seams that need to be caulked or sealed.

Window styles







CORNERSTONE
• RESTORATION •

Cornerstone Restoration LLC
901 FRONT ST.
SULLIVAN, WI 53178 US
(262) 832-1179
Info@MasonryWI.com
www.MasonryWI.com

ADDRESS

Karen McDonald
507 N. Grand Ave
Waukesha, WI 53186

ESTIMATE 2392

DATE 06/28/2017

EXPIRATION DATE 12/28/2017

PREPARED BY:

Kyle O'Brien

ACTIVITY	AMOUNT
Remove failed mortar joints and tuckpoint exterior above grade brick with type N mortar at three gutter downspout locations: Every effort will be taken to ensure a color match of installed materials, however as is the nature of tuckpointing it is not the original and is not guaranteed to appear as such.	6,825.00

TOTAL **\$6,825.00**

Accepted By

Accepted Date



GSB Services, LLC
PO Box 180193
Delafield, WI 53018

Proposal

Date: 07/24/2017
Valid Until: 08/23/2017
Quote Number : 111026

BILL TO:

Karen McDonald
507 N. Grand Avenue
Waukesha, WI 53186

PROJECT ADDRESS:

Karen McDonald

Specifications

GSB-Install : Installation Service

Installation service for one technician for one work day. This labor is for fabricating gutters and installing gutters/downspouts on west side and two new downspout drops on east side.

SH41024 : Sheet good, 4x10, 24g, Kynar 500

Hunter Green, similar to existing gutter color. This material is for fabricating up to 70' of new gutters.

AC-SA : Sealant

Sealant Adhesive for joining gutters and sealing joints in existing built in gutters

MiscPRD : Misc Product:

Rivets, masonry anchors, fasteners.

MiscPRD : Misc Product:

3x4 inch green downspouts, per 10' section

Quantity
8

4

6

1

8

Project Total: \$6,832.61

Project Notes:

Remove existing half round gutters at side/parking lot entry, leaving straps from hangers to be used in mounting new gutters. Fabricate and install a half round gutter with a flat back that can be slid up under existing drip edge flashing. Install a new downspout at right end and reinstall existing at back corner.

On the east side of the house, cut in two new 3x4 inch downspout drops to drain to grade.

On existing built in gutters and downspouts: Clean leaf debris out. Wash solder joints with denatured alcohol and seal with Duralink sealant.

The aerial lift rental charge will be added to the invoice for actual use. For the areas we cannot reach with the lift, we will use a standing seam roof anchor and roof harnesses.

Balance due in full upon substantial completion. Progress payments are due upon demand. Contractor agrees to do all work and labor in a workmanlike manner and agrees to carry workman's compensation and liability insurance. This proposal is valid for sixty (60) days from the date of issue. If not signed and returned within sixty (60) days it should be considered null and void. Contract does not cover any snow or ice removal that may become necessary to do the installation. Contracts signed and returned to GSB Services, LLC by September 1st will not incur any snow or ice removal charges. Contracts signed and returned to GSB Services, LLC after September 1st may incur snow or ice removal charges or installation may have to wait until the roof and gutter naturally clear (which may be the following spring).

The proposed work is not intended to eliminate or prevent any types of mold, mildew, fungi, lichen, or any other

Any alterations or deviations from this proposal and specifications involving extra expense will be charged for additionally, same to be paid for at time of request. Any change from original plan to be done at owner's risk and expense. Any asbestos lead or any other hazardous material is the responsibility of the building owner to have removed at their expense, by a certified contractor. GSB Services, LLC assumes no responsibility for any hazardous or other material at the site that needs removal and disposal, unless specified in proposal.

It is understood and agreed that the contractor shall not be held liable for delays of failure to perform hereunder caused by strikes, accidents, fires, floods, acts of God, legal acts of public authorities, or delay caused by public carriers. All contracts are subject to approval of our credit department. Clerical errors are subject to correction. GSB Services, LLC reserves the right to visit the site and photograph, for promotional purposes, the installation and subsequent functioning under different weather conditions.

BUYER'S RIGHT TO CANCEL: YOU CAN CANCEL THIS AGREEMENT BY MAILING A WRITTEN NOTICE TO GSB SERVICES, LLC., 502 Anderson Drive, Delafield, WI 53018, BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGNED THIS AGREEMENT. IF YOU WISH, YOU MAY USE THIS PAGE AS THAT NOTICE BY WRITING, "I HEREBY CANCEL," AND ADDING YOUR NAME AND ADDRESS. THE SELLER PROVIDES A DUPLICATE OF THIS PAGE FOR YOUR RECORDS.

After Midnight of the third business day, Owner(s) agrees that in event of any cancellation of this contract before work is started, said Owner(s) shall pay to said Contractor on demand one hundred fifty dollars (\$150.00). Any deposit for special order materials will be forfeited if special order materials have been ordered.

"As required by the Wisconsin Construction Lien Law, contractor, hereby notifies owner that persons or companies furnishing labor or materials for the construction on the owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnished labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid."

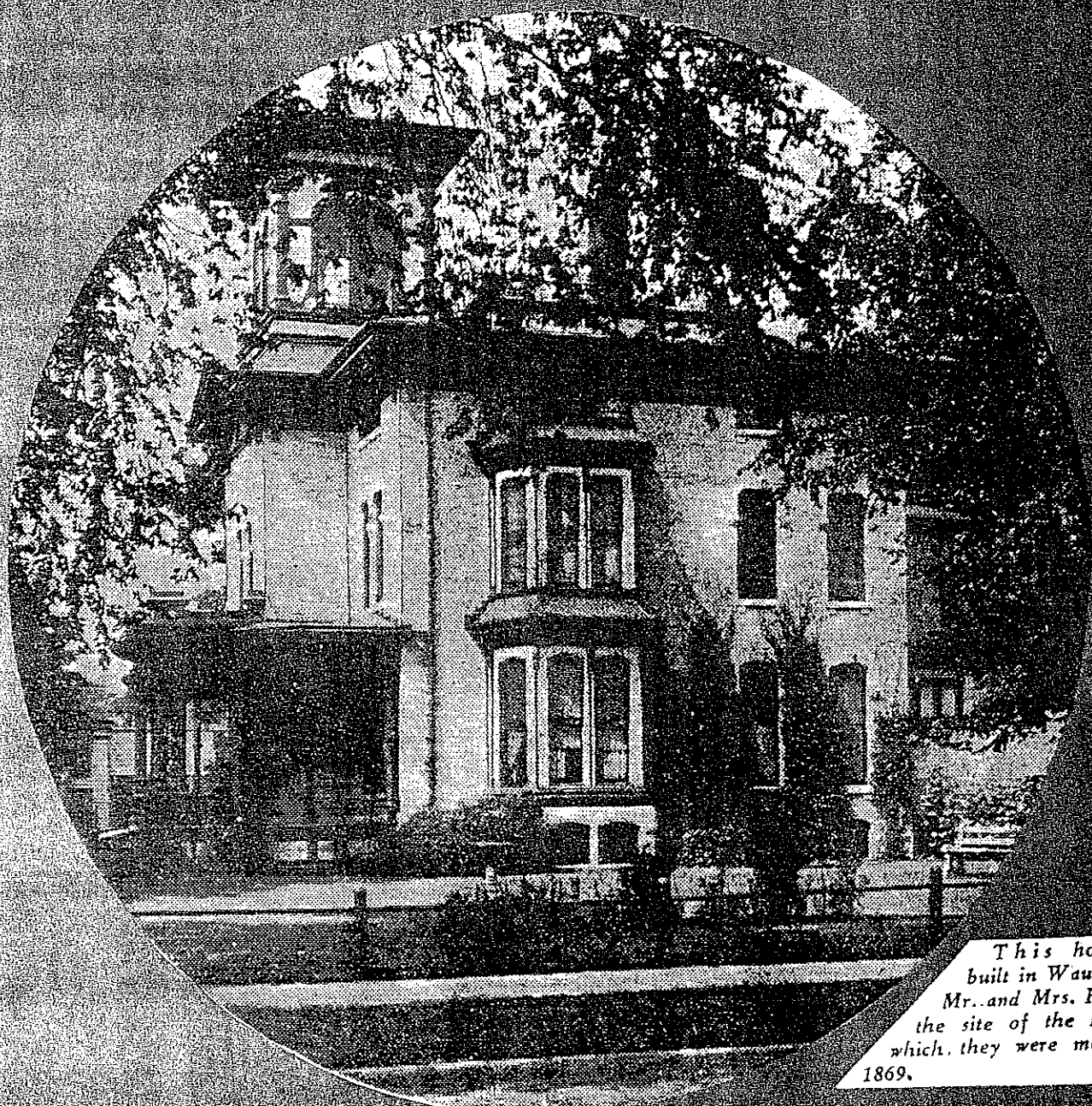
The Owner(s) hereby certifies that he has read this agreement, that the terms and conditions and the meaning thereof have been explained to him and that he fully understands them; that there is no understanding between the parties verbal or otherwise than that contained in this agreement of which a copy thereof is hereby received and acknowledged; and that the Owner shall maintain no action on any new substituted contract except the same be in writing and that no statements, promises, commitments or representations not contained in this agreement have been made by the contractor or by any of its agents to induce him to execute this Agreement, and agreements that the said Contractor is not responsible nor bound by any representations not contained in this Agreement, made by any of its agents, unless the same be reduced to writing and signed by the Contractor. Electronic or digital signatures and transmission is acceptable. Draw request payments are due when presented to owner or representative of owner.

(I) (WE) HAVE READ THIS CONTRACT. THE ENTIRE AGREEMENT IS WRITTEN HEREIN.

Date:_____

GSB SERVICES, LLC, a Wisconsin limited liability company

Owner Signature



This home was
built in Waukesha
by Mr. and Mrs. Frame
on the site of the house
in which they were married
in 1869.



The Frame House - 507 North Grand Avenue, Waukesha, built of cream brick in 1880 for Andrew Frame, was designed by Milwaukee architect Edward Townsend Mix in Italianate, or Italian Villa, style. The original third-floor tower was removed in the 1960s. Andrew Frame, long-time president of Waukesha National Bank (which became in 1980 the Independence Bank of Waukesha) was well known for his contributions to the community, including Frame Field to Carroll College and Frame Park to the City.

Artist, Anita Jinks

Landmark Notes

by **TosArt**
©

From: Tim Rigsby <tim@rigsbygroupinc.com>
To: McDonald Karen <k2framegirls@aol.com>
Subject: Fwd: Invitation: Frame Home - Meeting with Dean Lopnow @ Mon Aug 7, 2017 1pm - 1:30pm (CDT) (ddmillwork@yahoo.com)
Date: Thu, Aug 17, 2017 12:47 pm

Have a Great Day!
Tim

Rigsby Group, Inc

Sent from my iPhone

Begin forwarded message:

From: Dean Lopnow <ddmillwork@yahoo.com>
Date: August 9, 2017 at 10:21:28 AM CDT
To: "tim@rigsbygroupinc.com" <tim@rigsbygroupinc.com>
Subject: Re: Invitation: Frame Home - Meeting with Dean Lopnow @ Mon Aug 7, 2017 1pm - 1:30pm (CDT) (ddmillwork@yahoo.com)
Reply-To: Dean Lopnow <ddmillwork@yahoo.com>

Hello Tim,

It was nice talking with you on Monday, I have an \$8500.00 allowance for the window, witch included the jamb, windows and weights to be put back in. figuring window to come to my shop to copy exact. Let me know your thoughts

Dean Lopnow
<http://www.ddmillwork.com/>

(920) 474-7279

On Tuesday, August 1, 2017 7:52 AM, Tim Rigsby <tim@rigsbygroupinc.com> wrote:

Frame Home - Meeting with Dean Lopnow

[more details »](#)

When Mon Aug 7, 2017 1pm – 1:30pm Central Time

Where 507 N Grand Ave, Waukesha, WI 53186, USA ([map](#))

Video call https://plus.google.com/hangouts/_/rigsbygroupinc.com/ddmillwork-tim

Calendar ddmillwork@yahoo.com

Who

- Tim Rigsby - organizer
- ddmillwork@yahoo.com

Going? [Yes](#) - [Maybe](#) - [No](#) [more options »](#)

Plat of Survey

SCALE: 1" = 30'

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

711 W. MORELAND BLVD. -- WAUKESHA, WISCONSIN 53188

TELEPHONE (414) 542-5797 FAX (414) 542-7698

FOR: DEMARS & ASSOCIATES, LTD. RE: 507 NORTH GRAND AVENUE

LEGAL DESCRIPTION: The subject property is legally defined by the following: South 131 feet of Lot 13 and 14, Block 4 Cutler & Dakin's Addition, Part of the Southeast One-quarter (1/4) of Section three (3) in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin.

• Iron pipes found.

REFERENCE: Bearings referenced to the east right-of-way of North Grand Avenue, assumed bearing of N01°E.

