



## CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Received: \_\_\_\_\_

**The Landmarks Commission meets on the first Wednesday of every month. Applications are due TWO WEEKS before the meeting date. Any application received after that date may be placed on the agenda for the following month.**

**Before submitting your application you should discuss your plans with City staff and/or read and understand the Landmarks Commission Design Policies.**

**Staff contact info - Phone: 262-524-3529, Email: [cgriffith@waukesha-wi.gov](mailto:cgriffith@waukesha-wi.gov)**

**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: 7/15/2025

Address of Property: 325 E Newhall Ave

Applicant Name: Nicholas & Alexandria Gorjestani

Phone: 262-709-1303

Email: nickg2794@hotmail.com

Mailing Address: 325 E Newhall Ave, Waukesha, WI 53186

\$15.00 Fee: \_\_\_\_\_

Brief History of the property, if known: Lloyd L. Bower house in Caples Park historic neighborhood. Tudor revival style house built in 1928.

We have owned the house since August of 2024.



**Please describe your proposed work in as much detail as possible below.**

If you need additional space, feel free to submit a separate written explanation. Before submitting the application, you should contact Community Development staff to discuss your project. You should also familiarize yourself with the Landmarks Commission Design Guidelines

We are seeking approval to hire Thoughtful Craftsmen to complete repairs on the front soffit to the left of the chimney, as well as the storm window and frame for the original leaded window underneath it. Damage appears to have been caused by prior water intrusion which has since been resolved after replacing the roof last September. Soffit has damaged and rotting wood and there appears to have been an attempted (improper) repair using expanding foam in the past. Thoughtful Craftsmen plans to address the damaged areas by repairing salvageable wood soffit & trim pieces using Abatron wood epoxy or replacing pieces which are missing or damaged beyond repair, as well as refinishing repaired & replaced pieces to match surrounding trim. The original leaded window underneath the damaged soffit was previously covered with a storm window made with plexiglass which is not historically accurate and has rotted due to the water damage. Thoughtful Craftsmen plans to replace this with a new fixed wood storm window, custom built to be historically accurate to the time period of the house. Repairs to the window casing and trim will be made as needed for the proper fitment of the storm window and to repair any water damage and rot found after removing the existing storm window. The leaded glass window will remain and is not expected to require any repairs. Only the non-original storm window will be replaced and the window frame repaired. Any wood repairs needed will also use Abatron wood epoxy and all repaired areas, as well as the new storm window will be refinished to match existing finish.

Total Estimated cost of the project: 4,000

- ☐ I plan to apply/ ☒ I have already applied for State/Federal Historic Preservation Tax Credits
- ☐ I would like to apply for a Paint and Repair Grant (include a Paint and Repair Grant application with this form).
- ☐ I would like information about City grants and loans for commercial properties.

**The following additional submittal items are always helpful and may be required depending on the project:**

- An estimate or contract from a building professional with details of the project.
- Photos of impacted areas.
- Elevation drawings and/or site plans.
- Material or color samples.