



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: 6-14-21

Paid: \$15 Rec'd. By ma
Trakit #: LCOA21-00022

I am applying for a:

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

A. General Information:

Applicant Name: James Mathie
Phone-Home: 414-429-2400 (c)
Phone-Work: 414-585-0650
E-mail: jmathie@mathiemediation.com
Mailing Address: 242 N. Hartwell 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.....	\$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: McCoy House (?)
Address of Historic Property: 242 N. Hartwell
Construction Date/Era: 1928
Architectural Style: Prairie
Historic Background (Brief): none

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: [Signature] Date: 6-14-2021

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? See below **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: Flat roof above garage will be covered by new PVC membrane. Original (tin?) roof will be removed as part of this project. The flat roof is not visible from the ground.

As part of a safety upgrade we would like to add a wrought iron railing on top of the parapet wall surrounding the flat roof. The railing would be up to code height minus the height (18") of the parapet wall. The parapet wall is currently topped with tin flashing. We are considering replacing it with copper which was specified in the original house blueprints but apparently not installed or subsequently changed. Wrought iron railing will be consistent with other wrought iron in house.

Estimated start date: summer 2021 (flat roof) railing and copper
 Estimated completion date: summer 2021 (flat roof) flashing later
 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?

None related to area of repair

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

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

No.

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

☐ No ☒ Yes If yes, please describe:

Unknown

E. Criteria Checklist:

REQUIRED FOR ALL PROJECTS

- ☒ Photographs of affected areas and existing conditions from all sides See attached photo of flat roof.
- ☐ Historic plans, elevations or photographs (if available) N/A
- ☐ Material and design specifications, including samples and/or product brochures/literature when appropriate See attached proposed work. Custom Craft Roofing

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:



CustomCraft Roofing & Construction LLC
210 South Business Park Drive Unit A,
Oostburg, WI 53070
Phone: 920-946-2566

Company Representative
Ryan Campbell
Phone: (414) 313-1706
ryan@customcraft.cc

Mathey - Updated
05/20/2021

James Mathey
242 North Hartwell Avenue
Waukesha, WI 53186 (414) 429-2400

Garage PVC Roof Section

DEMOLITION

- Remove and dispose of all existing metal roofing material.
- Remove and dispose of all existing saturated roof insulation.
- Remove all built-up roof shapes obstructing water flow to drain locations.
- Remove and dispose of all existing metal edge terminations and flashings as follows:
- Existing coping metal.
- Existing stack and curb flashings.
- Existing drain assemblies.

INSULATION

- Mechanically Attach High Density Fiber Insulation as follows:
- (1) 1/2" base layer.

PVC MEMBRANE INSTALLATION

- Fully Adhere 60 mil. PVC white membrane to entire roof deck area.
- Fully Adhere 50 mil. PVC white parapet membrane to all parapet walls.
- Install pre-fabricated scuppers, parapets, corners, drains, stacks, pitch-pockets, etc. per manufacturer's specifications.

FLAT ROOF FLASHING & EDGE DETAIL

- Install termination bar and counter-flashing in all areas where PVC membrane terminates against siding exterior.
- Install metal coping to all roof parapets. Pre-finished metal to match existing metal color.

Membranes

Duro-Tuff - 60 Mil - 5' x 100' - White

Base Insulation

Blue Ridge Celotex Structodek High-Density Roofing Board with 6 Side Coating - 1/2"x4"x8'

Flashings/Penetrations

Duro-Last Drain Boot - 4"

Duro-Last CDR Rings 4"

Water Cut-Off Mastic (11 oz)

Screws/Adhesives

Duro-Last Solvent Base Adhesive (5gal)

#14 HDP Fastener - 1 1/2" (1000/Box)

2" Round Poly Plates (1000 Box)

3" Square Steel Insulation Plates

Frame Roller - 9"

Roller Cover - 9" - 3/8" Nap

Chip Brush - 4" - Double Thick - Wood Handle

Roof Edge Metals and Accessories

6" Snap-on Compression Metal Base
6" Snap-on Compression Metal Cover
1¾" Steel Fascia Bar Cover
Duro-Last Termination Bar (10')
5 ¼" Surface Mount Counter Flashing
Metal to Wood Hex Washer Head Screw - 1 1/2
Hitachi SDS Plus 2 Masonry Drill Bit - 1/4"x2"x4 1/4"
OSI VOC Quad Sealant (10 oz)

Install/Removal

Flat Roof Installation
Coping Installation
Disposal

TOTAL

\$6,884.66

WE PROPOSE to furnish materials and labor to complete the roof(s) at the above premises in accordance with the above specifications.

**50% downpayment at
the time of signing**

Payment of final Invoice is due by Owner with in 7 days from date presented.

All material/work is as specified above or equivalent, in accord with standard practices. Any variations resulting in cost changes will become written change orders and may result in an additional charge. See Terms and Conditions on the reverse side hereof.

(BID MAY EXPIRE IN 30 DAYS)

My signature below as Owner indicates my acceptance of all the terms in this Estimate Contract, and of the terms and conditions including the warranty on the reverse side. The work will be scheduled when a deposit is made, but I understand that scheduling is subject to change without notice in case of any unforeseen circumstances including inclement weather.

CUSTOMCRAFT CONSTRUCTION & ROOFING, LLC TERMS AND CONDITIONS OF CONTRACT

CUSTOMCRAFT ROOFING & CONSTRUCTION, LLC, a licensed Wisconsin limited liability company ("CustomCraft R&C, LLC") HEREBY SUBMITS SPECIFICATIONS AND ESTIMATES TO THE OWNER IDENTIFIED AND UNDER THE TERMS DESCRIBED ON THE REVERSE SIDE HEREOF:

1. **GUARANTEE:** CustomCraft R&C, LLC warrants to Owner that for Five (5) years from completion date the subject roof(s) under normal weather conditions, excluding hail and wind, will be free from any material roof leakage directly attributed to CustomCraft R&C, LLC's workmanship. All materials including shingles will be covered under manufacturers' Warranty. CustomCraft R&C, LLC warrants that the materials furnished shall meet the specifications described herein and further warrants to Owner that it installed/applied the roofing materials to the above-described roof in accordance with (a) the written specifications of roofing materials manufacturer and (b) good workmanlike manner consistent with standard roofing industry practices in effect on the date installation commenced. Subject to the following terms, conditions and limitations, CustomCraft R&C, LLC will, during the term of this Warranty, at its expense, repair or cause to be repaired leaks in said roof which are the result of defects in CustomCraft R&C, LLC's workmanship. Upon expiration of the term of this Warranty, without notice from Owner of some defect, CustomCraft R&C, LLC shall have no further obligation to make repairs at CustomCraft R&C, LLC's expense under any provision of this Warranty and Owner shall not make any further demand or claim against CustomCraft R&C, LLC arising out of or concerning CustomCraft R&C, LLC's workmanship, or the roofing materials installed, provided that CustomCraft R&C, LLC promptly commences and diligently proceeds with the correction and repair of all such defects covered





Sample interior wrought iron.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES, APPLIED BY THE WAUKESHA LANDMARKS COMMISSION

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 or alteration of 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. Archaeological 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.