

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: 3-18-21

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: Jeffrey Robb Occupation: Consultant
Phone-Home: 414-241-3112 Phone-Work: _____
Spouse's Name: Angelica Robb Occupation: Technical Instructor
Phone-Work: _____ E-mail: premier.consultant@gmail.com
Mailing Address: 501 Dunbar Avenue, Unit 1, 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	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: F. C. Elliot House
Address of Historic Property 501 Dunbar Avenue
Construction Date/Era: 1891/Queen Anne
Architectural Style: Queen Anne Victorian

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 _____
 Damaged siding only (3) _____
 Exterior painting, entire building _____
 Shingling and Ornamentation/Stickwork _____
 Materials, Other _____

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

Porch: Repair or replacement? _____
 Front or Side, Rear _____
 Ornamentation _____
 Finials, Other _____
Miscellaneous: _____
 Landscaping _____
 Retaining wall, formal garden beds _____
 Fences _____
 Paving/Brick Pavers _____

Our 2021 project proposal includes two elements: 1) repainting of the entire building or majority of building (based on total cost and final estimates), 2) exterior landscaping in both front and back yards. This may include: a) expansion of retainer wall along north west side of house, b) addition of formal flower beds in the front yard, c) patio space in back yard and d) new plantings throughout back yard.

The building exterior is in remarkable shape, there are however three areas in which cedar siding may need to be repaired or replaced. Along the base of the tower, rows siding have deteriorated badly and are rotting. Also, on the southern exposure there are two places in which a piece of siding is loose. If in good condition the siding will be repaired, if rotted or deteriorated, a cedar replacement piece will be used.

Our goal is to perform all updates and complete the project in conformity with national, state and local historic standards.

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

 No X Yes If yes, what has been done?

In 2020 we completed a repair of the front porch and several areas of the fascia which were rotted or broken away.

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

 No X Yes If yes, please describe:

Depending on overall costs, we anticipate completing all or part of the proposed project during 2021. In the event

we are unable to complete everything, we will continue work the following year.

E. Criteria Checklist:

REQUIRED FOR ALL PROJECTS

- X Photographs of affected areas and existing conditions from all sides
- X Historic plans, elevations or photographs (if available)
- X 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

- X 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 find attached estimates.

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: _____

Date: 3/17/21

Office use only:

Received by: _____

Inspected/Photographed By _____

COA Approved: ☐ Yes ☐ No

Moved: _____

Seconded: _____

Vote: _____

Comments: _____

Authorized By _____

LCP & R Approved: ☐ Yes ☐ No

Moved: _____

Seconded: _____

Vote: _____

Comments: _____

Authorized By _____

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.



Quote#: 1352 Title: Exterior Quote Date: 03/02/2021
Estimator: Greg Graney Cell Phone: (262) 203-0996 Office Phone: (262) 671-1189
Mailing Address: 5910 Red Oak Trail, McFarland, WI 53558

Customer Quote

Locally Owned and Independently Operated

Jeffrey Robb Billing: 501 Dunbar Ave Service: 501 Dunbar Ave
premier.consultant@gmail.com Waukesha, WI 53186 Waukesha, WI 53186
(414) 241-3112

Customer Notes: Five Star Painting has included (1) house wall color and (4) trim colors in this proposal. Please remember based on you moving forward with Five Star Painting we will offer a color consultation if you would like assistance with your color selection for your home.

All items included on this quote will be listed separately. Examples are house body, doors, jambs, shutters, columns, posts, trim, soffit, fascia, gutters, deck boards, deck railing, etc. If the item is not listed with a number of coats defined, it is not included in this quote, but can be added if desired. Any additions involving extra costs will become an extra charge over and above the original contract.

All our painting work is performed in complete compliance with PDCA (Painting and Decorating Contractors of America) and the definition of a properly painted surface. A properly painted surface is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by our workforce. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions from a normal viewing position.

Here are some steps, if applicable to your project, for you to take to prepare the areas to be painted: Prior to pressure washing, please check that all doors and windows are tightly closed and remove screens from windows. Prior to pressure washing, remove all furniture, barbeque grills, plants, etc. from porches/decks. Also, please trim any branches/bushes that are touching the house. Not completing these steps can cause your job to be delayed or can cause additional charges to be incurred. Windows may occasionally streak depending on their surface. Five Star Painting does not wash windows while power washing of home in preparation for painting. Five Star Painting is not responsible for internal water damage due to any open gaps on the exterior surface washed.

With exterior painting, we need to have dry, warm weather to allow the exterior to dry before we paint so that moisture is not trapped. Based on Sherwin-Williams paint product guidelines, we need the low temperature to be 35 degrees or higher while we are painting and for 48 hours after we finish. We follow these guidelines to make sure the paint adheres to your home, moisture is not trapped under the paint, and the paint holds up over time.

When paint peels, it leaves a small uneven edge that will not appear completely smooth. We will scrape and prime loose or peeling paint to ensure a long-lasting durable surface and minimize this effect. If a completely smooth finish is preferred, you will want to contract a company that chemically strips your home.

While we do use drop cloths, due to wind, steep inclines, etc. there may be no functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn or plants. Mowing with a bag will effectively pick up chips in the lawn.

Windows:

Please note if we are contracted to paint window sashes (the moving part of the window). We are not responsible for insuring that the windows are opened and closed often enough to ensure that the painting work will not fuse the windows.

Staining: Uniformity in staining wood surfaces cannot be guaranteed, due to the stain type/color, porous nature of wood, and tendency of stain to accumulate in the more porous regions of the wood, thus creating contrasting color patterns. We cannot be held liable for the wood grain patterns within the decks, cabinets, drawers, doors, or trim.

This quote reflects a cash/check discount of 3%. If paying by a credit card, the discount will be removed from the price.

Not Included: Replacing and rotten wood is not included but can be added if needed at an additional cost to the customer on a time and material basis at a rate of \$75.00 per worker's hours for any necessary repairs. If the repairs are beyond our capabilities than we will refer you to a third party company to assist you with any necessary repairs for your home prior to Five Star Painting applying any paint to your home.

Details

- Address Numbers: Address numbers will be removed from house to allow proper painting procedures.
- Cleaning: We will clean the site daily and upon completion.
- Downspouts: Downspouts will be removed to be painted, allowed to dry, and then reapplied to the house (where applicable).
- Extensive Tarping: Tarps or drop cloths will be used to catch falling debris and loose paint chips when scraping.
- Loose Nails: Hammer in loose nails to secure loose boards.
- Sanding: Sand specified areas to de-gloss surface, to allow for proper adhesion, and/or minimize rough edges due to scraping.
- Caulking: Caulk all gaps and cracks to seal and protect against moisture.
- Power/Hand Washing (Whichever Is Needed per Substrate): Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.
- Woodpecker Holes: All woodpecker holes will be filled prior to painting.
- First coat of paint will be allowed proper time to dry before second coat is applied (where applicable).
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.
- Unless specified otherwise, Five Star Painting will spray body and brush and roll trim.
- Five Star will conduct a thorough walk-around with the customer to ensure nothing is missed.

Power Wash	Body House Walls	Body Decks around the House
Power/Hand Washing (Whichever Is Needed per Substrate): Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.	Paint: SW Duration Exterior TBD LOW	Paint: SuperDeck Waterborne Solid
	LUSTRE (2 Coats)	Color Stain Stain/Ext Colors STAIN (2 Coats)
	Color: SW color TBD	Color: SW color TBD
Soffit Trim Soffit	Fascia Trim Fascia	Gutters Gutters and Downspouts
Paint: SW Duration Exterior TBD LOW	Paint: SW Duration Exterior TBD LOW	Paint: SW Duration Exterior TBD LOW
LUSTRE (2 Coats)	LUSTRE (2 Coats)	LUSTRE (2 Coats)
Color: SW color TBD	Color: SW color TBD	Color: SW color TBD
Fascia Trim Corner posts	Windows Windows Exterior Trim Only	Accessories Railings
Paint: SW Duration Exterior TBD LOW	Count: 41 Wood Frame	Railing
LUSTRE (2 Coats)		

Total	
Subtotal:	\$56,996.00
Total:	\$56,996.00
Deposit Required (50%):	\$28,498.00
Payment:	\$0.00
Balance Due:	\$56,996.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hearby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hearby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

ESTIMATE PROPOSAL



Conducted on
February 24th, 2021

This was an exterior
painting estimate

The job called for:

- Full hose wash
- Lead safe practices
- Contamination area
- Scraping all failing paint
- Peel bond spot prime
- Emerald rain refresh
- Repair failed cedar shake and siding

PROPOSAL FOR:
Jeffery Robb
501 Dunbar Ave
Waukesha, WI
53186

INSPECTED BY:



MCC Sales rep

FILIP MATIC

COATS	MATERIAL	DESCRIPTION	PRICE	20% DISCOUNT	LINE TOTAL
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Two coats	SW- Emerald	PAINTING OF EXTERIOR	\$32,000	-\$6,400	\$25,600
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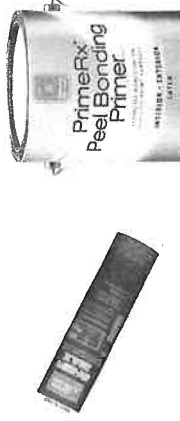
N/A	Decking & Carpentry	\$85/HR PLUS MATERIALS	N/A	N/A	\$85/hr + Materials
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Included in the price:

Everything stated above is included in the price, along with out one-year guarantee on our single coat, and three year on our two coats. *any paint fail of any type is covered under this guarantee*.

Materials to be used:

- Sherwin Williams peel bond primer
- Sherwin Williams Emerald Rain-Refresh

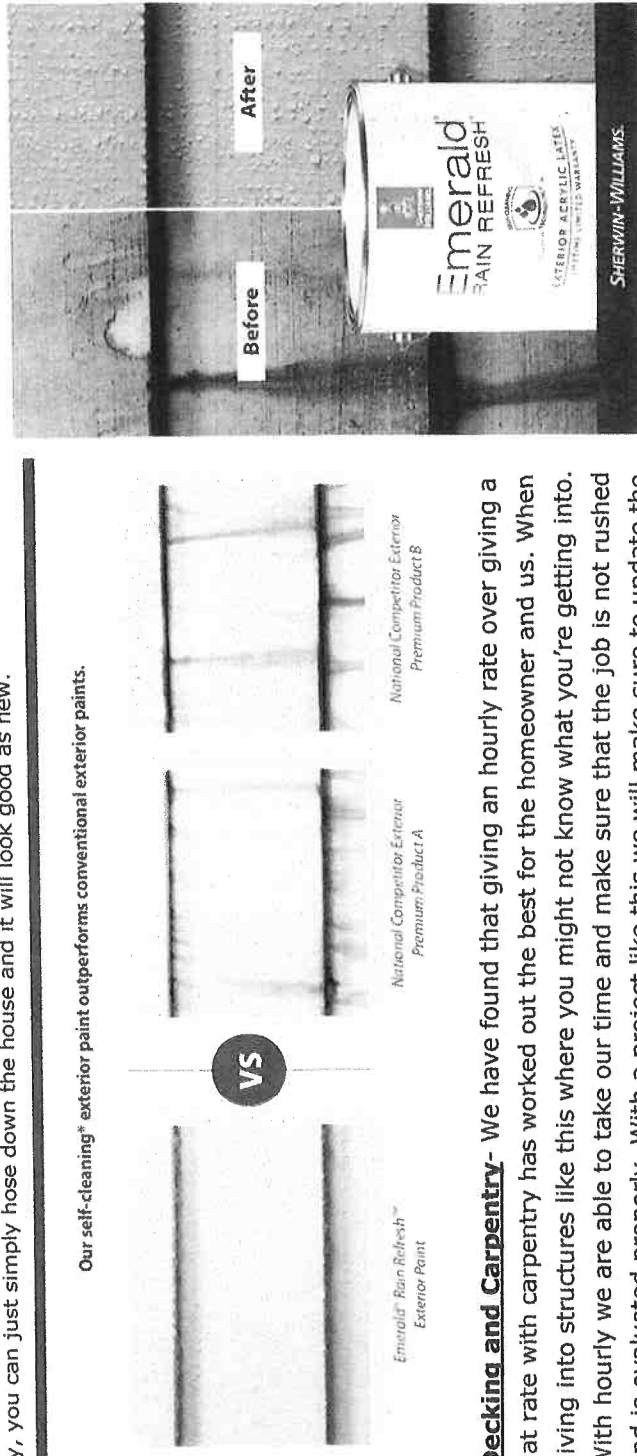


Painting of the exterior-This property being a historical home we are only going to be using the highest quality materials available. We will start out by washing the whole house. We are not allowed to power wash the home because the house contains lead. This is an EPA law so we must follow this law. We also will need to create a lead contamination area around the whole house where there is paint failure. This is to prevent lead from getting into the air and ground.

After the prep is done, we will continue by putting two coats of peel bond spot priming on the house. Anywhere there was failing paint and we scraped, we will apply this. Any raw wood will be primed by an oil-based primer to seal the wood. We will also be sealing all the edges where the trim boards meet the siding. We will be using a lifetime elastomeric caulking for this. This is a very good caulking that will expand and contract exponentially with the house and prevent any cracking make the structure last longer. We will also be caulking anywhere that we see fit.

Going forward, this is a very detailed job that will require copious amounts of work. When doing this, you want to do it right the first time and make it last. Because of this we will be using two coats of Emerald Rain-Refresh. This is a hydrophobic paint that will clean your house every time it rains. If you feel like your house hasn't been washed in a while because the rain hasn't come by, you can just simply hose down the house and it will look good as new.

Our self-cleaning* exterior paint outperforms conventional exterior paints.



Emerald Rain Refresh Exterior Paint

National Competitor Exterior Premium Product A

National Competitor Exterior Premium Product B

VS

Before After

Emerald RAIN REFRESH

EXTERIOR ACRYLIC LATEX

LIFETIME LIMITED WARRANTY

SHERWIN-WILLIAMS

Decking and Carpentry- We have found that giving an hourly rate over giving a flat rate with carpentry has worked out the best for the homeowner and us. When diving into structures like this where you might not know what you're getting into. With hourly we are able to take our time and make sure that the job is not rushed and is evaluated properly. With a project like this we will make sure to update the homeowner going forward on everything we do to make sure they're informed and knowledgeable on the situation so that they can make the proper decisions. We will make sure to update the homeowners on how many house we are in as well as give our input on the situation.

3/17/2021

Gmail - Quote



Jeffrey Robb <premier.consultant@gmail.com>

Quote

Linda DiVito <LindaDiVito@hotmail.com>

To: "premier.consultant@gmail.com" <premier.consultant@gmail.com>

Thu, Mar 11, 2021 at 12:04 PM

Bud to Blossom

509 Torrey Pines Dr.

Twin Lakes, WI 53181

Jeffrey Robb

501 Dunbar Ave.

Waukesha, WI

Front

Remove and dispose small wall section and 1 large shrub \$500.

60 in. ft. of Halquist stone (11" X 8" X 8") and 30 in. ft. of caps (15.5" X 12" X 3.5") \$2,400.

106 Green Velvet Boxwoods (52 on each side) \$6,300.

Remove and dispose sod and soil as needed for Boxwood and planting installation \$750.

Transplant magnolia \$100.

100 Perennials for both sides (will use only what we need and will only charge for what we use) \$2,025.

Back

Transplant 4 Arbs and trim trees along the road to fit Arbs \$275.

Remove and dispose wild roses (2) and 1 corner spirea \$125.

5 Tecky Arbs (8-9') Delivered and installed \$3,100.

Remove 1 cherry tree for new patio \$250.

Remove and dispose concrete walkway in back \$825.

New Patio and walkway using Holland stone pavers

— 33'W X 25' (825 sq ft Patio) \$11,100.

— Irregular steppers w/steel edging and decorative gravel for back door entrances and walkway to back gate \$3,400. (70" Total) x2 for steel edging

3/17/2021

Gmail - Quote

It was really nice meeting you. If you have any questions please feel free to give me a call.

847-322-0055

Linda Divito

Bud to Blossom

2021

FC Elliot Paint & Landscape Proposal



Photos of Damaged Areas



Our proposal calls for painting of the entire exterior of the building. We are working with a 3 to 5 color palate including blues, reds and creams.

Cedar shingles along the bottom of the tower have deteriorated and may need to be replaced or repaired (tower photo above).

In addition to the tower, there are two boards on the southern exposure which have come loose. They may be repaired or if badly damaged replaced with cedar siding. (Southern exposure photo right).





Currently the retaining wall extends along the north eastern corner of the property bordering Dunbar and West Avenues.

Our proposal is to match the block and extend the retaining wall across the entire front of the house.

We also plan to add to formal planting beds in the front of the house.

