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: 6-27-18 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: Carroll University Occupation

Phone-Home: Phone- Work 262-524-7343

Mailing Address: 100 N. East Ave, Waukesha, WI 53186

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: Morgan and Mary Holmes House - Discovery House Construction Date/Era: 1890

Historic Property Address: 209 Wright Street Architectural Style Queen Anne

Brief Historic Background: McCall Street Historic District

Have there been any alterations or repairs? X Yes ___ No

If yes, describe alterations/repairs: Exterior remodel 2010.

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? X
Flashing _____
Tuckpointing _____

WINDOWS
Repair/replacement? _____
Materials, Other _____

FOUNDATION
Extent of repair _____
Tuckpointing _____
Other _____

MISCELLANEOUS
Landscaping _____
Fences _____
Paving/Brick Pavers _____

The existing chimney will be torn down to the roofline. All brick will be cleaned and set aside for reuse. Chimney will be rebuilt using cream city brick. A new rebar reinforced concrete cap will be formed and poured atop the chimney. The new cap will be pitched to facilitate proper drainage.

Estimated start date: July 2018

Estimated completion date: July 2018.

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

Status: _____

Has owner done any previous restoration/repair work on this property? __ **No** X **Yes**

If yes, what has been done? Exterior remodel 2010.

Are any further repairs or alterations planned for this building for the future? X **No** __ **Yes**

If yes, please describe: _____

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

For ALL PROJECTS

X 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

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REQUIRED <u>FOR ALL LCP & R APPLICATIONS</u>

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: 6/27/18.

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.





