

LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. on the Monday of the week before the Landmarks Commission meeting (typically 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:

Applicant Name: Robert & Nanette Franze
Phone-Home: 262-548-0101
Phone-Work: cell 262-894-2235
E-mail: rfranze@a.wi.rr.com
Mailing Address: 315 S Hartwell Av Waukesha WI 53186

PLEASE READ AND SIGN: The information in this application 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 and I understand that any missing or incomplete information may delay the review process. By signing this I also authorize the City of Waukesha or its agents to enter upon my property for the purpose of reviewing this application.

Signed: Robert Franze Date: 5-11-21

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 (if unknown you may leave this section blank):

Historic Name of Building: J Lee Uhlenhopp House
Address of Historic Property: 315 S Hartwell Av
Construction Date/Era: 1937
Architectural Style: _____
Historic Background (Brief): _____

We recommend reading the Landmarks Commission Design Policies and/or discussing your plans with staff before submitting your application. The Design Policies are available here:

<https://waukesha-wi.gov/171/Landmarks-Commission>.

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: _____ 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 _____

Details: New garage to be built to replace previous
2 car detached garage damaged in fire in March
2021. New garage will be exactly the same
dimensions as previous garage. The style will
be the same reverse gable.

Estimated start date: July 2021
Estimated completion date: Sept 2021 (Labor Day)
I/We intend/have already applied for the state's preservation tax credits: Yes ☒ No
Status: _____

Have you done any previous restoration or repair work on this property?
 No ☒ Yes If yes, what has been done?

1998 - former remodeling, 2013 - front terrace completely rebuilt, numerous window repairs over a number of years

Are you aware of any significant alterations or restoration done by previous owners?

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

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

REQUIRED FOR ALL PROPOSED NEW CONSTRUCTION, ADDITIONS, EXTERIOR ALTERATIONS, FENCING AND LANDSCAPING

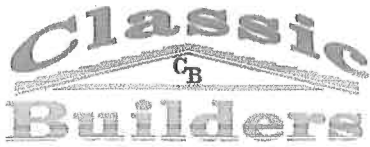
- X Site and/or elevation plan – to scale
(required for all new construction or proposed additions)

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:



Building Agreement

OFFICE: S83 W18901 Saturn Dr, Muskego, WI 53150

Phone (262) 679-4800 Fax (262) 679-4802

CONTRACT INFO: The BUILDING AGREEMENT, GARAGE LAYOUT, EXHIBIT A, (if used), and CHANGE ORDER is the CONTRACT between Classic Builders (CB) and the Property Owner.

Owner(s) Franze, Robert Date 4/22/2021
Property Address 315 S Hartwell City Waukesha, WI Zip 53186
Phone 262-548-0101 Phone (Alt) _____ Email rfranze@wi.rr.com

Owner(s) agrees to pay Classic Builders a fixed rate for project stated as 20 X 20 detached/attached framed garage.
GARAGE SIZE

Total Amount of Contract \$27,750

PAYMENT TERMS:

- | | | |
|-----------------------|----------------|---|
| 1. Down Payment | <u>\$2,800</u> | upon signing of this agreement |
| 2. "Progress" Payment | <u>\$8,230</u> | due upon receipt of permit AND before any work is started. |
| 3. "Concrete" Payment | <u>\$8,320</u> | due when concrete work is completed and before lumber delivery. |
| 4. Final Payment | <u>\$8,400</u> | due upon completion of framed garage or in use. |

**Gravel overage charged at \$ 28.00 per yard. Price includes up to 7 yards of gravel.

**Slab height from grade estimated at 0" 0" 0" 0" Additional walls to grade will be charged accordingly.
Front R Front L Rear L Rear R

PERMIT: To Obtain Building Permit: CB / OWNER

To Obtain Zoning Permit: CB / OWNER

Permits & Survey fees at cost to owner

(Initial)

BACKFILL: Owner is responsible for all finish grading and landscaping.

Classic Builders does not supply dirt or topsoil for this purpose.

(Initial)

PAYMENT AGREEMENT: Owner agrees to make the payments as scheduled above. Owner agrees to pay 1.5% (equals 18% annually) on all past due charges. Owner agrees that if payment is not made and turned over to collections, owner will pay reasonable attorney fees, court cost, and interest together with the amount owed. Owner agrees to pay a \$30.00 NFS for all returned checks. Owner understands that if the contract is not paid under its terms and conditions all warranties are void.

DELIVERY OF MATERIALS: Heavy trucks can cause damage to concrete, blacktop, cause ruts in dirt & grass and also cause property damage. By initialing below the owner gives permission for CB to enter and exit the jobsite with dump trucks, & concrete trucks. Owner accepts all responsibility and release CB agents and subcontractors from the liability for any damage caused from trucks entering or exiting the property along with repair of access routes from construction equipment.

It is O.K. to enter trucks. Owner _____ DOES give CB permission to enter trucks on the property of the jobsite.

Trucks cannot enter on the property. Owner _____ DOES NOT give CB permission to enter trucks on the property.

INSURANCE PROTECTION: While working on your property CB provides General Contractors Insurance coverage including Workman's Compensation Insurance, covering subcontractors if necessary, at no cost to the Owner.



Garage Layout

OFFICE: S83 W18901 Saturn Dr, Muskego, WI 53150

Phone (262) 679-4800 Fax (262) 679-4802

Owner(s) Franze, Robert

Date:

4/22/2021

Property Address 315 S Hartwell

City Waukesha

, WI Zip 53186

DEMOLITION:

Existing Structure Removal 20 x 20

Concrete/Asphalt Removal Slab

MASONRY: (see EXHIBIT A)

Slab size 20 X 20 Apron _____

Driveway _____

Sidewalk _____ Patio _____

Block Size _____ Qty None Tile/Stone _____

BUILDING:

Garage Size 20 X 20 Wall Height 8'

Roof Style Rev Gable Roof Pitch 7/12

Trusses None

Overhangs: Front 6 Rear 6 Sides 0

Siding 6in Prefinished LP - SMOOTH

Color Custom - Blue Housewrap Yes

Shingles CertainTeed Color Weathered Wood

Windows 2 - 30x42 Single Hung (From Landmark Series)

Color White Grills 12-Lite

Overhead Door 2283 LP Size(s) 16 x 7

OH Windows _____ Color White

Door Operators 1 1/2 HP - Quiet Chain

Keyless Entry Yes Total Remotes 2

Primed 6-Panel Service Door 36" *Must be painted

Deadbolt? N Door Trim Aluminum - White

Soffit Aluminum - White

Fascia Aluminum - White

Seamless Gutters 40 ft Color White

Downspouts 2 Size 4"

ELECTRIC: Yes 20 Amp Circuit

1 Main Shutoff Switch *Includes Max 50' Trench

2 Overhead Lights 3 Coach Light(s)

3 Inside Outlets 2 Switches

1 Add exterior outlet MOTION LIGHT Add exterior outlet

1 Add exterior outlet Add exterior outlet

