



LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. on the last Wednesday of every month.

Date Received: 8-29-18

Paid: \$15- Rec'd. By ma

Trakit #: _____

I am applying for a:

- ☒ Certificate of Appropriateness (COA) - **\$15 application fee required.**
☒ Paint and Repair Grant (no fee)

A. General Information:

Name: John Deck Property LLC Occupation: retired banker
Phone-Home: (Don Taylor) Phone-Work: _____
Spouse's Name: Carol Taylor Occupation: _____
Phone-Work: 262-549-8508 (Don) E-mail: dtaylor@waukeshabank.com
Mailing Address: P.O. Box 648, Waukesha, WI 53187-0648

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

Please note: income information is for CBDG reporting only and is not used to determine whether applicants qualify for grant money.

C. Architectural Information on Property:

Historic Name of Building: John Deck House
Address of Historic Property: 524 Madison Street
Construction Date/Era: 1880s to 1890s
Architectural Style: Victorian
Historic Background (Brief): I purchased the property in 1985.

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

Describe alterations/repairs:

I extensively rehabbed this house when I purchased it.
Gary Goyette was my contractor.

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? n/a **Chimney(s):** Repair or replacement? n/a
 Soffits, Fascia, Downspouts _____
 Eaves, Gutters _____
 Shingle type/style/color _____
 Flashing _____
 Tuckpointing _____

Siding: Repair or replacement? n/a **Windows:** Repair or replacement? n/a
 Paint Colors, Materials _____
 Shingling and Ornamentation/Stickwork _____
 Materials, Other _____

Other Exterior Repairs: n/a **Foundation:** Extent of repair n/a
 Awnings _____
 Brickwork/Stonework _____
 Cresting _____
 Doors _____
 Tuckpointing _____
 Other _____

Porch: Repair or replacement? repair front **Miscellaneous:** straighten carriage house
 Front or Side, Rear porch and replace
 Ornamentation rear porch
 Finials, Other _____
 Landscaping _____
 Fences _____
 Paving/Brick Pavers _____

see attached photos

Scope of work: replace both porches, straighten carriage house and a dark gold, accent color for some decorative work on the home.

Property is managed by Mark Walters Property Management LLC

Estimated start date: 9/06/18

Estimated completion date: 10/31/18

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

Status: _____

Has owner done any previous restoration or repair work on this property?

☐ No ☒ Yes If yes, what has been done?

house was re-roofed a few years ago

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

☒ No ☐ Yes If yes, please describe:

E. Criteria Checklist:

REQUIRED FOR ALL PROJECTS

- ☐ Photographs of affected areas and existing conditions from all sides
- ☐ Historic plans, elevations or photographs (if available)
- ☐ Material and design specifications, including samples and/or product brochures/literature when appropriate

REQUIRED FOR ALL PROPOSED NEW CONSTRUCTION, ADDITIONS, EXTERIOR ALTERATIONS, FENCING AND LANDSCAPING

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

REQUIRED FOR EXTERIOR PAINT WORK

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

REQUIRED FOR ALL LCP&R APPLICATIONS

Provide a detailed cost estimate for these repair(s), based on the number of gallons of paint, the amount of lumber, or the number of panes of glass, etc. Be certain to separate material costs from labor. Include a written estimate(s) if available:

Engineering Report	\$ 547.50
Replacement of Both Porches	6,950.00
Carriage House Straightening	5,850.00
	<u>13,347.50</u>

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: _____

Don L Taylor

Date: _____

*August 23, 2018***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: _____

JENDUSA DESIGN & ENGINEERING INC.

ARCHITECTS & ENGINEERS

May 31, 2018

Mr. Mark Walters
Walters Management
155 E. Capitol Drive
Hartland, WI 53029

\$547.50

RE: Structural Inspection for the property at 524 Madison St., Waukesha, WI.

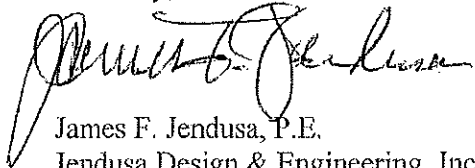
Dear Mark,

Thank you for the opportunity to provide structural inspection services for the residence located at 524 Madison St., Waukesha WI. I inspected this property on May 10, 2018. The building inspected is a detached garage for a townhouse with a room above the garage and an adjacent storage space. Measurements of the building found the exterior walls are tipped 3½" in the east and west direction and 4 ½" in the north and south direction. It is my opinion this garage was most likely impacted by a falling tree in the past causing the lean in the building. Temporary repairs were made at the base of the studs along the east wall where visible. The second floor and west wall were not inspected. It appears that a new roof was installed fairly recently. There is moisture damage along the base of the north and east walls with soil placed along the wood siding at the east wall. Repairs along the east wall included the addition of approximately 18" long 2x4's at the base of the wall.

It is recommended to straighten the building as much as possible. Siding may need to be removed and replaced in order to straighten the building. All damaged studs should be replaced with new 2x4' framing. The rotted sills should be replaced with new treated sills bolted to the foundation with ½" diameter expansion bolts at 4 feet on center. The perimeter should be regraded with soil located below the wood framing and properly pitched away from the foundation.

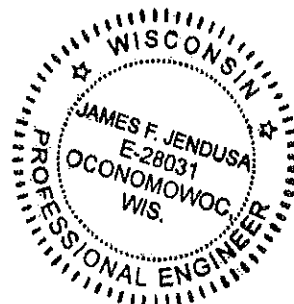
If you have any questions, or if you would like to discuss this report, please contact me.

Sincerely,



James F. Jendusa, P.E.
Jendusa Design & Engineering, Inc.

Attachments: Documentation Plan.



ROTTED STUDS @ BASE

ROTTED STUDS @ BASE

20'-0"

STORAGE

GARAGE

26'-0"

TIPPED $3\frac{1}{2}$ " IN 8'

TIPPED $4\frac{1}{2}$ " IN 9'

1 DOCUMENTATION PLAN
1/4" = 1'-0"

N

JENDUSA
DESIGN & ENGINEERING
ARCHITECTS & ENGINEERS
1401 S. KENNEDY RD. SUITE 200
FORT LAUDERDALE, FL 33316
TEL: 954.576.1234
WWW.JENDUSA.COM

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REVISIONS

WALTERS
MANAGEMENT

SHEET TITLE
DOCUMENTATION
PLAN

PROJECT NO	18-0395
DATE	05-31-18
SCALE	1/4" = 1'-0"
DRAWN BY	JFU
CHECKED BY	JN
SHEET	S1.0

STOUT CONSTRUCTION
N3027 COUNTY ROAD P
RUBICON, WI 53078
414-324-5691

ESTIMATE # 625
6/28/2018

Proposal Submitted To:

Ty Taylor
262-366-0551

Work To Be Performed At:

524 Madison Street
Waukesha, WI

General labor and materials costs for a garage straightening per Plans and Discussions dated 5/31/18.

Remove existing siding on South wall of garage. Straighten garage (East/West) to within 1" of plumb. Cut section between garage doors that is embedded in concrete. Move said section to within 1" of plumb. Secure section to prevent movement. Re-side South wall of garage with similar siding to that of which was removed. Place new 8' treated studs next to patched 2x4's on East side of garage.

*No permit, painting, or staining are included in this estimate.

TOTAL \$5,850.00

It is understood that the price agreed upon does not include expenses incurred as a result of hidden or unknown contingencies found at the job site. Any alterations or deviations from above specifications involving extra costs will become an extra charge over and above the estimate. Prices providing this is a lead safe work area.

Payment schedule as follows: \$2000.00 Down Payment, Balance Due Upon Substantial Completion.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, STOUT CONSTRUCTION LLC HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO STOUT CONSTRUCTION LLC ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH 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 THE MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE

DULY PAID.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Owner Signature: _____

Date: _____

Contractor Signature: _____

Date: _____

Note: This estimate may be withdrawn if not accepted within 30 days.

Porches

Ty Taylor - Fwd: 524 Madison St Porch

twohandsrestoration.com

414-530-6269

From: Waltersmc <waltersmc@ameritech.net>
To: <ttaylor@waukeshabank.com>
Date: 7/17/2018 6:26 AM
Subject: Fwd: 524 Madison St Porch

See rough quote below.

Thanks,

Mark Walters
Re/Max Realty Group
262-367-2500
Walters Management Co.
262-367-1177

Sent from my iPhone

Begin forwarded message:

From: Ron Raasch <emails2twohands@yahoo.com>
Date: July 17, 2018 at 12:02:59 AM CDT
To: Waltersmc <waltersmc@ameritech.net>

Greetings Mark, In simple terms (a detailed contract would follow our decision to proceed)

Rear Porch Demolition, removal. Assess footings*. Tuckpointing North wall of foundation.
Build new porch to replicate existing as per discussion. 100% of all wood to be primed. Labor ~~\$~~ 3,900
\$3,200.00, Materials \$700.00 Total \$3,900.00

Front Porch Demolish front stairs. Assess all framing & footings* Replace front stairs, newel
posts**, balustrade to replicate existing & per discussion. Assess flooring & cut back T&G as
needed/replace. Misc. minor repairs to S.E. & E. wall elements as discussed. All new wood 100%
primed. Labor \$2,200.00 Materials \$500.00 Total \$2,700.00 2,700

A noteworthy financial assist should be sought from City of Waukesha Preservation.
* It is understood that footings & unseen framing may require additional labor & materials to be
discussed & agreed to via written CHANGE ORDER. The above outline of Labor is intended to to
include a bit of the "un-known" inherent in restoration efforts. Material estimates are based on current
pricing of quality goods & will be billed via reimbursement of receipts as work progresses. 350

** The front East newel is beyond repair. It will be determined if the West newel can be repaired. Cost
of each custom newel will be in the range of 350 to \$450.00 or more in solid kiln dried cedar (This
has been particularly difficult to pin down from custom wood turning shops.)

Hands Restoration

Respectfully Submitted, Ron Raasch Two

\$6,950





