



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: 5-30-19

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

Trakit #: LCOA19-00008

I am applying for a:

☒ Certificate of Appropriateness (COA) - **\$15 application fee required.**

☒ Paint and Repair Grant (no fee)

LCPR19-00004

A. General Information:

Name: Melissa Yatzeck

Occupation: Real Estate Investor

Phone-Home: Melissa cell 262-312-4905

Phone-Work: _____

Spouse's Name: Joe Yatzeck

Occupation: Real Estate Investor

Phone-Work: Joe cell 262-527-6771

E-mail: myatzeck@gmail.com

Mailing Address: 214 W Laflin Ave, Waukesha, WI 53186

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	<u>6.....</u>	<u>\$62,350</u>
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: Andrew Wadsworth House; Moses Weeks

Address of Historic Property 214 W Laflin Ave, Waukesha, WI 53186

Construction Date/Era: 1890s construction / 1906 major remodel

Architectural Style: Classical Revival

Historic Background (Brief): Andrew Wadsworth built the house in 1891 in a Queen Anne Victorian style. Moses Weeks purchased in 1906 & remodeled facade to its present configuration.

Have there been any alterations or repairs? X Yes No

Describe alterations/repairs:

Existing front porch & columns were repaired in 2008 by previous owner. These repairs have failed. As the new owners of this residence, we intend to undertake repairs that will be done correctly & have a life cycle well beyond 10 years. We are currently exploring options for durable materials that may be synthetic in nature, but will be made to match the existing aesthetic & character of the house.

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 _____	Chimney(s): Repair or replacement? <u>Repairs</u> Flashing <u>yes</u> Tuckpointing <u>yes</u>
Siding: Repair or replacement? _____ Paint Colors, Materials _____ Shingling and Ornamentation/Stickwork _____	Windows: Repair or replacement? _____ Materials, Other _____
Other Exterior Repairs: <u>Front porch columns</u> Awnings _____ Brickwork/Stonework _____ Cresting _____ Doors _____	Foundation: Extent of repair _____ Tuckpointing _____ Other _____
Porch: Repair or replacement? <u>See below</u> Front or Side, Rear _____ Ornamentation _____ Finials, Other _____	Miscellaneous: _____ Landscaping _____ Fences _____ Paving/Brick Pavers _____

Front porch repairs to wood deck, column plinths, and brick porch foundation wall / entry staircase.

Chimney needs a new liner/flue installed, as well as brick tuckpointing above the roof line.

We have had the property evaluated by David J. "Koz" Koscielniak, architect & structural engineer. In his opinion, the repairs undertaken by previous owners were very short lived & have failed. Now we are faced with having to undertake them again & intend to do them correctly! We will research appropriate materials & methods to provide a lasting repair. This may include the use and integration of man made or synthetic materials that can withstand our weather cycles. However, our efforts will produce an end result that will look aesthetically correct and be exactly as the original porch & columns were constructed over 100 years ago.

Estimated start date: June 2019

Estimated completion date: October 2019

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

Status: Preparing Application

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

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

Previous owners performed inferior repairs to front porch decking and wood columns which have failed.

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

☐ No ☒ Yes If yes, please describe:

Painting exterior will eventually be needed, as well as window repair & possibly replacement.

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

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

REQUIRED FOR EXTERIOR PAINT WORK

- N/A 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:

Chimney repairs estimated at \$2500-\$3500, per inspection by Missions Chimney-Roof, (verbal quote)

The repairs & reconstruction of the porch, columns, perimeter brick wall, & front entry stairs will have to be coordinated such that all pieces are completed in a timely fashion for the reopening of the porch. This project involves a lot of skilled carpentry. We will likely need to install a temporary scaffold or support system for the roof pediment and remove each column to repair it as required & reinstall it. We are in the process of obtaining more detailed estimates, but anticipate this to be a large expense.

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: Melissa Upstech Date: 5/29/2019

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.