

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: Municipal Law & Litigation Group, S.C. by Eric J. Larson
Phone-Home: _____
Phone-Work: 262-548-1340
E-mail: el Larson@ammr.net
Mailing Address: 730 N. Grand Avenue, 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: Dr. David Roberts Building

Address of Historic Property: _____

Construction Date/Era: _____

Architectural Style: _____

Historic Background (Brief): _____

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: _____

Date: 6/21/21

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? _____
Soffits, Fascia, Downspouts _____
Eaves, Gutters _____
Shingle type/style/color _____

Chimney(s): Repair or replacement? _____
 Flashing _____
 Tuckpointing _____

Siding: Repair or replacement? _____
Paint Colors, Materials _____
Shingling and Ornamentation/Stickwork _____

Windows: Repair or replacement? _____
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 _____
Fences _____
Paving/Brick Pavers _____

Details: Please see attached

[illegible]

Estimated start date: July, 2021

Estimated completion date: August, 2021

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?

tuck pointing and facade maintenance, September 2018

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?

☒ 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

- ☐ 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:

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.

Stier Construction Inc.

Quote dated April 20, 2021	\$8,588.00	
Less amount reimbursed by insurance	7,588.00	
Total applicable from April 20 quote		\$1,000.00

Quote dated June 9, 2021

Item #1	1,194.00	
Item #2	535.00	
Item #3	4,260.00	
Item #4	4,038.00	
Item #5	630.00	
Item #6	2,452.00	
Total for June 9 quote		<u>\$13,109.00</u>

Total façade matching grant application		\$14,109.00
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STIER CONSTRUCTION INC.

N8 W22195 Johnson Drive, Suite 160 • Waukesha, WI 53186 • 262-574-0306 • FAX 262-574-0313

April 20, 2021

Municipal Law
Attn: Eric Larson
730 N. Grand Ave.
Waukesha, WI 53186

Dear Eric,

Stier Construction is pleased to provide you a proposal to repair the rotten and deteriorated trim on the front facade of your office building located at 730 N. Grand Ave. After meeting with you and discussing the project parameters, we propose the following scope of work.

- Remove existing metal cornice and save for reinstallation.
- Remove metal cresting at roof coping and salvage for reinstallation.
- Remove awnings to expose upper trim. Set aside for reinstallation.
- Remove rotten trim above store front windows.
- Supply new 5/4" trim and 3/4" cove moldings for repairing trim above store front windows.
- Remove cornice and cresting back up boards from building.
- Construct new Cresting back up and Nailer for cornice.
- Paint new trim and salvaged cresting and cornice pieces.
- Reinstall cornice and cresting pieces.
- Remove existing vining on the front of the building at north corner.
- Haul away construction debris and demoed materials.
- Lift rental
- Street permit for lift
- Prevailing wage rates included.

All for the sum of \$ 8,588.00



General Contractor

Construction Management

Design/Build



We do not include:

Building permit. (We do not feel one is needed.)

We thank you for the opportunity to provide you this proposal and would be happy to discuss any questions you may have.

Sincerely,


Dan Scheibe

cc: Fred Stier



STIER CONSTRUCTION INC.

N8 W22195 Johnson Drive, Suite 160 • Waukesha, WI 53186 • 262-574-0306 • FAX 262-574-0313

June 9, 2021

Municipal Law
Attn: Eric Larson
726 N. Grand Ave.
Waukesha, WI 53186

Dear Eric,

Thank you for meeting with me again to discuss some further items on the building located at 726 N. Grand Ave, Waukesha. After walking the building and identifying a few more repair items, we propose the following:

Item #1

- Remove damaged plywood under the trim of the two awnings of the east facade of the building at the north and south end of the building.
- Replace the damaged plywood with new 3/4" plywood.
- Prime and paint the new plywood to match the building standard trim color.
- This work to be done in conjunction with the trim work previously quoted.

All for the sum of \$ 1194.00

Item #2

- Power wash and scrub existing tile below front windows.
- Touch up grout where grout is missing.
- Seal tile once it is cleaned and grout touch up is complete.

All for the sum of \$ 535.00

Item #3

- Remove three existing awnings from east elevation of the building.
- Provide three new aluminum framed canvas covered awnings.
- Install new awnings. (Awnings to be installed after new trim is done and painted).

All for the sum of \$ 4260.00



General Contractor

Construction Management

Design/Build



Item #4

- Remove existing hollow metal frame at the end of the stairwell on the south elevation.
- Remove fire glass and salvage for new hollow metal frame.
- Provide one (1) 3'-0" x 7'-0" hollow metal door.
- Provide one (1) 3'-0" x 7'-0" hollow metal frame with sidelight and transom window.
- Provide one new set of hinges.
- Provide new set of weather-stripping, sweep and threshold.
- Remove and salvage lockset and door closer.
- Install salvaged lockset and door closer.
- Reinstall salvaged fire glass in new hollow metal frame.
- Paint hollow metal door and frame.
- Install door, frame, hardware and weather-stripping.
- Caulk frame inside and outside.
- Clean up and haul away debris.

All for the sum of \$ 4038.00

Item #5

- Paint six lintels above six existing windows on the southeast corner of the building.

All for the sum of \$ 630.00

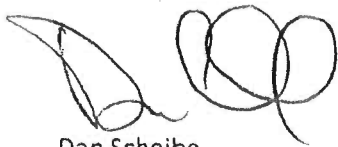
Item #6

- Remove one (1) 3'-4" x 6'-8" hollow metal door and frame at southwest end of the building.
- Provide one (1) 3'-4" x 6'-8" hollow metal door and frame. Frame to be pin thru style.
- Salvage lockset and closer from existing door.
- Install frame and door, salvaged hardware, and weather-stripping.
- Supply new weather stripping, sweep and threshold.
- Paint door and frame.
- Caulk frame to masonry at perimeter of frame.
- Clean up and haul away old door, frame and construction debris.

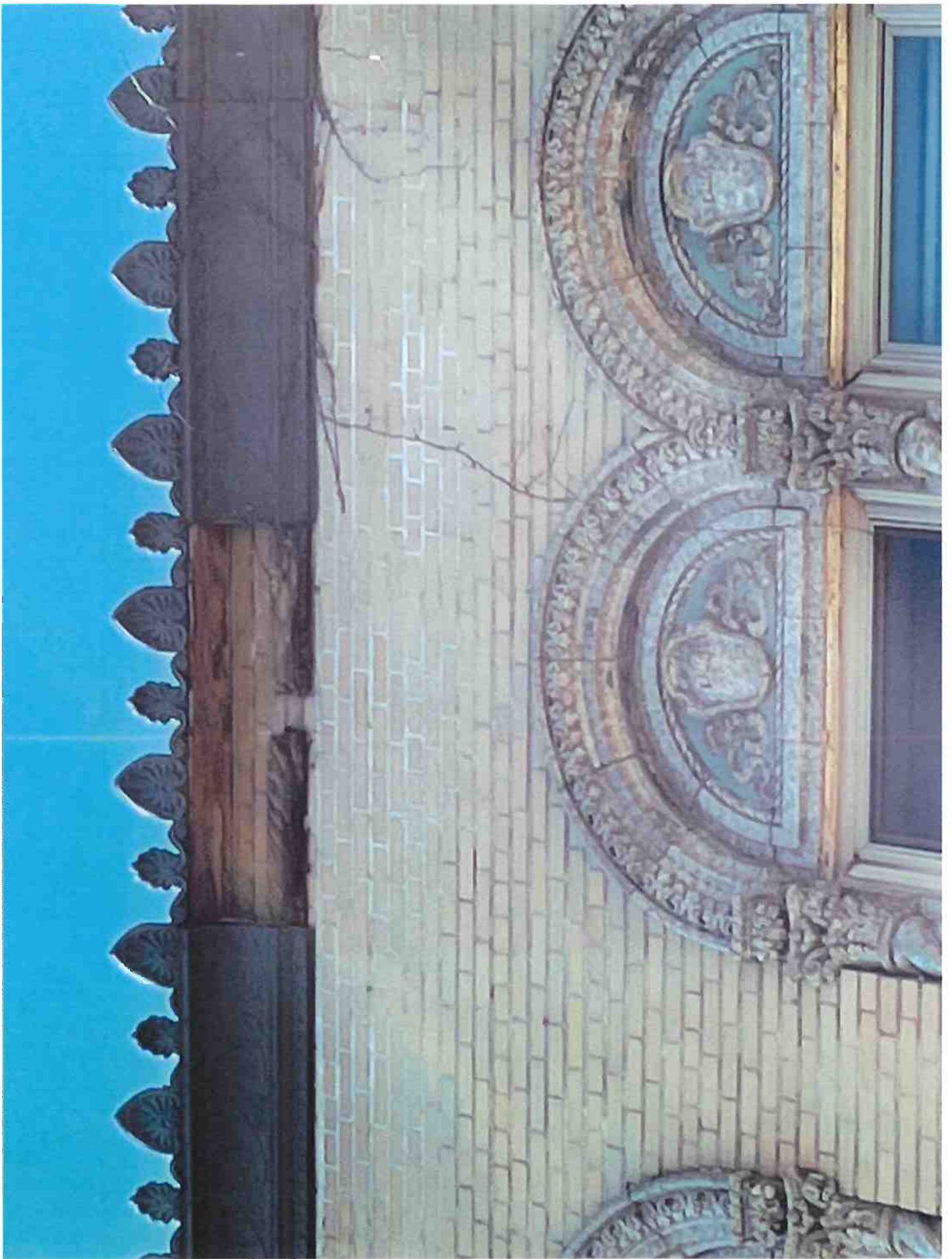
All for the sum of \$2452.00

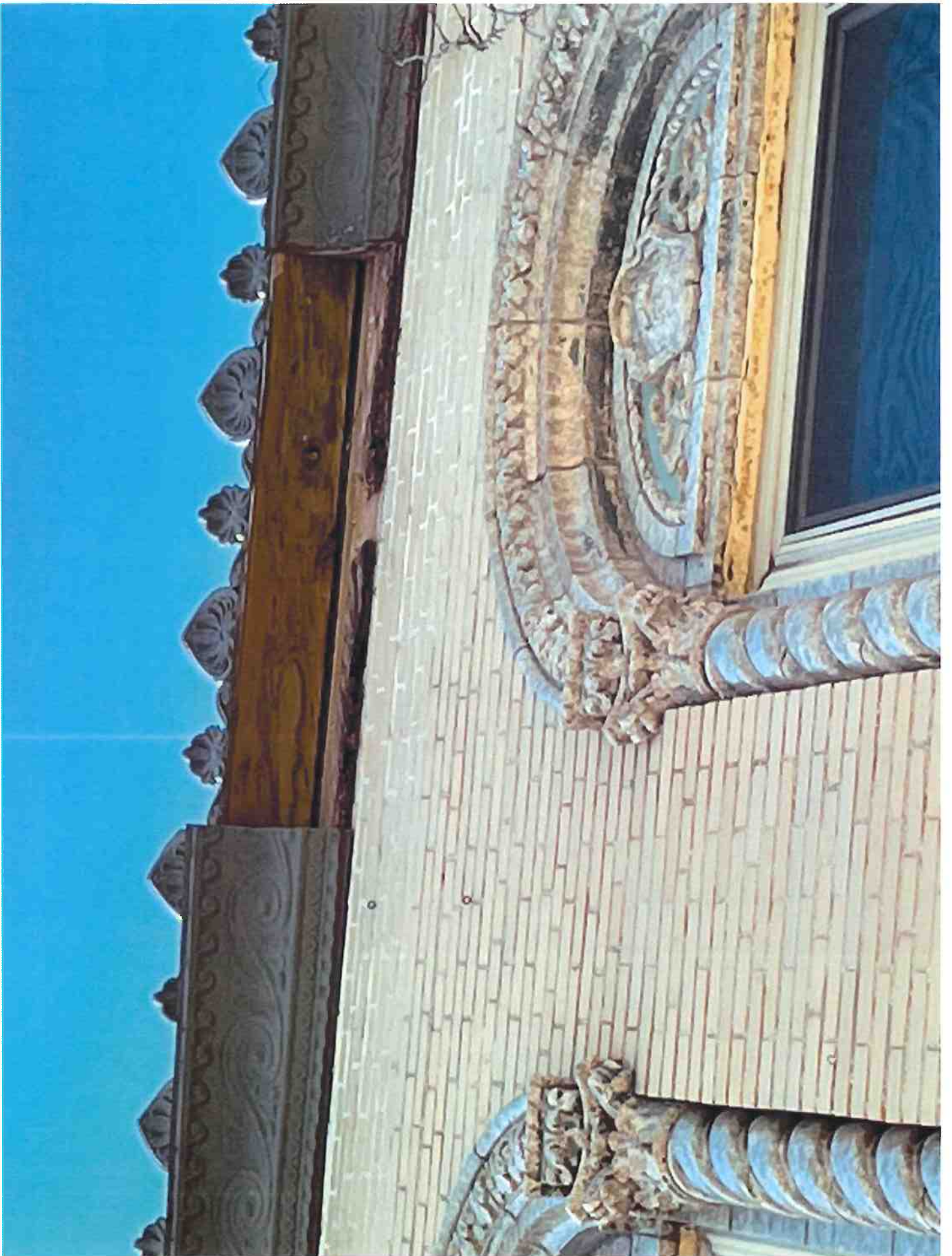
We thank you for the request to quote this additional work. Please let us know if you have any questions. Please let us know if you need anything else.

Sincerely,

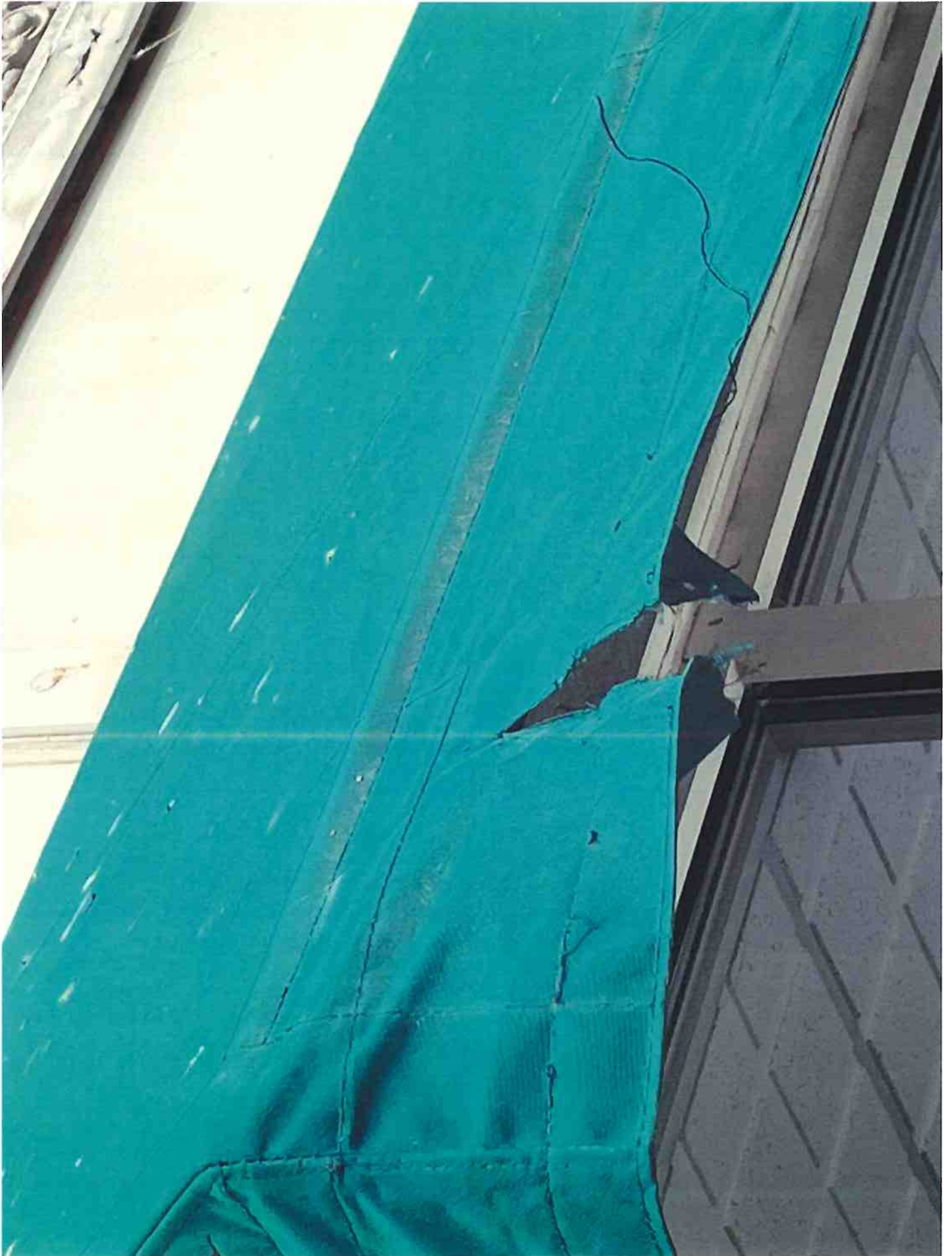
A handwritten signature in black ink, appearing to read 'Dan Scheibe', with a stylized, looping flourish at the end.

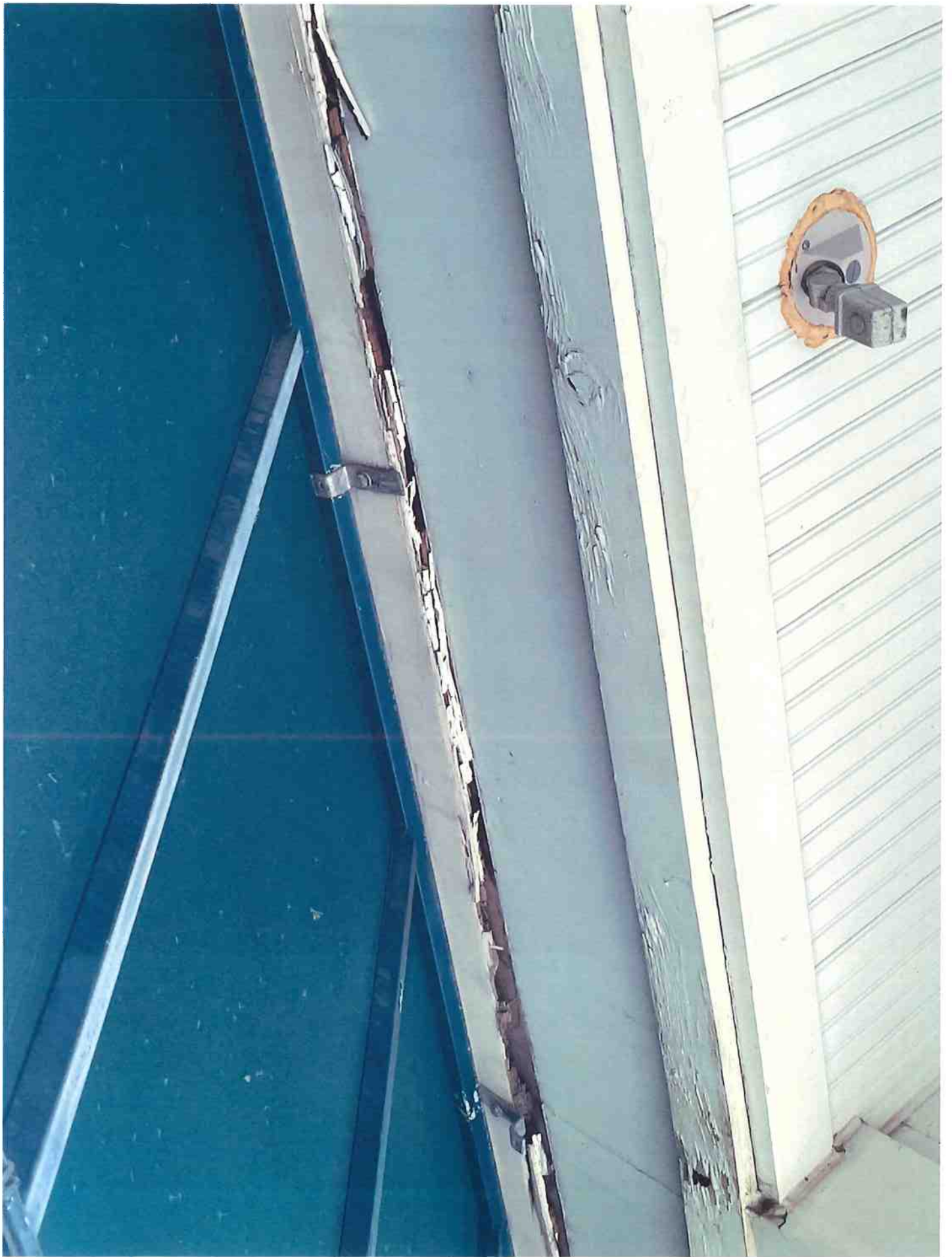
Dan Scheibe

















DELIVERY EN
THIS BUILDIN
FRONT. THA



