



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: 6-8-21

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:



CARROLL
UNIVERSITY

Phone-Work: _____

Mailing Address: _____

100 N. East Avenue
Waukesha, WI 53186

Occupation: _____

Phone-Work: _____

Occupation: _____

E-mail: _____

Robert T. Rafel, MBA
Senior Project Manager

rrafel@carrollu.edu

Office: 262.524.7642

Mobile: 262.617.6239

Fax: 262.524.7311

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

~~NA~~

☐ 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: OLD MAIN

Address of Historic Property: 120 EAST AVE

Construction Date/Era: 1885

Architectural Style: ROMANESQUE

Historic Background (Brief): FIRST MAIN BUILDING FOR CARROLL COLLEGE.

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

Describe alterations/repairs:

NO EXTERIOR CHANGES FOR MORE THAN 3 YEARS

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? YES Chimney(s): Repair or replacement? NO
 Soffits, Fascia, Downspouts NO Flashing _____
 Eaves, Gutters NO Tuckpointing _____
 Shingle type/style/color MATCH EXISTING COLOR

Siding: Repair or replacement? NO Windows: Repair or replacement? NO
 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 _____

REMOVE EXISTING FAILING ROOF TILES.

REPLACE WITH SAME KIND MATERIAL. 3 TAB TILES NO LONGER BEING MANUFACTURED. WILL BE USING LOW PROFILE ARCHITECTURAL SHINGLES TO PRESERVE THE HISTORIC INTEGRITY.

NATIVE AMERICAN MOUNDS WILL BE PROTECTED FROM ALL CONSTRUCTION EQUIPMENT.

Estimated start date: JUNE 11, 2021

Estimated completion date: JUNE 30, 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?

BUILDING IS WELL MAINTAINED AND ALL RESTORATIONS ARE HISTORICALLY CORRECT.

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

☒ No ☐ Yes If yes, please describe:

NOT IN SHORT TERM - LESS THAN 5 YEARS

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:

PROJECT COST: \$106,000

Carroll University – Old Main – Roof Replacement



South Elevation



East Elevation



West Elevation



LEFT: Roof Color Selection.

After checking with several vendors and roofing suppliers, it was confirmed 3-Tab shingles in Red are not being manufactured in any color. The pictures on the left are the same shingles that have been selected for replacement on Main Hall.

Other shingles in red are also difficult to find. Locating enough red shingle to replace Main Hall Roof required the vendor to tap two retailers in southern Illinois for supplies, then ship the materials to Waukesha at their cost.

Note: Native American Mound on the northeast corner of the building will be completely protected from construction equipment and debris.



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:  Robert J. CPA Date: 6/7/2021

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:
