



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 (the Monday of the week before each Landmarks Commission meeting).

Date Received: _____

Paid: _____ Rec'd. By _____

Trakit #: _____

I am applying for a:

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

A. General Information:

Name: PATRICK CULLINANE

Occupation: LIGHTING CONTRACTOR

Phone-Home: (262) 544-4369

Phone-Work: (262) 968-3131

Spouse's Name: MARSHA

Occupation: RETIRED TEACHING ASST.

Phone-Work: (262) 544-4369

E-mail: pcullinane@wi.rr.com

Mailing Address: 144 GARFIELD 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.....	<u>\$58,050</u>
<u>2.....</u>	\$43,000	6.....	\$62,350
3.....	\$48,400	7.....	\$66,650
<u>4.....</u>	\$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: ORIGINAL CARRIAGE HOUSE TO NEIGHBOR'S HISTORIC HOME.

Address of Historic Property: 144 GARFIELD AVE.

Construction Date/Era: ORIGINAL DATE UNKNOWN, CONVERTED TO A HOME APPROX 1926.

Architectural Style: CARRIAGE HOUSE.

Historic Background (Brief): PLEASE SEE ENCLOSED LETTER.

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

Describe alterations/repairs:

HOUSE WAS PAINTED AND NEW GARAGE DOOR INSTALLED IN 2018.

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? REPLACEMENT
 Soffits, Fascia, Downspouts DOWNSPOUTS
 Eaves, Gutters GUTTERS
 Shingle type/style/color PLEASE SEE ENCLOSED SHEET

Chimney(s): Repair or replacement? N/A
 Flashing _____
 Tuckpointing _____

Siding: Repair or replacement? N/A
 Paint Colors, Materials _____
 Shingling and Ornamentation/Stickwork _____

Windows: Repair or replacement? N/A
 Materials, Other _____

Other Exterior Repairs: N/A
 Awnings _____
 Brickwork/Stonework _____
 Cresting _____
 Doors _____

Foundation: Extent of repair N/A
 Tuckpointing _____
 Other _____

Porch: Repair or replacement? N/A
 Front or Side, Rear _____
 Ornamentation _____
 Finials, Other _____

Miscellaneous: N/A
 Landscaping _____
 Fences _____
 Paving/Brick Pavers _____

★ PLEASE SEE ENCLOSED LETTER AND DOCUMENTS. THANK YOU.

Estimated start date: MAY/JUNE 2021

Estimated completion date: WITHIN 1-2 WEEKS AFTER START DATE

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

Status: —

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

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

WE HAD THE HOUSE PAINTED AND A NEW GARAGE DOOR INSTALLED
IN 2018.

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

UNABLE TO TAKE PHOTOS

DUE TO SNOW/WEATHER AT
THIS TIME.

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:

★ PLEASE SEE ENCLOSED DOCUMENTS. THANK YOU.

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: Pat Chellum Date: 1/26/21

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: _____

January 27, 2021

Mr. Charlie Griffith, AICP
Associate Planner
City of Waukesha
201 Delafield St.
Waukesha, WI. 53188

Hello Charlie,

Thank you so much for all the information you related to me in our recent phone conversations, and for the application you sent me.

As I mentioned to you, we will need to have a complete tear-down of the roof on our home and garage this coming Spring. Our home was originally the carriage house within the plat of #154 and #206 in the Laflin Avenue Historic District. After our phone conversation, my husband told me that our property was originally within the plat of those two properties which extended through to Alley #026 EW on the Historic District map. Through my research, we learned that the carriage house belonged to a home within that plat, it was moved to its current location around 1924-1926, and then it was converted into our home.

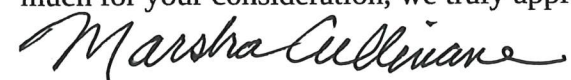
We are senior citizens and have lived in this home for thirty-nine (39) years. We have always taken pride in our home and the historic nature of our neighborhood. Our neighbors and many pedestrians have always been so kind in complimenting us on our home and gardens each year and we are very grateful.

Our home and garage are now in need of a complete roof tear-down and new gutters. The current roof and gutters are almost twenty (20) years old. I have included documents from our contractor with the complete "Scope of Work" for both the house and garage. After receiving other bids for this work, we decided to contract with Infinity due to their reputation and the confidence we felt when speaking with their representative. We were also able to procure a competitive price for the work that would be involved.

We will be using a CertainTeed "Landmark" shingle in Moire Black. It is one step up from a 3-tab, which is less durable. We believe this particular shingle with just a slight shadow, will be more durable and we will still be able to achieve a historical look.

I have included the completed Landmarks Commission Application as well as several documents from Infinity describing the details of the work to be done. As I mentioned to you on the phone, this repair will be a large financial expenditure for us as senior citizens, and we would truly appreciate any help we might be able to receive from the City to preserve the integrity of our home in this historic neighborhood.

Please contact us if you have any questions or would like some additional information. Thank you so much for your consideration, we truly appreciate it!



Marsha and Patrick Cullinane



Pat & Marsha Cullinane
144 Garfield Ave.
Waukesha, WI 53186

Roofing Scope of Work: House and Garage

1. Secure all necessary permits for construction.
2. Protect property using plywood against the home and tarps draped from gutter lines.
3. Tear-off all areas of existing roofing material down to wood deck below. ***All asphalt shingles will be recycled and not sent to the landfill**
4. Dispose of debris off site while exceeding all OSHA requirements for worker and pedestrian safety. Infinity Exteriors LLC will provide waste removal services. Container will be placed in the street in accordance with local ordinance and removed upon completion of work.
5. A complete re-deck is included in this bid for the house and garage.
6. Furnish and install ice and water barrier extending 6' up from the gutter line. Ice and water barrier will also be installed around all roof penetrations and at the roof to wall intersections .
7. Furnish and install new high quality synthetic roofers underlayment.
8. Furnish and install new Pre-finished W-style metal valleys
9. Furnish and install new starter shingles on all gutter and drip edges. **PERIMETER INSTALL on top two systems.**
10. Furnish and install new **PROPER** sewer vent pipe flashings.
11. **ALL** roof to wall flashing will be *replaced **PER MANUFACTURER REQUIREMENTS with pre-finished metal step flashing tins (Preferred and Infinite Systems).**
 - a. Step flashings tins will be replaced as necessary on the Standard System
***If we are not replacing siding and existing step flashing cannot be removed without destroying it, existing step flashing will be nailed in place and new step flashing will be installed over the top**
12. Custom fabricate and install a new two piece chimney flashing(masonry chimneys only). Reglet will be ground into the masonry and all counter flashing will be set in reglet.
13. Furnish and install new shingles (options below) in the color of your choice in accordance with manufacturer's printed instructions manual.
14. Furnish and install new matching cap shingles on all ridges and hips.
15. Furnish and install new exhaust vents to **MEET BUILDING CODE.**
16. Bath vent to be replaced with Broan self-dampening bath vent & vented through the roof with insulated ducting. Infinity not responsible for connecting to bath vent, we are only responsible for the roof vent/duct connection.
17. Clean up and haul away all debris. A magnet will be used to retrieve loose nails.



Gutter Scope of Work: House and Garage

1. Remove and dispose of existing gutter system
2. Furnish and Install new K-Style, 5" Seamless aluminum gutters.
 - a. **Revolutionary Two-Coat Finish** – Combines a rust-inhibiting primer and ultra-tough, low-mar topcoat on both sides of the coil for long-lasting performance
 - b. Aluminum to be .032in - **20% thicker** than standard gutter coil
3. Zinc coated, corrosion resistant pole barn screws will be used to secure gutter
4. All corners will be hand-mitered or strip mitered in lieu of premade *leaky* box corners.
5. Furnish and install new Raindrop gutter protection system.
6. Furnish and Install new large 4" inch downspouts on house and garage.



16600 W Cleveland Ave
New Berlin WI 53151
Phone: 262-650-5040

Better Roofing System

- High quality CertainTeed Shingles
- Landmark Series
- 130 mph wind resistance with 4-6 nail application
- High-Performance Winterguard Ice and Water Barrier
- Premium synthetic waterproof underlayment
- All gutter apron and drip edge replaced
- CertainTeed Hip & Ridge & Starters
- LANDMARK - 235 lb per Sq
- 10 year Algae resistance
- **50yr Sure Start Plus Coverage. - Includes full replacement 50 years. Covers all material, labor and WORKMANSHIP (aesthetics ARE included NOT LEAK ONLY), directly from CertainTeed**
- **Double lifetime workmanship warranty!**
 - From Infinity Exteriors AND
 - From CertainTeed!



LANDMARK™ SERIES



★ *START DATE POSTPONED UNTIL
MAY/JUNE 2021 DUE TO
WEATHER CONDITIONS. (PER OUR
DECISION.)*

16600 W Cleveland Ave
New Berlin WI 53151
Phone: 262-650-5040

Addendum:

- 1/3 down payment required prior to project start.

Lifetime Workmanship Warranty

Totals:

Promotions (if available):

\$all promotions applied

Total project investment:

\$ 19,300

Down payments:

\$ 6,400

Balance due upon completion: \$ 12,900

(Payment Type: Check / Finance / Credit Card)

(Payment via credit card will ONLY be accepted in person at Infinity Exteriors. A 4% cash/check discount is included in the price above if "Check" is circled. This 4% discount will NOT be applied if Check is circled and payment is changed to credit card. If payment type is Check and customer elects financing AFTER contract signing there will be a 9% fee added to the total) each of the above separate amount totals are viewed as individual contracts, and as such may be billed at the time of completion of that specific contracted work. By signing this form homeowner agrees that there have been no verbal agreements made and all contractual obligations and expectations are in writing either in the contract or above.

HOMEOWNER:

PROJECT COORDINATOR:

X P. Cullum

★
Date 8/21/2020

X _____ Date _____

GENERAL CONDITIONS - Projected Start Date: 3-6 weeks (If blank, estimated start date will be 8-12 weeks from selection of final color product colors and approval of window measurement.)

Work. Contractor agrees to fully execute the Work described in the Contract Documents and reasonably inferable by Contractor as required to produce the result intended by the Contract Documents. Contractor is responsible for, and shall have sole control of the construction methods, sequences, and coordination of the Work, unless expressly stated to the contrary.

Commencement of Work. Owner warrants that the structures on which Contractor is to work are in sound condition and capable of withstanding normal activities of roofing construction, equipment, and operations. Contractor's commencement of the roof work indicates only that the surface of the deck appears satisfactory to Contractor for the attachment of roofing materials. Contractor is not responsible for the construction, undulations, or structural sufficiency of any related products or surfaces that may be affected during normal construction activities. This includes but is not limited to interior drywall damage, stucco dislodging or falling off, decking or rafter cracks or breaks, soffit overhang damage or other damage that does not relate to roofing and could not be easily identified during normal working activity.

Construction Materials. Excess materials delivered to job site and/or materials not physically attached to the structure after Substantial Completion of the work contemplated by this Contract shall remain the property of Contractor.

Insurance. Contractor shall maintain workers' compensation, automobile liability, commercial general liability and such other insurance as required by law. Contractor will furnish a Certificate of Insurance evidencing the types and amounts of its coverage, upon request. Owner shall maintain homeowners' or property insurance covering all physical loss expressly including, but not limited to, coverage for collapse, fire, wind damage, theft, vandalism and malicious mischief, naming Contractor as additional insured.

Environmental Hazards. Contractor is not responsible for any environmental hazards identified or released at jobsite. Owner acknowledges that hazardous materials may be released by Contractor during the normal course of Contractor's work. Such hazardous materials may include, without limitation, mold, dust, chimney soot, creosote, and other particulate that may or may not become airborne. Owner expressly acknowledges ownership of any waste generated at the jobsite, whether or not such waste contains hazardous materials. Except to the extent of the Contractor's negligent or intentional acts or omissions, Owner shall be solely responsible for all risk, shall indemnify and hold Contractor harmless and free of liability, and shall bear the costs of any removal or correction of environmental materials at the jobsite.

Asbestos. This Contract is based on Contractor not discovering or coming into contact with asbestos-containing materials ("ACMs"). Contractor is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACMs. Contractor shall be compensated for additional expenses resulting from the presence of ACMs. Owner agrees to indemnify Contractor from and against any liability, damages, loss, claims, demands or citations arising out of the presence of ACMs.

Noise, Fumes and Emissions. Owner is aware that roofing construction produces noise and roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these noises and emissions than others. Owner shall hold Contractor harmless from claims from third parties relating to

A Classic Original

LANDMARK®

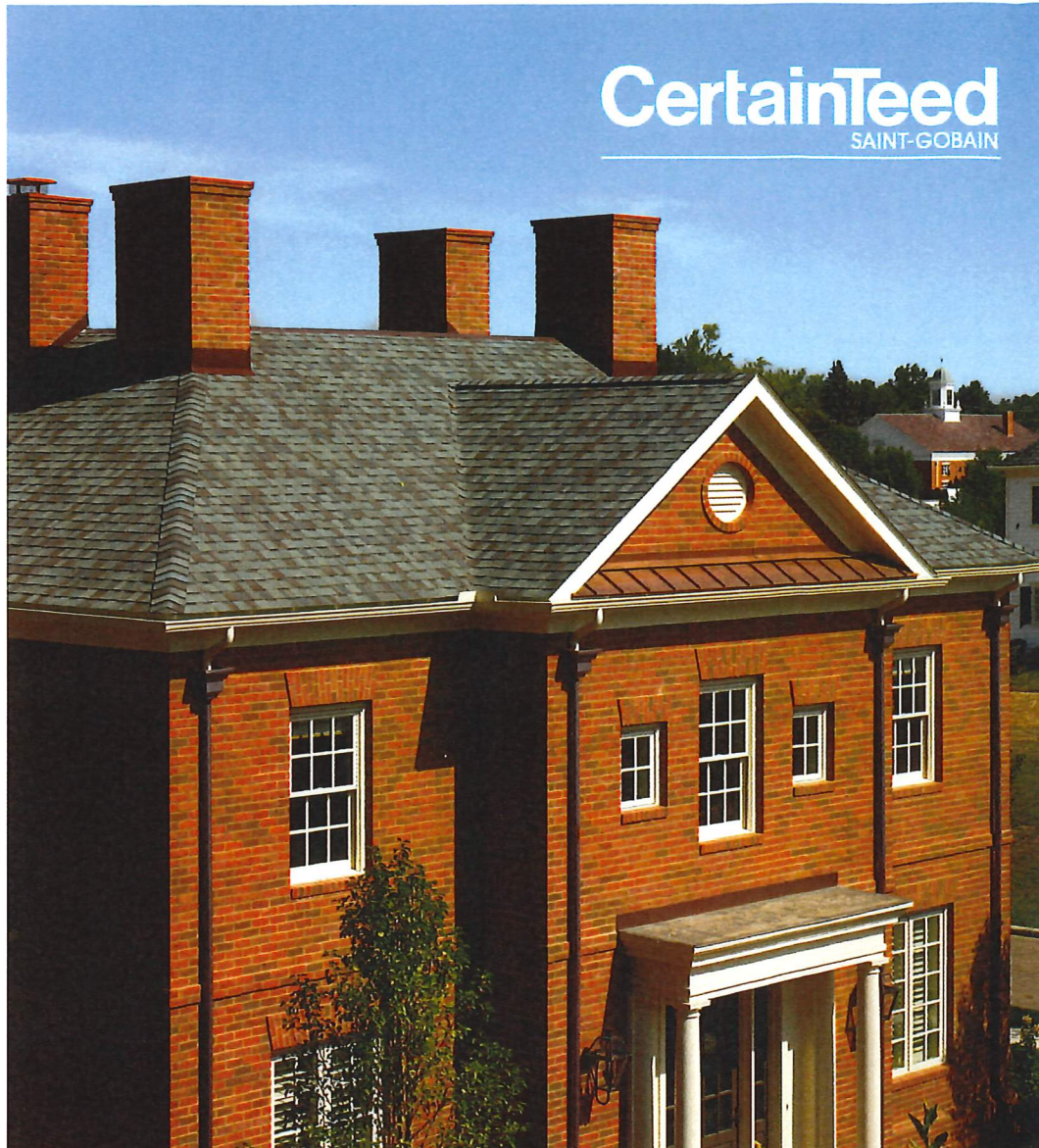
Remarkable roofing made to break the mold. Landmark's originality creates a new standard for elegant endurance and exceptional color choice.

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- 240 lbs. per square
- Lifetime limited transferable warranty
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available

LANDMARK COLOR PALETTE



CertainTeed
SAINT-GOBAIN



Warranted. Guaranteed. Quality.



2014 Top Gun Award Recipient

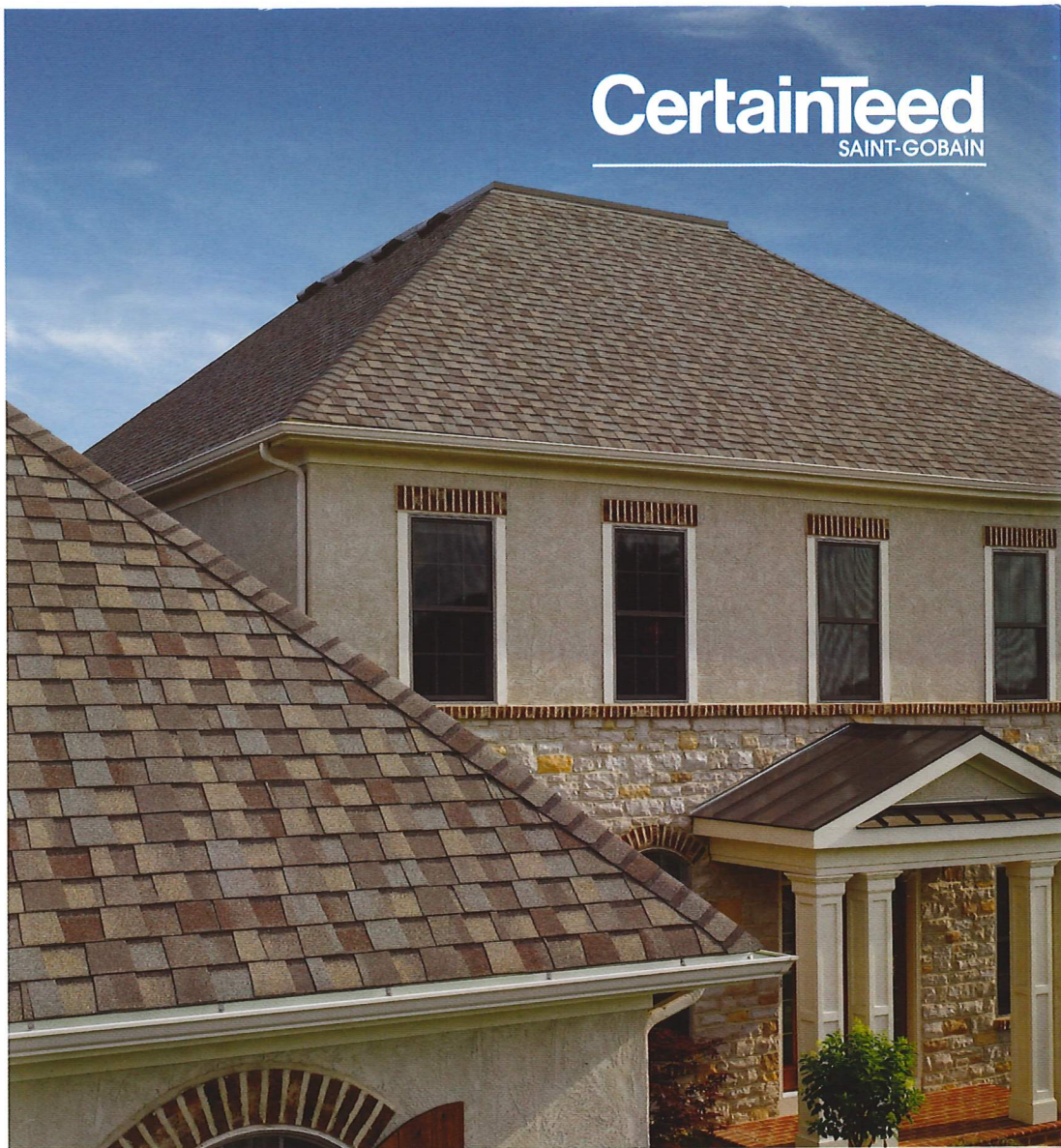
*Infinity Exteriors is the
**#1 Warranty Installer in
the North Central Region and
#3 all-time in the United States!***

The Expert's Choice

LANDMARK® PRO

A refined union of vision and value, our PRO line leads its class in optimal performance and color.

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- 250 lbs. per square
- Lifetime limited transferable warranty
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available



CertainTeed
SAINT-GOBAIN

LANDMARK PRO COLOR PALETTE



Warrantied. Guaranteed. Quality.



2014 Top Gun Award Recipient

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#1 Warranty Installer in
the North Central Region and
#3 all-time in the United States!*