



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: _____

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: Joe Nettesheim

Occupation: Exec. Dir. Family Promise

Phone-Home: _____

Phone-Work: 262-968-2321

Spouse's Name: _____

Occupation: _____

Phone-Work: _____

E-mail: director@familypromisewaukesha.org

Mailing Address: P.O. Box 66, Waukesha, WI 53187

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: Waukesha County Manufacturing Company / Waukesha Motor Company

Address of Historic Property 139 E. North Street

Construction Date/Era: 1866

Architectural Style: Commercial Vernacular

Historic Background (Brief): Constructed in 1866 as a wool storage warehouse for the Waukesha County Manufacturing Company, which operated a woolen mill on the opposite side of North Street.

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

Describe alterations/repairs:

The Owner - Family Promise - is proposing the replacement of the existing steel fire escape on the south side of the building with a new code-compliant steel stair.

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: <u>Egress stair</u> _____	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 _____

The existing steel fire escape on the south facade of the building is not code compliant and the owner proposes to replace the existing structure. Where the existing structure was mounted to and through the masonry facade, the new steel exit stair will be mounted on posts at two landings - directly beneath the existing exit doors and at the supplemental landing which is required by code. All components of the stair: risers and treads, posts, guardrails, handrails and landings will be constructed of steel and will receive a paint finish. An exterior elevation is attached indicating the design and dimensions of the proposed stair.

Estimated start date: 5/1/2021

Estimated completion date: 5/15/2021

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?

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

☐ **No** ☒ **Yes** If yes, please describe:

The owner is in the process of obtaining approvals for a partial change of occupancy and various interior alterations to the second floor.

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:

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: Ryan Hundt Date: 3/29/2021

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.