



## LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

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

Date Received: 9-23-19

Paid: \$15- Rec'd. By ma  
Trakit #: LCOA19-00021

I am applying for a:

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

### A. General Information:

Name: EUGENE Blodgett Occupation: RETIRED  
\* CONTACT: MIKE Blodgett (SON) Phone- CONTACT: 262-293-9923  
Spouse's Name: LINDA Blodgett Occupation: RETIRED  
Phone-Work: — E-mail: CONTACT: blodgetteng2wi.rr.com  
Mailing Address: 1008 E. BROADWAY, WAUKESHA WI

### 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
<input checked="" type="checkbox"/> 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: DR. ALBERT HODGSON HOUSE  
Address of Historic Property: 1008 E. BROADWAY, WAUKESHA  
Construction Date/Era: 1924  
Architectural Style: SPANISH COLONIAL  
Historic Background (Brief): SEE ATTACHED

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

Describe alterations/repairs:

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**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? PARAPET/ROOF REPAIR/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? \_\_\_\_\_ **Miscellaneous:** \_\_\_\_\_  
 Front or Side, Rear \_\_\_\_\_ Landscaping \_\_\_\_\_  
 Ornamentation \_\_\_\_\_ Fences \_\_\_\_\_  
 Finials, Other \_\_\_\_\_ Paving/Brick Pavers \_\_\_\_\_

- SEE ATTACHED -

Estimated start date: PARAPET 10/2019 FLAT ROOF ?

Estimated completion date: 11/2019

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

Status: \_\_\_\_\_ OWNER HAS NO INCOME

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

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

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

☐ No ☐ Yes If yes, please describe:

ROOF REPLACEMENT IS LIKELY TO  
HAPPEN NEXT SPRING BECAUSE OF CONTRACTOR WORK LOAD/  
SCHEDULES.

#### 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:

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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: Michael E. Blodgett Date: 9/23/19  
 (OWNER'S REPRESENTATIVE)

**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 Rehabilitation**

To receive a Certificate of Appropriateness, a rehabilitation project must be determined by the Landmarks Commission to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.



### **C. Architectural Information on Property: Historic Background:**

The Hodgson house is a one-story structure, reminiscent of pueblo design. The smooth stucco walls of the exterior are pierced by rectangular windows. Blind arches cover two of the windows on either side of the entrance. Multi-colored tiles cover the building, and the gable of the front porch.



Historic Photos of Home

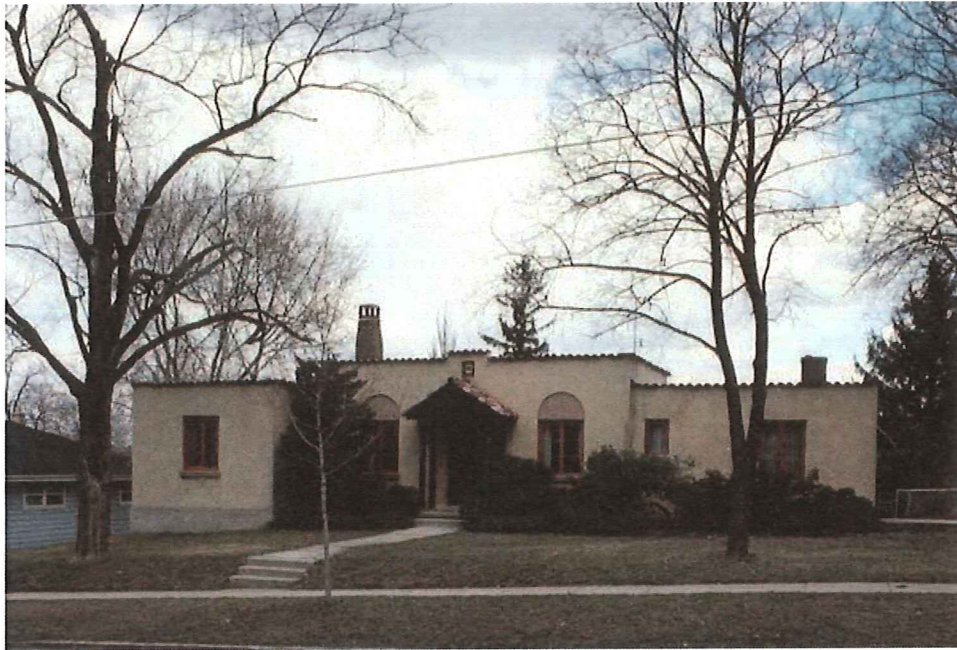
### **D. Nature of Intended Repair(s)/Proposed Work:**

The parapets on the east and west lower roof sections of the home are leaking. The existing 16" long terra-cotta tile sits dead level on top of the 10" parapet wall and is embedded in cement with no flashing or impervious membrane. Improvised patches and covers were applied to cracked or damaged tiles and attempts were made to seal the underside of the tile at the inside face of the wall / roof intersection to prevent water penetration. On the low parapet roofs the parapet tile is only 4" above the roof surface. Our first option is to keep the existing tile in place and to apply some form of protection over the top. This is consistent with the Secretary of the Interior's standards, based on Exhibit A - item 2, "the removal of distinctive materials will be avoided" and Exhibit A - Item 6, "Deteriorated historic features will be repaired rather than replaced". Foundation Armor SX5000 WB appears to be a product that can penetrate and seal both tile and concrete or in this case the cement or mortar below the tile. This product can last up to 10 years between treatments. Product literature is attached.

One concern is that although sealed, water and snow will still sit on the flat tile and may still find new ways into the parapet. A metal flashing or epdm membrane under the tile may be a better long-term solution but a low percentage of the historic tile is likely to survive removal. Ordering new tile and changing the parapet detail would be expensive, but a new detail turning the tile 90 degrees in a single layer would cut that quantity to 25% of the cost to reinstall the current detail. I would like the board's opinion on turning the roof tile parallel with the parapet should we find the sealer ineffective.

There are also sunken areas of the flat roof near the parapets which do not drain properly. The roof will need to be repaired soon. Because no part of the flat roof is visible, we hope that the board will approve the installation of any of the following flat roof systems along with the appropriate flashing at the inside wall to be selected once quotes can be received: EPDM membrane roof, TPO membrane roof, or built-up roof.

**Photographs of Existing Conditions / Affected Areas:**



Front Elevation View



Aerial View





South Side: Facing Broadway

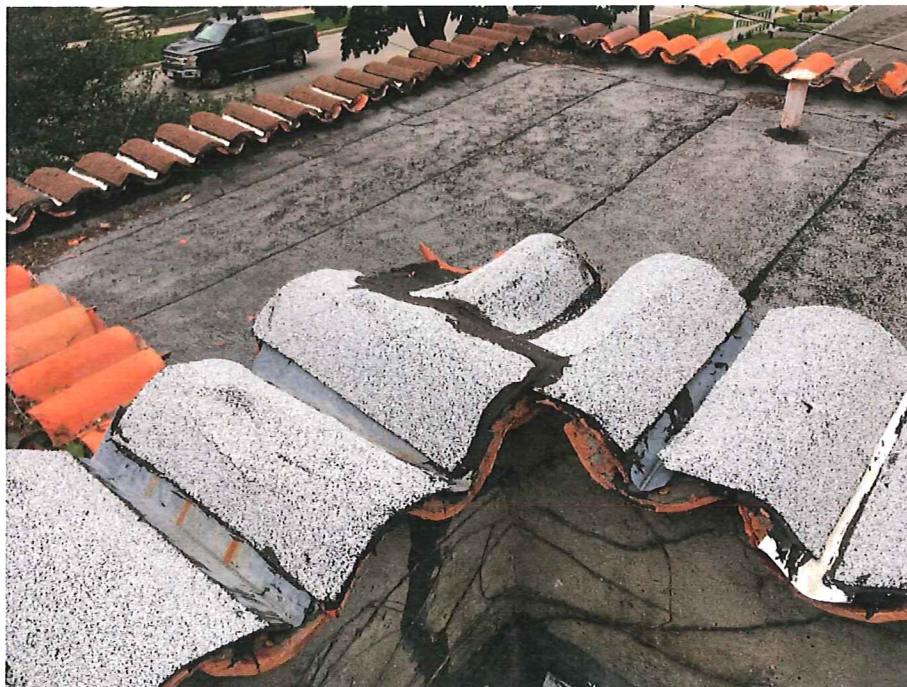


View of Profile of Tile at Upper Parapet, and Tile over front entry





East Side Roof Over Garage Door



View from Upper Parapet looking at Lower Parapet at SE Corner



Side Roofs: View of Tile and Roof Surface



Center Roof: View of Tile and Roof Surface





South West Corner: Facing Broadway



Historic Edge Detail: Example of what turned tile would look like on Parapet



## Armor SX5000 WB Approved Silane Siloxane Water Repellent Sealer

Foundation Armor  
472 Amherst Street #14  
Nashua, NH 03063  
(866) 306-0246  
FoundationArmor.com

### PRODUCT DESCRIPTION

The Armor SX5000 WB is a high solids, water based Silane-Siloxane water repellent sealer that penetrates deep into the concrete surface where it chemically reacts to form a hydrophobic barrier within the pores. Surfaces sealed with the Armor SX5000 WB are more resistant to the damaging effects of water absorption, such as cracking, spalling, pitting, freeze thaw and salt damage, staining, mold and mildew, and efflorescence. It can be applied to interior and exterior, vertical and horizontal surfaces.

### BENEFITS/FEATURES

- ◆ Contains up to 5X more active ingredients than similar products
- ◆ Will maintain the natural, unsealed look and feel of the substrate
- ◆ Will provide up to 10 years of life before the need for a recoat
- ◆ Breathable, low odor.
- ◆ Will reduce deterioration caused by water absorption such as cracking, spalling, pitting, staining
- ◆ Will reduce the formation of mold and mildew
- ◆ Will reduce freeze-thaw and salt damage
- ◆ Will reduce the movement of moisture through the concrete pores
- ◆ Is approved by the Department of Transportation as a water repellent sealer in several states

### SUGGESTED APPLICATIONS

- ◆ Poured, broom finished, and troweled concrete.
- ◆ Pavers and brick.
- ◆ Aggregate and natural stone.
- ◆ Driveways, walkways, and stairs.
- ◆ Pool decks and patios.
- ◆ Garage, warehouse, and basement floors and walls.
- ◆ Car ports, pole barns, retail and restaurant floors.

### TECHNICAL INFORMATION

Solids.....	+/- 20%	Wet Appearance.....	Clear
Drying Time.....	1-2 hours	Dry Appearance.....	Invisible
Re- Coat Time.....	Wet on Wet	VOC Content.....	Low VOC
Foot Traffic.....	12-24 hours	Blush Resistance.....	Excellent
Wheel Traffic.....	24 - 48 hours	Alkalinity Resistance.....	Excellent
Application Temp.....	45°F - 85°F	Concrete Adhesion.....	Excellent

### COVERAGE

Porous Substrates	125-175 ft <sup>2</sup> /gallon in one coat.
Dense, Trowel Finished Substrates	250-350 ft <sup>2</sup> /gallon in one coat.

The average coverage rate is 250 FT<sup>2</sup>/gallon in one coat. Coverage rates will vary depending upon surface porosity and texture, and application method. Excessive build up should be avoided.

### COMPLIANCES

- ◆ NCHRP 244 Report, Series II:
  - ◆ Reduction in Water Absorption: +/- 81-95%
  - ◆ Reduction in chloride ion content: +/- 84%
  - ◆ Reduction in water vapor transmission: +/- 100%
- ◆ Dried coating is USDA accepted

### SHELF LIFE

When properly sealed and stored, the shelf life of the Armor SX5000 WB is up to 1 year.

### PACKAGING

The Armor SX5000 WB is available in a 16 OZ Sample, 1 Gallon Bottle, 5 Gallon Pail, and 55 Gallon Drum.



## APPLICATION INSTRUCTIONS

**SURFACE PREPARATION:** Prior to surface preparation, protect people, property, automobiles, plants and any other non-masonry surfaces and objects from the material, wind drift, and splash, residue, and fumes of the material. Proper surface preparation is highly important. Use the proper cleaning detergent for the substrate at hand. It is recommended that Armor SX5000 WB be applied on a clean, dry and absorbent surface. Please note that excessive moisture inhibits good penetration, which can reduce the life and performance of the coating. Newly constructed and repointed substrates should be fully cleaned and cured 28 days prior to application. Always test for compatibility before applying. Please test using the following application instructions. It is important to let the test area dry completely before final inspection and approval.

The temperature of the air and surface must be 45-85 degrees F during application. If freezing conditions exist prior to application, it is highly recommended that the substrate be allowed to fully thaw. Should this recommendation not be followed, the product may not yield adequate protective properties.

Proper equipment should be used when applying Armor SX5000 WB. A brush, roller, or low pressure sprayer should be used to apply. If using a sprayer, be sure the psi is no greater than 20. Set the sprayer to achieve a good, wet stream, avoiding atomization of the product.

### **APPLICATION:**

Using a pump sprayer or roller, apply first coat of Armor SX5000 WB, ensuring the entire surface is evenly saturated. Broom out puddles until surface is penetrated. Second coat should be applied "wet-on-wet".

Substrates sealed with Armor SX5000 WB may be coated with silicone emulsion paints and many oil based paints once the surface has had 72 hours to dry. Testing is always necessary and recommended to assure proper adhesion. Adhesion may be improved if the surface is pressure washed and allowed to dry prior to application. Armor SX5000 WB is not a paint primer. Adhesion of cementitious coatings, stucco, plaster, etc., may be adversely affected. These types of substrate treatments should be installed and allowed to fully cure before applying Armor SX5000 WB. Always test to verify compatibility.

- Allow fresh concrete at least four weeks, preferably six weeks, to set before applying sealer.
- Remove coarse particles and dust from new, unsealed surfaces with a brush or compressed air. Use super heated steam to clean surfaces that are heavily soiled with oil, abraded rubber, etc prior to treatment.
- Only seal concrete that has a uniformly dry surface with no damp patches. Do not apply if it is expected to rain within 24 hours of applying sealer.
- The sealed substrate should be protected from weathering conditions for at least 24 hours after application. A neutral pH surface may need several days to achieve full water repellency.

## CLEAN-UP

Use warm water and soap. Dispose of containers in accordance with local and federal regulations.

## PRODUCT REMOVAL

Armor SX5000 WB penetrates deep into to the surface. Removal is not recommended.

## PRECAUTIONS AND LIMITATIONS

- ◆ Apply sealer with plenty of ventilation. Should be stored in accordance with local laws.
- ◆ It is recommended to store this product in an area where the temperature is between 45-85 degrees F.
- ◆ Do not allow sealer to be subject to any form of rain or moisture for at least 24 hours after application.
- ◆ Coverage rates depend upon many conditions including application method, surface porosity, applicator, etc.
- ◆ Sealer was designed for a water repellent for porous surfaces. Not intended as a decorative topcoat.
- ◆ Sealer will not keep water out of cracks, defects, or open joints.
- ◆ Sealer should never be thinned or mixed with any form of liquid.

## CONTACT

Still have questions? Contact a Foundation Armor Technician at 866-306-0246.