

#### 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: Trakit #:	Rec'd. By
I am applying for a:  Certificate of Appropriateness (COA) - \$15 application Paint and Repair Grant (no fee)		
A. General Information: Applicant Name: Cristing Tofte Phone-Home: 262,893,4834 Phone-Work: 262,408,5633 E-mail: 3CTOFTE @ ATT.NET Mailing Address: 335 S. Hartwell Ave, U	Jaukesha, I	W1 53186
2	BELOW to INDICA or your household: amily Incom \$58 \$62 \$70 ne is <b>Below</b> Guid	TE WHETHER YOUR FAMILY  ne Level (Up to:) 3,050 2,350 5,650 0,950 elines
C. Architectural Information on Property (if unknown Historic Name of Building:  Address of Historic Property 335 3. Hactwell As Construction Date/Era:  Architectural Style:  Historic Background (Brief):  Built in 1930 by the Market	the sales many a designed on is accurate to the review of this applications of the signing this I also	best of my knowledge. I agree to ication and I understand that any authorize the City of Waukesha or

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	
Eaves, Gutters	Tuckpointing
Shingle type/style/color	
8	P
Siding: Repair or replacement?	Windows: Repair or replacement?
Paint Colors, Materials	Materials, Other Tuescon Materials
Shingling and Ornamentation/Stickwork	. 0
Other Exterior Penaire	Foundation: Extent of repair
Other Exterior Repairs:	Tuckpointing
Awnings	Other
Brickwork/Stonework	Other
Cresting	
Doors	
Porch: Repair or replacement?	Miscellaneous:
Front or Side, Rear	Landscaping
Ornamentation	
Finials, Other	
Details: Tunk Dainting to left Sic	do of second story window on
left side of the andrance	and nearby Otleshings. The
alas/sash Dwill not be al	Theory I sainteen than and of the lease
MUSS / SKSK CIBER WAL OF UZ	coso 1 40 Avac Actions of these
73	o the indurior first floor dan
Misconarca maser demant a	P AND MORCHED LITTLE LIKEL COM
after extensive rainfall.	
All materials will be histori	ically appropriate uncluding
mortar or brick if any	red to be replaced.
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Estimated start date: Depends on contractor availability. This Summer of Estimated completion date:
I/We intend/have already applied for the state's preservation tax credits:Yes'_X No Status:Yes'_X
Have you done any previous restoration or repair work on this property?  X NoYes If yes, what has been done?
Are you aware of any significant alterations or restoration done by previous owners?  _No _X Yes If yes, what has been done?
Addition of 2 car garage (attached) with primary bedroom to bathroom about. Uscated to the left/scar patt of the house.  Are any further repairs or alterations planned for this building for the future? I believe this was X No _Yes If yes, please describe:  Nothing planned at this print.
E. Criteria Checklist:
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 LANSCAPING  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:
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# 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.

# CREATIVE CONSTRUCTION

### OF WISCONSIN, INC.

2129 S. 55<sup>th</sup> St., West Allis, WI 53219 414-397-4072 DC-110900004 DCQ-120900026 CONTRACT

September 30, 2020

Jason Tofte 335 S. Hartwell Ave. Waukesha, WI 53186 262-893-5573

Email: jctofte@att.net

For work at: 335 S. Hartwell Ave., Waukesha, WI 53186

Tuckpointing repairs to left side of second story window on the left side of the entrance and the nearby flashing as agreed between Bingo Emmons of Creative Construction of WI. Inc. and Jason Tofte, owner. Some areas will require chipping or grinding bad joints out and bagging mortar back into the joints.

Total Amount Due: \$5,700.00

Down payment 1/2

\$2,850.00

Balance due upon completion

\$2,850.00

Contractor

Purchaser

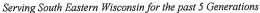
Creative Construction of Wisconsin, Inc. agrees to supply all labor, equipment, and materials to complete the above work. When you contract with Creative Construction of Wisconsin Inc. you employ the latest in equipment, experienced personnel, and complete insurance coverage.

Any additional work will be billed Time and Material to be paid weekly as billed \$97.50 per hour plus materials.



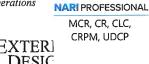












CERTIFIED





Figure 1 - 335 S. Hartwell Ave



Figure 2- Exterior: Area requiring repair



Figure 3- Damage interior - 1st Floor