



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: 10/23/18

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: Crispian Sievenpiper Occupation: Retired
Phone-Home: 262-542-0618 Phone-Work: 262-352-2179
Spouse's Name: Valerie Sievenpiper Occupation: Retired
Phone-Work: 262-352-2186 E-mail: vj7piper@gmail.com
Mailing Address: crispian.sievenpiper@gmail.com

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: Harter House (?)
Address of Historic Property: 122 S. East Ave
Construction Date/Era: 1892 (from Harter family history); addition at rear done in 1910
Architectural Style: _____
Historic Background (Brief): Part of the Carroll College Historic district

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

Describe alterations/repairs:

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? _____	Chimney(s): Repair or replacement? _____
Soffits, Fascia, Downspouts _____	Flashing _____
Eaves, Gutters _____	Tuckpointing _____
Shingle type/style/color _____	
Siding: Repair or replacement? _____	Windows: Repair or replacement? _____
Paint Colors, Materials _____	Materials, Other _____
Shingling and Ornamentation/Stickwork _____	
Other Exterior Repairs: _____	Foundation: Extent of repair _____
Awnings _____	Tuckpointing _____
Brickwork/Stonework _____	Other _____
Cresting _____	
Doors _____	
Porch: Repair or replacement? <u>Replace</u>	Miscellaneous: _____
Front or Side, Rear <u>Rear</u>	Landscaping _____
Ornamentation _____	Fences _____
Finials, Other _____	Paving/Brick Pavers _____

Replace/bring up to code the exterior basement entry at rear of house

Estimated start date: _____

Estimated completion date: _____

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

Status: _____

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.









South Side



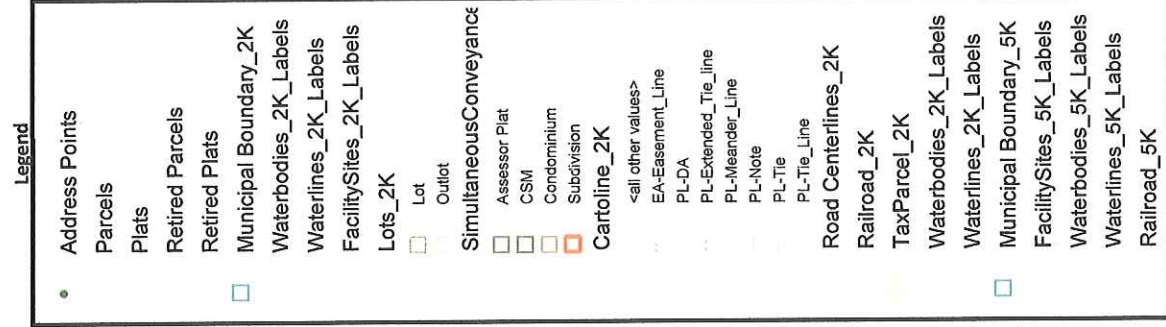
East side



North Side



Waukesha County GIS Map



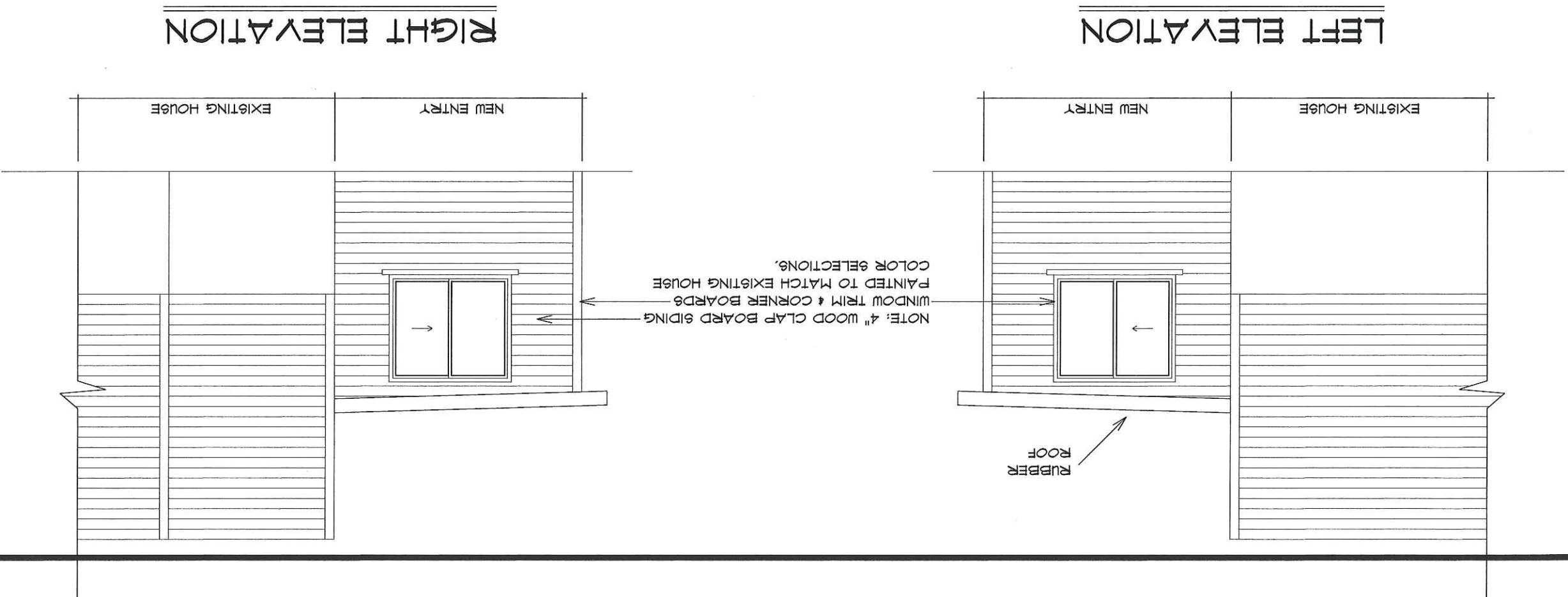
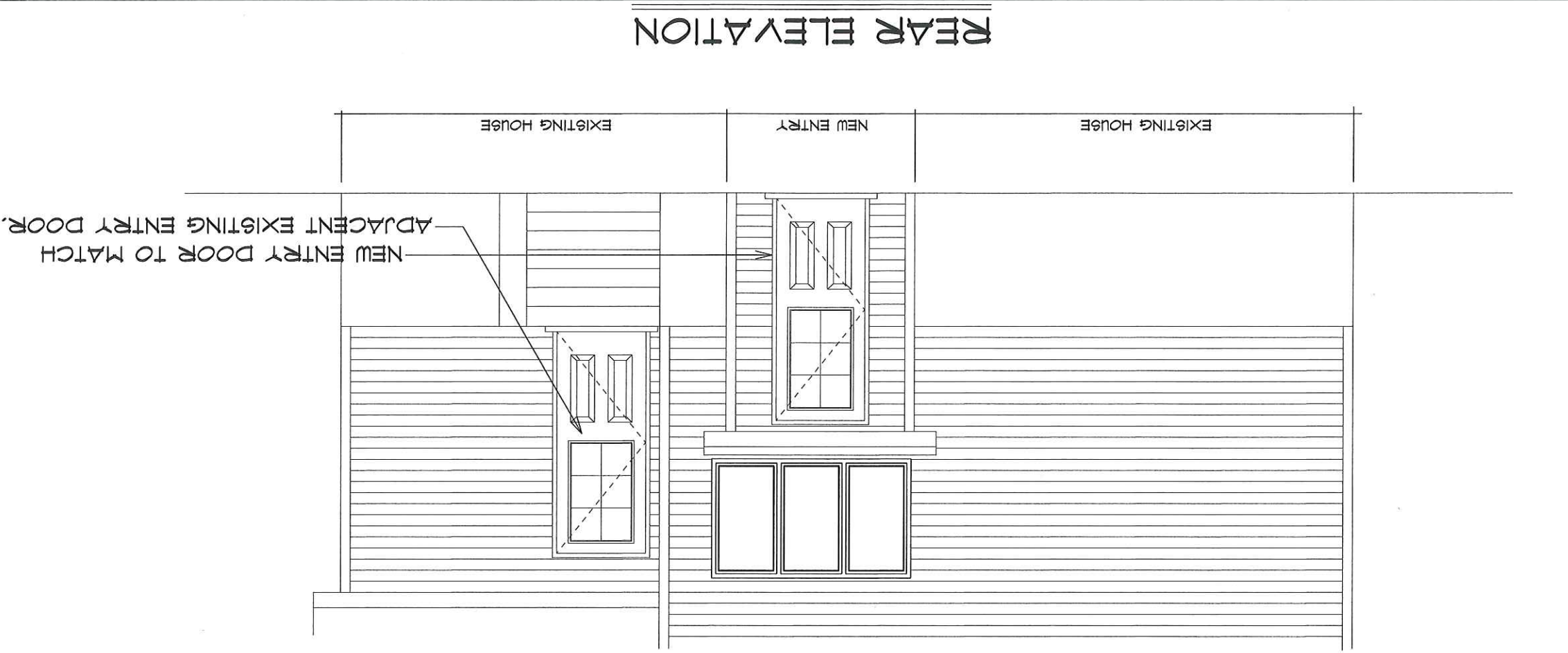
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Notes:

Printed: 10/22/2018



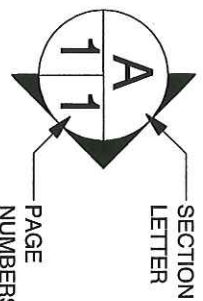
House 1990



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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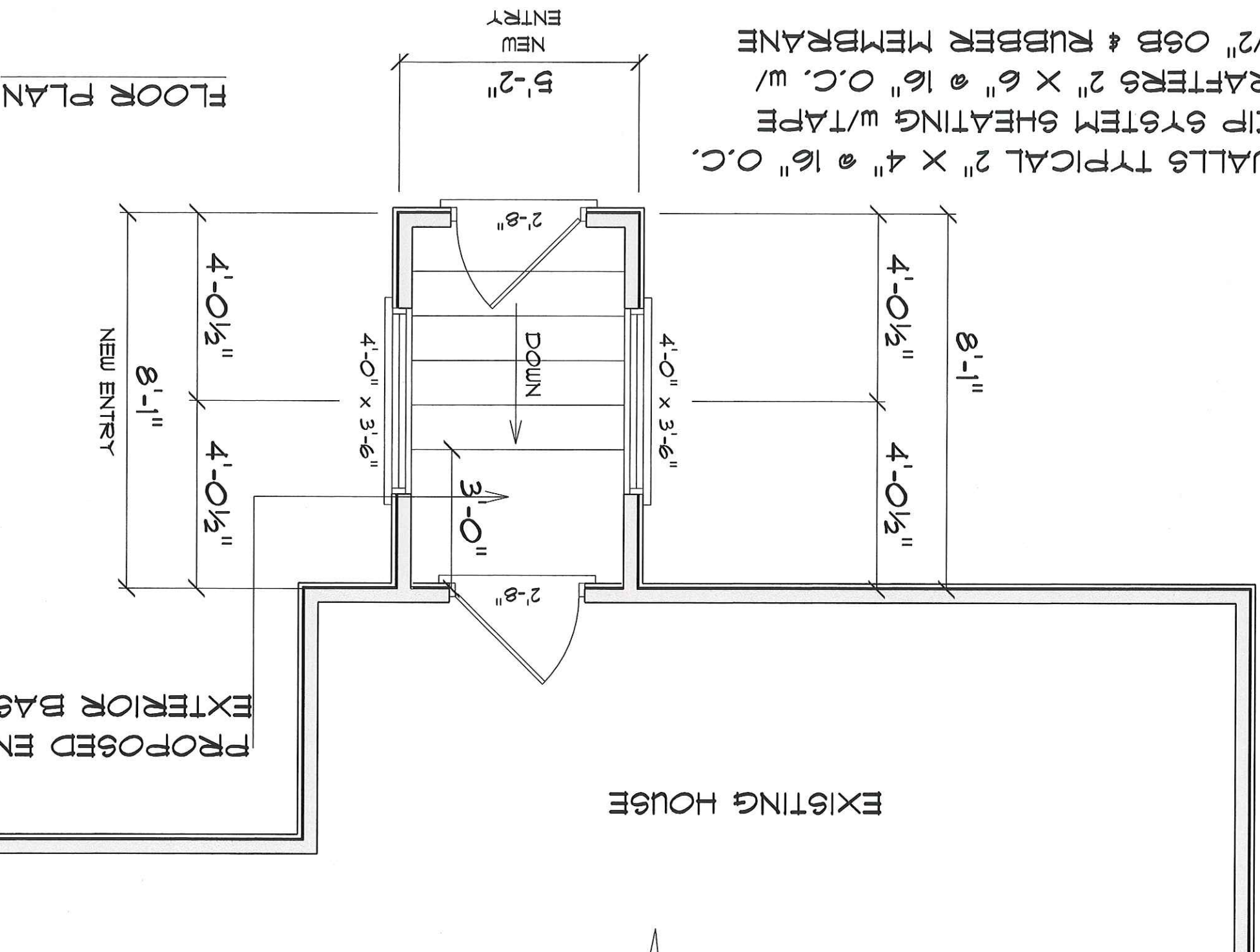


Chris & Valerie Stevenpiper

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DRAWN BY: S.R.
SCALE: 1/4" = 1'-0"
DATE: Wednesday, October 31, 2018
PAGE: 1/3
ELEV

WALLS TYPICAL 2" X 4" @ 16" O.C.
ZIP SYSTEM SHEATING w/TAPE
RAFTERS 2" X 6" @ 16" O.C. w/
1/2" OSB & RUBBER MEMBRANE



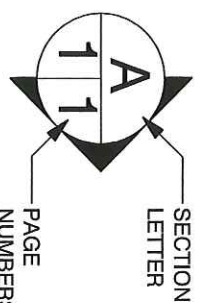
PROPOSED ENCLOSURE FOR
EXTERIOR BASEMENT ACCESS

EXISTING HOUSE

FLOOR PLAN

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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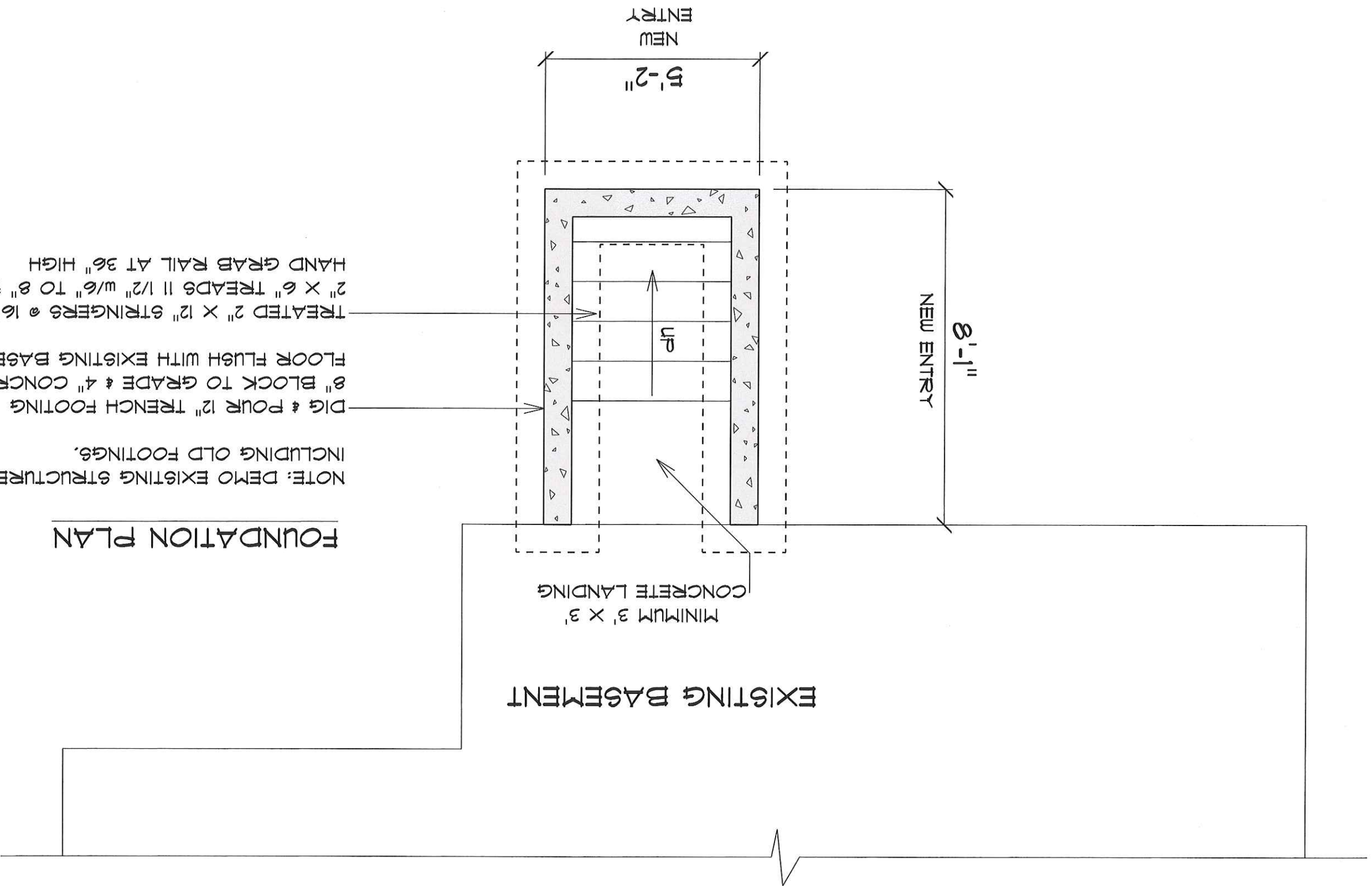
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2/3

FLOOR PLAN



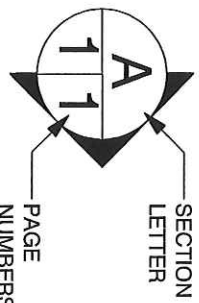
NOTE: DEMO EXISTING STRUCTURE
INCLUDING OLD FOOTINGS.
DIG & POUR 12" TRENCH FOOTING
8" BLOCK TO GRADE & 4" CONCRETE
FLOOR FLUGH WITH EXISTING BASEMENT
TREATED 2" X 12" STRINGERS @ 16" O.C.
2" X 6" TREADS 11 1/2" W/6" TO 8" RISE
HAND GRAB RAIL AT 36" HIGH

FOUNDATION PLAN

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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SECTION
LETTER
PAGE
NUMBERS

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