



**AGENDA**  
**HISTORIC PRESERVATION COMMISSION**  
**THURSDAY, APRIL 25, 2019 at 5:30 P.M.**

Common Council Chambers, 224 East Jefferson Street, Burlington, WI 53105

Darrel Eisenhardt, Chairman  
Susan Kott, Aldermanic Representative  
Frank Capra, Commissioner  
Steve Wagner, Commissioner  
Ken Morrison, Commissioner  
Kevin O'Brien, Commissioner  
Dennis Tully, Commissioner  
Tyler Van Patten, Student Representative  
Grace Lashbrook, Student Representative

1. Call to order
2. Roll Call
3. Citizen Comments
4. Approval of minutes of February 28, 2019
5. Letters and Communications: None
6. Old Business: None
7. New Business:
  - A. To consider approving a Certificate of Appropriateness application from Teacher Place for property located at **533 Milwaukee Avenue** for the restoration to the front façade.
  - B. To consider approving a Certificate of Appropriateness application from Teacher Place for property located at **541 Milwaukee Avenue** for the restoration to the front façade.
  - C. A Façade Grant Program application from Teacher Place for property located at **533 Milwaukee Avenue** for the restoration to the front façade.
  - D. A Façade Grant Program application from Teacher Place for property located at **541 Milwaukee Avenue** for the restoration to the front façade.
8. Discussion items:
  - A. Review of Façade Grant Funding Status.

---

9. Adjournment.

NOTE: Citizen Comments – each person will be allowed a maximum of (3) three minutes to speak.

NOTE: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, FEBRUARY 28, 2019**

The meeting was called to order by Chairman Darrel Eisenhardt at 6:30 p.m. Aldermanic Representative Susan Kott; Commissioners Frank Capra; Steve Wagner; Ken Morrison; Kevin O'Brien; and Dennis Tully were present. Student Representatives Tyler Van Patten and Grace Lashbrook were excused.

**CITIZEN COMMENTS**

Judith Schulz, 533 Milwaukee Avenue, presented window styles for 164 E. Washington Street that she felt should have been approved versus the plain windows that were approved on January 29, 2019. Ms. Schulz asked if the Commissioners could ask to have the windows changed to be more historical.

**APPROVAL OF MINUTES**

Aldermanic Representative Kott moved, and Commissioner Wagner seconded to approve the minutes of January 29, 2019.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

- A. A Certificate of Appropriateness application from Shad Branen for property located at 448 Milwaukee Avenue to repaint the rear and side of the building, which has already been painted.
- Chairman Eisenhardt introduced and opened this item for discussion.
  - Gregory Guidry, Building Inspector, explained the owner has already painted the building and is going through the process for approval. Mr. Guidry further explained the owner was under the impression he could paint the façade as long as the paint was an approved historic color. Mr. Guidry stated the new color meets the guidelines.
  - Commissioner Eisenhardt commented that brick is not to be painted, but this is block. Commissioner O' Brien explained this block was an addition and does not consider it to be historical, so agrees with painting the concrete block. Aldermanic Representative Kott stated she thinks it looks great and the block does not fall under the brick ordinance. Commissioner Wagner responded that paint is a sealer for concrete block, whereas brick is decorative.
  - There were no further comments.

- Aldermanic Representative Kott moved, and Commissioner O'Brien seconded to approve the Certificate of Appropriateness to paint the rear and side façade.
- All were in favor and the motion carried.
- Shad Branen, owner, apologized for painting the building prior to approval. Mr. Branen stated it seems counterproductive if the owner has to wait for approval, as long as it follows the guidelines for projects like these. Mr. Branen further stated sometimes time is a factor when completing projects due to weather.

## **DISCUSSION ITEMS**

### **A. Review of Façade Grant Funding Status**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Aldermanic Representative Kott asked if anyone had been paid out last month. Chairman Eisenhardt responded no, but 164 E. Washington got approved for three façade grants.

## **ADJOURNMENT**

Commissioner Morrison moved, and Commissioner Capra seconded to adjourn the meeting at 6:45 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item:</b> 7A	<b>Date:</b> April 25, 2019
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 533 Milwaukee Avenue

**Details:**

Teacher Place is requesting approval of a Certificate of Appropriateness located at 533 Milwaukee Avenue. The proposed project consists of:

- The front façade restoration to include: repair, repaint, and replace the lights of the street-facing façade of the building. The applicant proposes to repaint the façade in three colors (similar to current colors, but not exactly replicating the existing colors);
  1. “Rugger Brown” brown color: field panels, 1<sup>st</sup> and 2<sup>nd</sup> story cornices, mullions
  2. “Ruby Red” red color: 1 x 1 and 2 x2 bulkhead trim and similar, upper cornice details
  3. Gold color: small trim, cove moldings, cornice details, and similar
- Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, BDO board, fiber cement trim board, Fypon.
- Repaint sign background brown, gold letters, red and gold details as approved in 2000
- Replace lights/shades with same design and color in black

Graef, whose memorandum is attached, recommends approval of this Certificate of Appropriateness request to the Common Council.

**Financial Remarks:**

The applicant had applied for a façade grant as seen in item 7C.

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the April 25, 2019 Historic Preservation Commission meeting.



collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Historic Preservation Commission  
City of Burlington

**FROM:** GRAEF

**DATE:** April 16, 2019

**SUBJECT:** Review of Certificate of Appropriateness Application for 533 Milwaukee Avenue.

### A. PURPOSE

Review an application from Teacher Place, Inc. to renovate the street-facing façade of 533 Milwaukee Avenue, occupied by the Spinning Top and Logic Puzzle Museums.

### B. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Historic Preservation Commission recommend to the Common Council the **APPROVAL** of the following:

1. An Application for the Certificate of Appropriateness for the restoration of the front (south facing) façade of 533 Milwaukee Avenue.

### C. TYPE & CHARACTER OF RENOVATIONS

Teacher Place, Inc., located at 533 Milwaukee Avenue in Burlington, WI, submitted a Certificate of Appropriateness Application to repair, repaint, and replace the lights of the street-facing façade of the building. This façade faces Milwaukee Avenue. The applicant proposed to begin this work by approximately June 1, 2019, to be completed within one year. The application details the following improvements:

- Repainting in three colors (similar to current colors, consistent with the HPO color palette, but not exactly replicating the existing colors)
  - "Rugger Brown" brown color: field panels, 1<sup>st</sup> and 2<sup>nd</sup> story cornices, mullions
  - "Ruby Slippers" red color: 1x1 and 2x2 bulkhead trim and similar, upper cornice details
  - Gold color: small trim, cove moldings, cornice details, and similar
- Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, BDO board, fiber cement trim board, Fypon (decorative polyurethane molded millwork)
- Restore and/or replace to replicate the historic look
- Repaint sign background brown, gold letters, red and gold details as approved in 2000
- Replace lights/shades with same design and color in black

- See the applicant's attached elevation with for the improvement details and associated colors

The following documents were submitted:

- a. Application for the Certificate of Appropriateness
- b. Elevation details
- c. Paint colors samples
- d. Light fixture cut sheet and specifications
- e. Repair/replacement/restoration quote from American Companies Corporation Construction Specialties
- f. Historic / present-day photos (6)

**D. REVIEW OF PROPOSED REHABILITATION IN ACCORDANCE WITH THE CITY OF BURLINGTON'S HISTORIC PRESERVATION ORDINANCES & GUIDELINES**

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<b>§ 315-139. Certificate of appropriateness.</b>		
(A-J) Certificate of Appropriateness	Complete	§315-139 "Certificate of Appropriateness" enumerates nine required pieces of information, documents, or exhibits that need to be provided by an applicant. The Applicant satisfied the relevant requirements and submitted a complete submittal for review.
<b>§ 315-42. HPO Historic Preservation Overlay District.</b>		
(E) Limitation on structural appearance changes.	Met	The proposed improvements maintain the preservation of original features and enhance the historic character and overall appearance of the building.
<b>Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines</b>		
Color (p. 9)	Met	The proposed color scheme is close (as close as possible, not exact) to the existing color scheme. The colors are historically appropriate (from the approved palette) and highlight the architectural details of the building.
Wood (p. 12)	Met	Proposed work includes repair of wood and trim as possible, replacing with wood or other material as appropriate.
Sign lighting (p. 16)	Met	Proposed upgrades to the lighting fixtures are similar to what is currently illuminating the sign band

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<p>Secretary of Interior's "Standards for Rehabilitation" (p. 19)</p>	<p>Met</p>	<p>Proposed front façade work meets these standards. In particular, these improvements fall under the following standards:</p> <ul style="list-style-type: none"> <li>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</li> <li>6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</li> </ul>



City of Burlington  
Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Project Address: 533 Milwaukee Av, Burlington, WI
3. Applicant Name: Teacher Place, Inc.
4. Owner Name: Teacher Place, Inc.
5. Name of Tenant: NA
6. Name of Business: Spinning Top Museum, Logic Puzzle Museum
7. What is (are) the existing use(s) of the building? museums, educational programs
8. Telephone Number: 262 763-3946 Facsimile Number: ----
9. E-Mail Address: teacherplace@hotmail.com
10. Applicant Mailing Address: 533 Milwaukee Av, Burlington, WI 53105
11. Does the applicant own the project building?  Yes  No
12. If no, please list owner's name and address: NA
13. Architect or engineer's name and address: NA
14. Date of submittal of plans: NA
15. Scale of drawings noted on each drawing: NA
16. Building type, size and location: 2 story commercial, historic district
17. Height of building: 2 story
18. Exterior material samples to be provided: NA

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: approx. June 1, 2019

20. Proposed Completion Date: within one year

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

Teacher Place, Inc.

Print

Teacher Place, Inc.  
Signature

April 1, 2019

Date

**Applicant**

Teacher Place, J. Schulz, Director Teacher Place, Inc.

Print

Teacher Place, Inc.  
Signature

April 1, 2019

Date

**STOP!** Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are encouraged to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. Nine copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!

**NOTE:** You are encouraged to attend said meeting to address any questions or concerns that the Commission members may have regarding your application.

# AMERICAN COMPANIES CORPORATION CONSTRUCTION SPECIALTIES

800 E. NORTHWEST HWY SUITE #700  
PALATINE, IL 60072

PHONE 800-459-8520  
FAX 800-459-8157

March 25, 2019

Teacher Place Inc.  
533 Milwaukee Ave.  
Burlington, WI 53105

IN RE: Repair/Replacement/Restoration of building facade at 533 Milwaukee Ave

We are pleased to quote you for the proposed renovation at the aforementioned address.

All construction will be done in a timely and workman like manner between the hours of 8:00 am to 4:30 pm M – F with all materials and debris removed from the worksite daily.

Work scope includes all materials plus labor for carpentry, masonry repair, painting and electrical (to be subcontracted to licensed WI electrical subcontractor where necessary).

**Work scope to include the following:**

Ground floor level: replace deteriorated bulkhead and trim, replace deteriorated base trim at sidewalk level, remove, fabricate and replace two 4' x 4' decorative wall panels, replace three gooseneck light fixtures, repair window sills, repair to lower fiberglass cornice, cleaning and repair of signage.

Second floor level: replace deteriorated bay window panels, fabricate and replace bay window panels and custom trim, repair/replacement all window casings, repair and repaint all window screens, repair to upper cornice, frieze and architrave.

Entire front: cleaning and preparation for application of paint and detail. Application of paint and detail to all exterior painted surfaces.

Should you wish to engage our services, we require a deposit of \$1,000.00 with the signed contract and the balance is due upon completion. Upon receipt of the deposit, we will schedule an installation time and advise you of same.

Total contract price per the above stated parameters: \$16,061.00

**Accepted:**

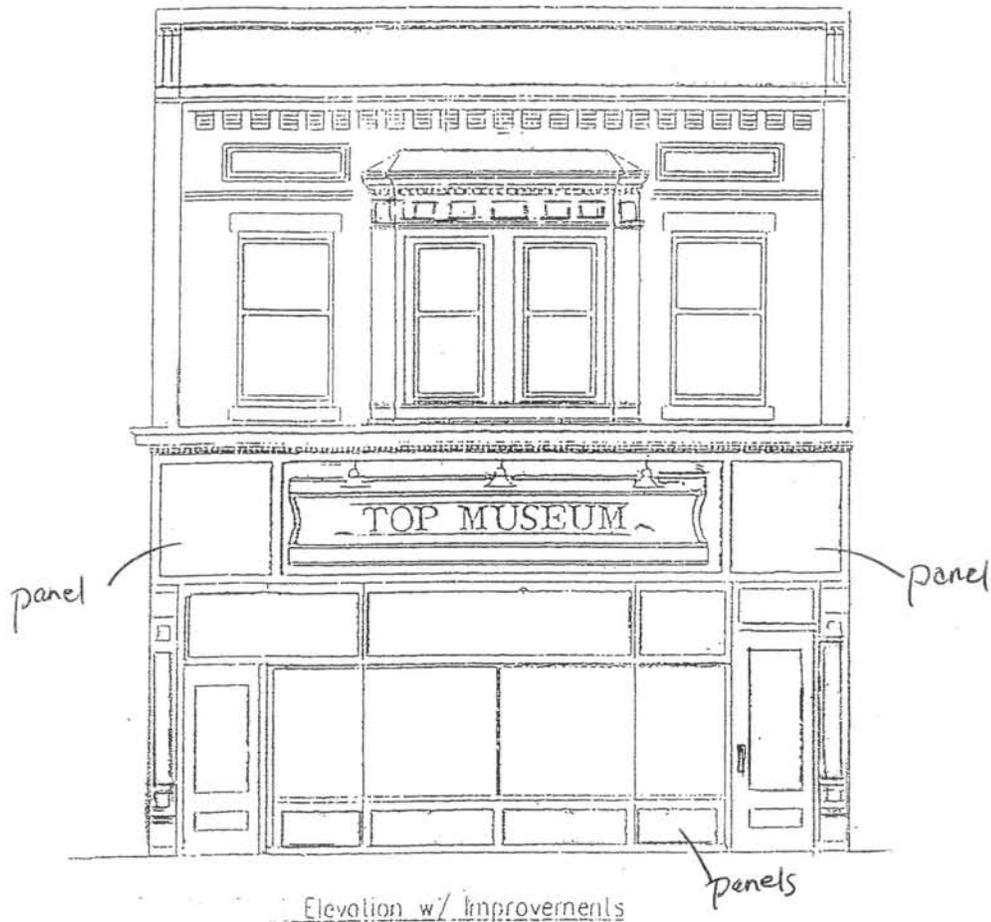
\_\_\_\_\_  
Teacher Place Inc

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

**Countersigned:**

\_\_\_\_\_  
American Companies Corporation

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



Approx. 26' W x 33' H

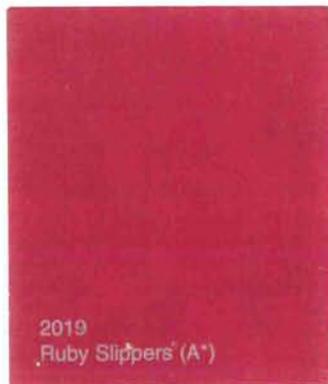
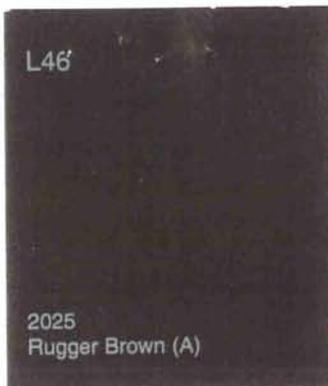
**533 Milwaukee Avenue**

- Color 1 "Rugger Brown" color: field panels, 1<sup>st</sup> & 2<sup>nd</sup> story cornices, mullions
- Color 2 "Ruby Slippers" red color: 1X and 2X trim and similar, upper cornice details
- Color 3 Gold: small trim, cove mouldings, cornice details, column details, and similar

- ~Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, MDO board, fiber cement trim board, Fypon
- ~ restore and/or replace to replicate historic look
- ~Repaint sign background. brown; gold letters, red and gold detail as approved in 2000
- ~Replace lights/shades with same design and color: black

1/10 TM

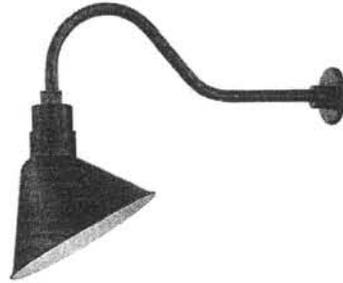
Paint samples 533 Milwaukee Av, Burlington Wisconsin



COPY IS CLOSE TO ACTUAL  
COLOR BUT NOT EXACT

2/10 TM

Black Gooseneck Barn Light with 12" Scoop Shade



<b>Product Number:</b>	623534	<b>Shade Material:</b>	Metal
<b>Manufacturer:</b>	Recesso Lighting by Dolan Designs	<b>Material:</b>	Aluminum
<b>Model Number:</b>	BL-ARMQ-BLK/BL-SHD12S-BLK	<b>Shipping:</b>	UPS Regular
<b>Collection:</b>	Barn Light	<b>Certification Agencies:</b>	ETL
<b>Manufacturer Finish:</b>	Black	<b>Backplate Dimension:</b>	4.62
<b>Manufacturer Shade Color:</b>	Black	<b>Wet Location:</b>	Yes
<b>Shade Shape:</b>	Warehouse	<b>Damp Location:</b>	Yes
<b>Total Wattage:</b>	100 w.	<b>Harsh Environ/Coastal:</b>	No
<b>Voltage Type:</b>	Line Voltage	<b>Weight:</b>	2.66 lbs
<b>Height:</b>	20 in.	<b>Made In America:</b>	No
<b>Width:</b>	12 in.	<b>Dusk To Dawn:</b>	No
<b>Depth:</b>	26.38 in.	<b>Motion Sensor:</b>	No
<b>Wattage:</b>	100	<b>Title 24:</b>	No
<b>Bulb Type:</b>	Incandescent		
<b>Bulb Shape:</b>	A19		
<b>Base Type:</b>	Medium		
<b>Number Of Bulbs:</b>	1		
<b>Bulb Included:</b>	No		
<b>Dark Sky:</b>	No		
<b>EnergyStar Compliant:</b>	No		

3/10 TM



533 Milwaukee Av, Burlington, Wisconsin Feb. 2019

533 MILWAUKEE  
KV

(COLORS FADED)

FEB. 2019

5/10 TM





533  
MILWAUKEE

SOUTH  
36  
↑

TOP MUSEUM

Omni

PRE SCHOOL  
INVENTING

TEACHER  
PLAZA  
PARENT  
RESOURCES  
TUE 12-7  
WED 128  
THU 5-8

↑ 533 MILWAUKEE AV

541 MILWAUKEE AV

1992

7/10 TM

↓



500 block Milwaukee Av, Burlington, Wisconsin Feb. 2019

↑ FEB. 2019

8/10 TM



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7B</b>	<b>Date:</b> April 25, 2019
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 541 Milwaukee Avenue

**Details:**

Teacher Place is requesting approval of a Certificate of Appropriateness located at 541 Milwaukee Avenue. The proposed project consists of:

- The front façade restoration to include: repair, repaint, and replace the lights of the street-facing façade of the building. The applicant proposes to repaint the façade in three colors (similar to current colors, but not exactly replicating the existing colors);
  1. “Olive Tree Green” green color: field panels, column details, upper cornice details
  2. “Rugger Brown” brown color: 1 x 1 and 2 x2 bulkhead trim and similar, 1<sup>st</sup> story cornice, mullions
  3. Gold color: small trim, cove moldings, cornice details, and similar
- Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, BDO board, fiber cement trim board, Fypon.
- Repaint sign background brown, gold letters, green, and gold details as approved in 2000
- Replace lights/shades with same design and color in black

Graef, whose memorandum is attached, recommends approval of this Certificate of Appropriateness request to the Common Council.

**Financial Remarks:**

The applicant had applied for a façade grant as seen in item 7D.

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the April 25, 2019 Historic Preservation Commission meeting.



collaborāte / formulāte / innovāte

One Honey Creek Corporate Center  
125 South 84<sup>th</sup> Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

## MEMORANDUM

**TO:** Historic Preservation Commission  
City of Burlington

**FROM:** GRAEF

**DATE:** April 16, 2019

**SUBJECT:** Review of Certificate of Appropriateness Application for 541 Milwaukee Avenue.

### A. PURPOSE

Review an application from Teacher Place, Inc. to renovate the street-facing façade of 541 Milwaukee Avenue, occupied by Teacher Place & Parent Resources.

### B. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Historic Preservation Commission recommend to the Common Council the **APPROVAL** of the following:

1. An Application for the Certificate of Appropriateness for the restoration of the front (south facing) façade of 541 Milwaukee Avenue.

### C. TYPE & CHARACTER OF RENOVATIONS

Teacher Place, Inc., located at 541 Milwaukee Avenue in Burlington, WI, submitted a Certificate of Appropriateness Application to repair, repaint, and replace the lights of the street-facing façade of the building. This façade faces Milwaukee Avenue. The applicant proposed to begin this work by approximately June 1, 2019, to be completed within one year. The application details the following improvements:

- Repainting in three colors (similar to current colors, consistent with the HPO color palette, but not exactly replicating the existing colors)
  - "Olive Tree Green" green color: field panels, column details, upper cornice details
  - "Rugger Brown" brown color: 1x1 and 2x2 bulkhead trim and similar, 1<sup>st</sup> story cornice, mullions
  - Gold color: small trim, cove moldings, cornice details, and similar
- Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, BDO board, fiber cement trim board, Fypon (decorative polyurethane molded millwork)
- Restore and/or replace to replicate the historic look
- Repaint sign background brown, gold letters, green, and gold details as approved in 2000
- Replace lights/shades with same design and color in black
- See the applicant's attached elevation with for the improvement details and associated colors

The following documents were submitted:

- a. Application for the Certificate of Appropriateness
- b. Elevation details
- c. Paint colors samples
- d. Light fixture cut sheet and specifications
- e. Repair/replacement/restoration quote from American Companies Corporation Construction Specialties
- f. Historic / present-day photos (6)

**D. REVIEW OF PROPOSED REHABILITATION IN ACCORDANCE WITH THE CITY OF BURLINGTON'S HISTORIC PRESERVATION ORDINANCES & GUIDELINES**

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<b>§ 315-139. Certificate of appropriateness.</b>		
(A-J) Certificate of Appropriateness	Complete	§315-139 "Certificate of Appropriateness" enumerates nine required pieces of information, documents, or exhibits that need to be provided by an applicant. The Applicant satisfied the relevant requirements and submitted a complete submittal for review.
<b>§ 315-42. HPO Historic Preservation Overlay District.</b>		
(E) Limitation on structural appearance changes.	Met	The proposed improvements maintain the preservation of original features and enhance the historic character and overall appearance of the building.
<b>Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines</b>		
Color (p. 9)	Met	The proposed color scheme is close (as close as possible, not exact) to the existing color scheme. The colors are historically appropriate (from the approved palette) and highlight the architectural details of the building.
Wood (p. 12)	Met	Proposed work includes repair of wood and trim as possible, replacing with wood or other material as appropriate.
Sign lighting (p. 16)	Met	Proposed upgrades to the lighting fixtures are similar to what is currently illuminating the sign band

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<p>Secretary of Interior's "Standards for Rehabilitation" (p. 19)</p>	<p>Met</p>	<p>Proposed front façade work meets these standards. In particular, these improvements fall under the following standards:</p> <ul style="list-style-type: none"> <li>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</li> <li>6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</li> </ul>



City of Burlington  
Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Project Address: 541 Milwaukee Avenue, Burlington, WI
3. Applicant Name: Teacher Place, Inc.
4. Owner Name: Teacher Place, Inc.
5. Name of Tenant: NA
6. Name of Business: Teacher Place & Parent Resources
7. What is (are) the existing use(s) of the building? educational programs
8. Telephone Number: 262 763-3946 Facsimile Number: NA
9. E-Mail Address: teacherplace@hotmail.com
10. Applicant Mailing Address: 533 Milwaukee Av, Burlington WI 53105
11. Does the applicant own the project building?  Yes  No
12. If no, please list owner's name and address: NA
13. Architect or engineer's name and address: NA
14. Date of submittal of plans: NA
15. Scale of drawings noted on each drawing: NA
16. Building type, size and location: 2 story commercial, historic district
17. Height of building: 2 story
18. Exterior material samples to be provided: NA

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: approx. June 1, 2019

20. Proposed Completion Date: within one year

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

Teacher Place, Inc. Teacher Place, Inc. April 1, 2019  
Print Signature Date

**Applicant**

Teacher Place, Inc., J. Schulz, Director of Teacher Place. Teacher Place, Inc. April 1, 2019  
Print Signature Date

**STOP!** Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are encouraged to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. Nine copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!

**NOTE:** You are encouraged to attend said meeting to address any questions or concerns that the Commission members may have regarding your application.

# AMERICAN COMPANIES CORPORATION CONSTRUCTION SPECIALTIES

800 E. NORTHWEST HWY SUITE #700  
PALATINE, IL 60072

PHONE 800-459-8520  
FAX 800-459-8157

March 25, 2019

Teacher Place Inc.  
533 Milwaukee Ave.  
Burlington, WI 53105

IN RE: Repair/Restoration of building facade at 541 Milwaukee Ave

We are pleased to quote you for the proposed renovation at the aforementioned address.

All construction will be done in a timely and workman like manner with all materials and debris removed from the worksite daily.

Scope of work includes all materials plus labor for carpentry, masonry repair, painting and electrical (to be subcontracted to licensed WI electrical subcontractor where necessary).

**Scope of work to include specifically the following:**

**Ground floor level:** replace deteriorated bulkhead and trim; replace deteriorated base trim above concrete curb at sidewalk level; remove/repair/restore/reinstall two doors with deteriorated exterior surfaces; replace three gooseneck light fixtures; repair window sills.

**Second floor level:** replace deteriorated window panels; fabricate and replace window custom trim on panels; repair/replacement all window casings; repair to upper cornice and frieze; masonry repair.

**Entire facade front:** cleaning and preparation for application of paint and detail. Application of paint and detail to all exterior painted surfaces.

Should you wish to engage our services, we require a deposit of \$1,000.00 with the signed contract and the balance is due upon completion. Upon receipt of the deposit, we will schedule an installation time and advise you of same.

Total contract price per the above stated parameters: **\$11,182.00**

**Accepted:**

\_\_\_\_\_  
Teacher Place Inc.

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

**Countersigned:**

\_\_\_\_\_  
American Companies Corporation

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



Elevation w/ Improvements

Approx. 25' W x 33' H

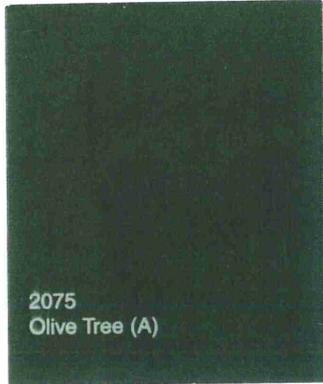
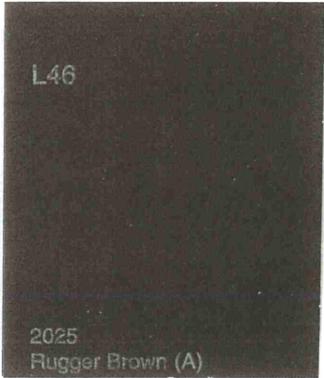
**541 Milwaukee Av**

- Color 1 "Olive Tree Green" color: field panels, column details, upper cornice details
- \* Color 2 "Rugger Brown: color" 1X and 2X trim and similar, 1<sup>st</sup> story cornice. mullions
- Color 3 Gold: small trim, cove mouldings, cornice details, column details, and similar

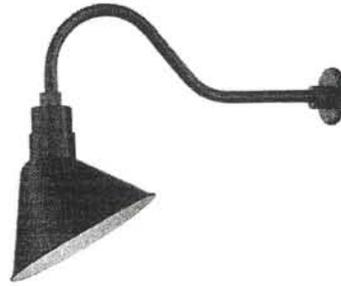
- ~Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, MDO board, fiber cement trim board, Fypon
- ~ restore and/or replace to replicate historic look
- ~Repaint sign background brown, gold letters, green and gold detail as approved in 2000
- ~Replace lights/shades with same design and color: black

- \* 1x = size of bulkhead panels 1x1
  - \* 2x = size of bulkhead panels 2x2
- building will be painted same color

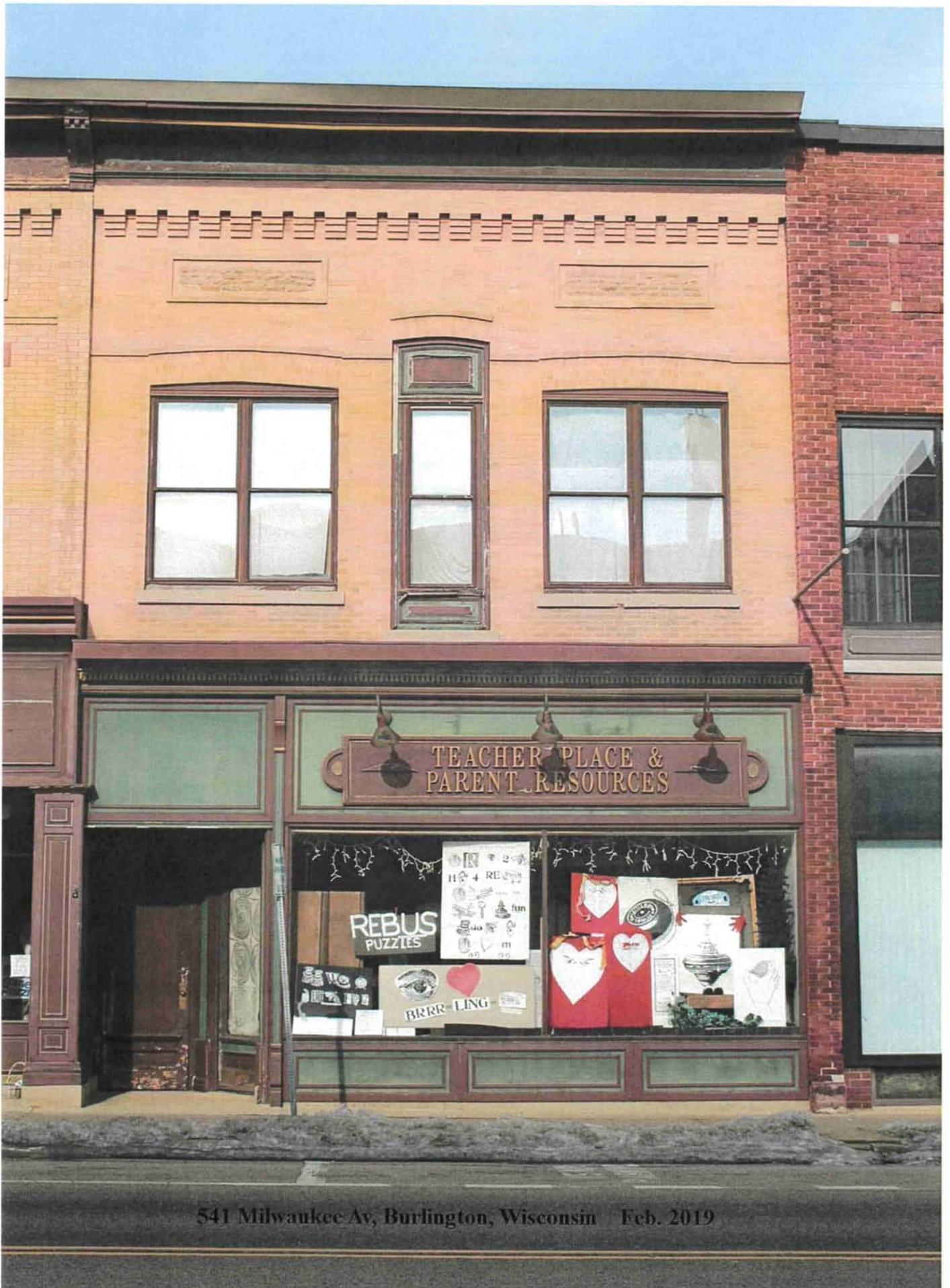
Paint samples 541 Milwaukee Av, Burlington Wisconsin



Black Gooseneck Barn Light with 12" Scoop Shade



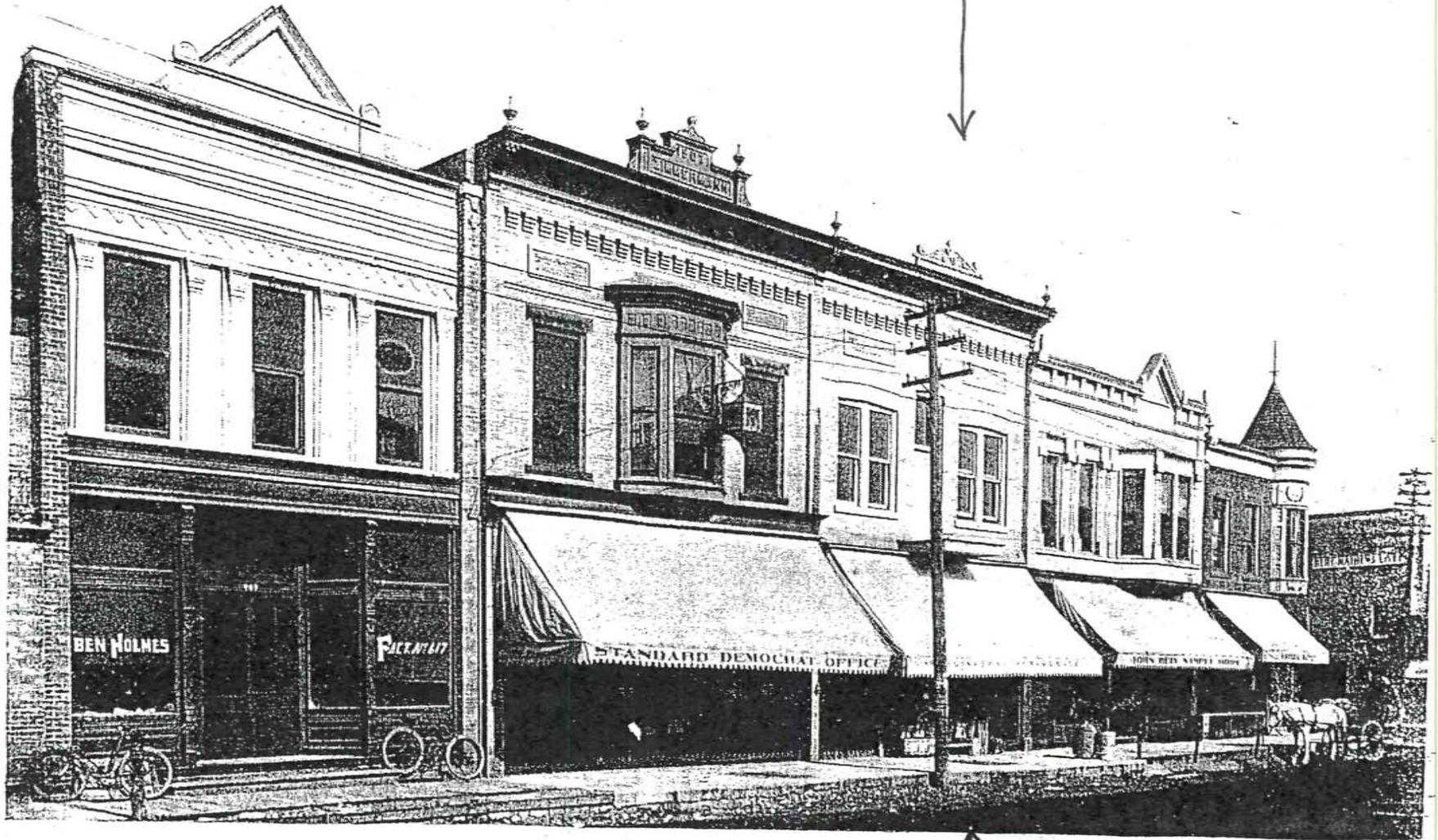
<b>Product Number:</b>	623534	<b>Shade Material:</b>	Metal
<b>Manufacturer:</b>	Recesso Lighting by Dolan Designs	<b>Material:</b>	Aluminum
<b>Model Number:</b>	BL-ARMQ-BLK/BL-SHD12S-BLK	<b>Shipping:</b>	UPS Regular
<b>Collection:</b>	Barn Light	<b>Certification Agencies:</b>	ETL
<b>Manufacturer Finish:</b>	Black	<b>Backplate Dimension:</b>	4.62
<b>Manufacturer Shade Color:</b>	Black	<b>Wet Location:</b>	Yes
<b>Shade Shape:</b>	Warehouse	<b>Damp Location:</b>	Yes
<b>Total Wattage:</b>	100 w.	<b>Harsh Environ/Coastal:</b>	No
<b>Voltage Type:</b>	Line Voltage	<b>Weight:</b>	2.66 lbs
<b>Height:</b>	20 in.	<b>Made In America:</b>	No
<b>Width:</b>	12 in.	<b>Dusk To Dawn:</b>	No
<b>Depth:</b>	26.38 in.	<b>Motion Sensor:</b>	No
<b>Wattage:</b>	100	<b>Title 24:</b>	No
<b>Bulb Type:</b>	Incandescent		
<b>Bulb Shape:</b>	A19		
<b>Base Type:</b>	Medium		
<b>Number Of Bulbs:</b>	1		
<b>Bulb Included:</b>	No		
<b>Dark Sky:</b>	No		
<b>EnergyStar Compliant:</b>	No		



541 Milwaukee Av, Burlington, Wisconsin Feb. 2019

541 MILWAUKEE AV, BURLINGTON FEB. 2019

5/10



GENEVA STREET, LOOKING NORTHEAST, BURLINGTON  
*NOW MILWAUKEE AVE*

↑  
541 MILWAUKEE AV  
CIRCA 1907

6/10

2025

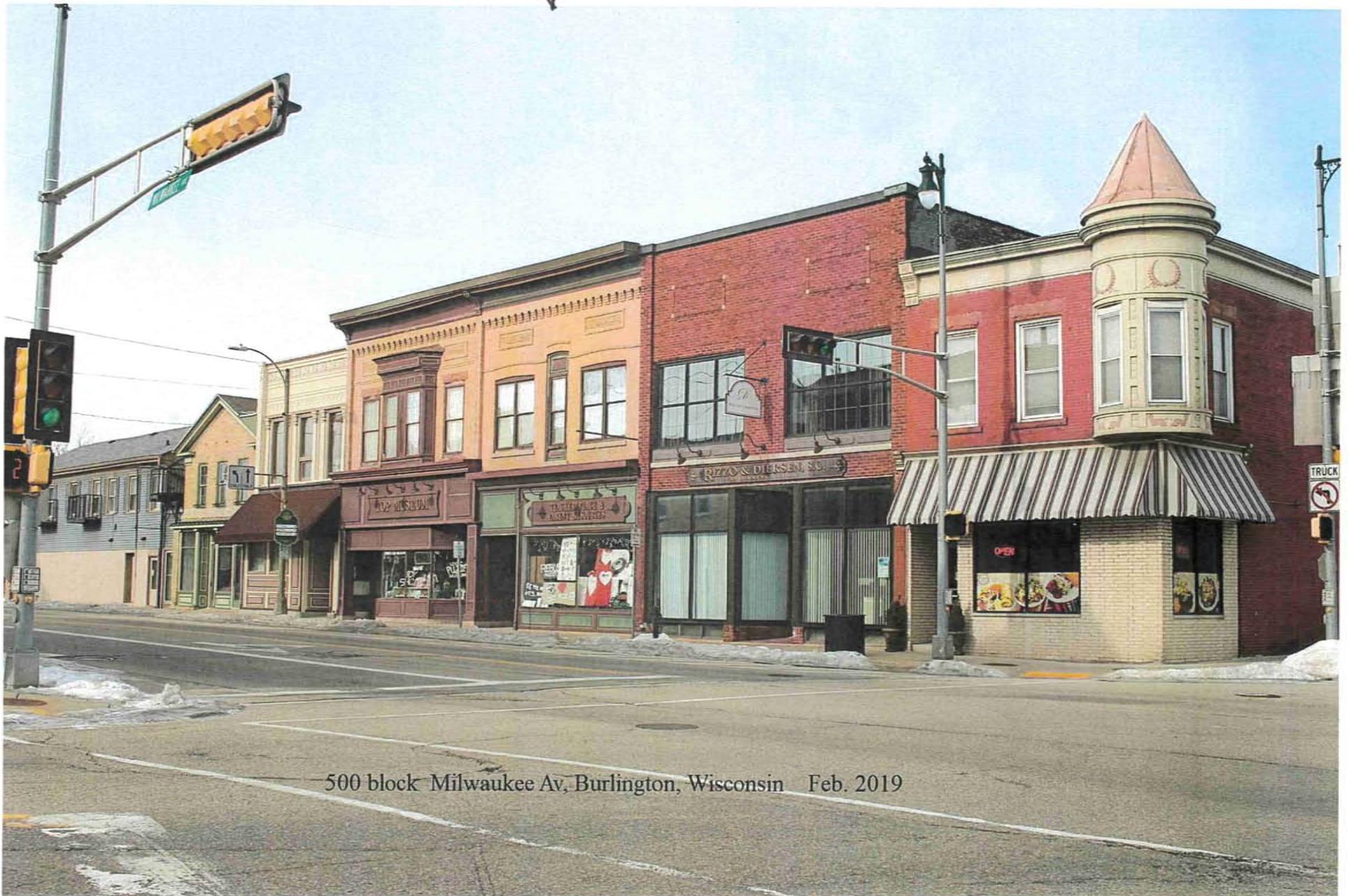


← 533 MILWAUKEE AV

↑ 541 MILWAUKEE AV

1992

7/10



500 block Milwaukee Av, Burlington, Wisconsin Feb. 2019

↑ FEB. 2019  
511 MILWAUKEE AV

11/10



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item:</b> 7C	<b>Date:</b> April 25, 2019
<b>Submitted By:</b> Megan Watkins, Assistant City Administrator/Zoning Administrator	<b>Subject:</b> Façade Grant Application for 533 Milwaukee Avenue.

**Details:**

Teacher Place is requesting approval of a Façade Grant Application located at 533 Milwaukee Avenue. The proposed project consists of:

- The front façade restoration include: repair, repaint, and replace the lights of the street-facing façade of the building. The applicant proposes to repaint the façade in three colors (similar to current colors, but not exactly replicating the existing colors);
  1. “Rugger Brown” brown color: field panels, 1<sup>st</sup> and 2<sup>nd</sup> story cornices, mullions
  2. “Ruby Red” red color: 1 x 1 and 2 x2 bulkhead trim and similar, upper cornice details
  3. Gold color: small trim, cove moldings, cornice details, and similar
- Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, BDO board, fiber cement trim board, Fypon.
- Repaint sign background brown, gold letters, red and gold details as approved in 2000
- Replace lights/shades with same design and color in black

**Please see attached correspondence.**

If the HPC approves this application, staff recommends that the approval be contingent on satisfying the recommendations in Graef’s memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

**Financial Remarks:**

The estimated project cost is \$16,061.00 for 533 Milwaukee Avenue. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance would be \$19,309.81.

**Executive Action:**

This item is for consideration to approve the Façade Grant Program at the April 25, 2019 Historic Preservation Commission meeting.



**Administration Department**

300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1161 – (262) 763-3474 fax  
www.burlington-wi.gov

**DATE:** April 16, 2019

**TO:** Historic Preservation Commissioners

**FROM:** Megan Watkins, Assistant City Administrator/Zoning Administrator

**RE:** Front façade grant application for 533 and 541 Milwaukee Avenue

In reviewing the façade grant application from the Teacher Place for property located at 533 and 541 Milwaukee Avenue, I discovered that the property has a shared water meter on the first floor for these addresses, which made me question if this is one building or two. I did further research of the property and discovered the following information:

- Per the Burlington Historical Society, two buildings were built on these parcels in 1907 by Henry Zimmerman and George McDonald.
- Teacher Place, Inc. purchased both parcels in 1992 and combined the parcels into one tax parcel.
- Building plans from 1993 show an opening on the first floor between the two buildings.
- Building plans from 1995 show the second floor connected via a shared hallway to apartments.
- Teacher Place applied for one façade grant in 2000, but was encouraged by the HPC to apply for two. Teacher Place received two \$7,500 façade grants.
- Per the Water Department, the meter comes in at the north end of 541 Milwaukee Avenue, but is listed as 533 Milwaukee Avenue on the bill. There is a shared wall opening between the 2 buildings. Teacher Place left the opening in place versus putting in a fire door in between, which explains why the service is listed at 533 Milwaukee Avenue. There is a separate meter for the second floor apartments.
- Trivent Financial received four façade grants (\$20,000) in 2017 for the front and sides of 400 N. Pine Street and 208 E. Washington Street. The two buildings are on one parcel with access inside to both buildings. Trivent Financial pays one water bill and one tax bill.
- Itzin's received two façade grants (\$10,000) in 2018 for the front of 420 and 436 N. Pine Street. The two buildings are on two parcels with access inside to both buildings. Itzin's pays two water bills and two tax bills.
- LifeBridge Church received one façade grant (\$5,000) in 2016 as a tax-exempt entity.

Per the Façade Grant Policy that was approved in 2018, a "façade" is defined as: *"The façade is the entire exposed exterior surface of a building that fronts a public street and contains the building's principal entrance"*. Additionally, the policy does not reference shared space or tax-exempt status.

In your packet I have included a review for each address. I seek the Commission's interpretation if this parcel contains one building or two and further, if the Commission should consider one façade grant application or two.



**CITY OF BURLINGTON**

**Administration Department**  
 300 N. Pine Street, Burlington, WI, 53105  
 (262) 342-1161 – (262) 763-3474 fax  
 www.burlington-wi.gov

**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** April 9, 2019

**Applicant Address & Name:** Teacher Place, Inc. - 533 Milwaukee Avenue

Project Overview/ Applicant's Request:	Submitted
<p><i>Front facade improvements including repair, restoration and/or replacement of deteriorated elements and paint</i></p> <p><b>Staff Comments:</b> <i>COA is scheduled for consideration at the April 25, 2019 HPC meeting</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
<b>Application Checklist for Staff Review:</b>	
<p>1. COA application received and/ or sign permit application received and/or approved by HPC</p> <p><b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
<p>2. Are there eligible project uses per the Façade Grant Policy?</p> <p><b>Staff Comments:</b> <i>See City Planner's memorandum for the COA application recommendations</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note</p>
<p>3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.</p> <p><b>Staff Comments:</b> <i>Total estimated cost for front facade: \$16,061.00.          (50% = \$8,030.50) Allowed \$5,000 for facade grant.</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
<p>4. Status of City owed taxes, payments and fees</p> <p><b>Staff Comments:</b> <i>Tax exempt; Utilities due: \$119.49 and \$145.77 (due 4/30/19)</i></p>	<p align="center">See Contingencies</p>
<b>Staff Recommendation (contingencies listed):</b>	
<p><i>The applicant is <u>eligible for a façade grant in the amount not to exceed \$5,000.00</u>. Staff suggests that approval be <u>contingent</u> on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li>• <i>Satisfy any recommendations in City Planner's memo for the COA as indicated by the HPC.</i></li> <li>• <i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li>• <i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li>• <i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li>• <i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the façade grant is not disbursed within one year, the HPC reserves the right to rescind the allotted grant amount.</i></p>	



Official Use Only  
 Date Received 4/1/19  
 Application No. \_\_\_\_\_

City of Burlington

Historic District Façade Improvement Grant Application

Project Address: 533 Milwaukee Avenue, Burlington, WI

Applicant Name: Teacher Place, Inc.

Owner Name: Teacher Place, Inc.

Name of Business: Spinning Top Museum, Logic Puzzle Museum

Telephone Number: 262-763-3946 Facsimile Number: NA

E-Mail Address: teacherplace@hotmail.com

Applicant Mailing Address: 533 Milwaukee Av, Burlington, Wisconsin 53105

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: \_\_\_\_\_

Description of Project: Repair, restoration, and/or replacement of deteriorated elements; repaint with the same colors: same architectural design and colors as approved in the year 2000 by the HPC.

Estimated Project Cost (include quotes/bid for proposed work): \$16,061.00

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: approx. June 1, 2019

Proposed completion date: within one year

What is (are) the existing use(s) of the building? museums, educational programs

Will this project proposal cause a change in the building's use? no

If so, please explain. NA

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage, you must complete the attached "Application for the Certificate of Appropriateness".**

Teacher Place, Inc.  
 Signature of Applicant

Teacher Place, Inc. J.Schulz, Director Teacher Place

Print Name

Teacher Place, Inc.  
 Signature of Property Owner

Teacher Place, Inc.

Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**

# AMERICAN COMPANIES CORPORATION CONSTRUCTION SPECIALTIES

800 E. NORTHWEST HWY SUITE #700  
PALATINE, IL 60072

PHONE 800-459-8520  
FAX 800-459-8157

March 25, 2019

Teacher Place Inc.  
533 Milwaukee Ave.  
Burlington, WI 53105

IN RE: Repair/Replacement/Restoration of building facade at 533 Milwaukee Ave

We are pleased to quote you for the proposed renovation at the aforementioned address.

All construction will be done in a timely and workman like manner between the hours of 8:00 am to 4:30 pm M – F with all materials and debris removed from the worksite daily.

Work scope includes all materials plus labor for carpentry, masonry repair, painting and electrical (to be subcontracted to licensed WI electrical subcontractor where necessary).

**Work scope to include the following:**

Ground floor level: replace deteriorated bulkhead and trim, replace deteriorated base trim at sidewalk level, remove, fabricate and replace two 4' x 4' decorative wall panels, replace three gooseneck light fixtures, repair window sills, repair to lower fiberglass cornice, cleaning and repair of signage.

Second floor level: replace deteriorated bay window panels, fabricate and replace bay window panels and custom trim, repair/replacement all window casings, repair and repaint all window screens, repair to upper cornice, frieze and architrave.

Entire front: cleaning and preparation for application of paint and detail. Application of paint and detail to all exterior painted surfaces.

Should you wish to engage our services, we require a deposit of \$1,000.00 with the signed contract and the balance is due upon completion. Upon receipt of the deposit, we will schedule an installation time and advise you of same.

Total contract price per the above stated parameters: \$16,061.00

**Accepted:**

\_\_\_\_\_  
Teacher Place Inc

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

**Countersigned:**

\_\_\_\_\_  
American Companies Corporation

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



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7D</b>	<b>Date:</b> April 25, 2019
<b>Submitted By:</b> Megan Watkins, Assistant City Administrator/Zoning Administrator	<b>Subject:</b> Façade Grant Application for 541 Milwaukee Avenue.

**Details:**

Teacher Place is requesting approval of a Façade Grant Application located at 541 Milwaukee Avenue. The proposed project consists of:

- The front façade restoration include: repair, repaint, and replace the lights of the street-facing façade of the building. The applicant proposes to repaint the façade in three colors (similar to current colors, but not exactly replicating the existing colors);
  1. “Olive Tree Green” green color: field panels, column details, upper cornice details
  2. “Rugger Brown” brown color: 1 x 1 and 2 x2 bulkhead trim and similar, 1<sup>st</sup> story cornice, mullions
  3. Gold color: small trim, cove moldings, cornice details, and similar
- Repair where possible. Replacements of wood panels, trim, etc. as necessary with painted white pine, BDO board, fiber cement trim board, Fypon.
- Repaint sign background brown, gold letters, green, and gold details as approved in 2000
- Replace lights/shades with same design and color in black

**Please see attached correspondence.**

If the HPC approves this application, staff recommends that the approval be contingent on satisfying the recommendations in Graef’s memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

**Financial Remarks:**

The estimated project cost is \$11,182.00 for 541 Milwaukee Avenue. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance would be \$14,309.84.

**Executive Action:**

This item is for consideration to approve the Façade Grant Program at the April 25, 2019 Historic Preservation Commission meeting.



**CITY OF BURLINGTON**

**Administration Department**  
 300 N. Pine Street, Burlington, WI, 53105  
 (262) 342-1161 – (262) 763-3474 fax  
 www.burlington-wi.gov

**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** April 9, 2019

**Applicant Address & Name:** Teacher Place, Inc. - 541 Milwaukee Avenue

Project Overview/ Applicant's Request:	Submitted
<p><i>Front facade improvements including repair, restoration and/or replacement of deteriorated elements and paint</i></p> <p><b>Staff Comments:</b> <i>COA is scheduled for consideration at the April 25, 2019 HPC meeting</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
<b>Application Checklist for Staff Review:</b>	
<p>1. COA application received and/ or sign permit application received and/or approved by HPC</p> <p><b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
<p>2. Are there eligible project uses per the Façade Grant Policy?</p> <p><b>Staff Comments:</b> <i>See City Planner's memorandum for the COA application recommendations</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note</p>
<p>3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.</p> <p><b>Staff Comments:</b> <i>Total estimated cost for front facade: \$11,182.00. (50% = \$5,591.00) Allowed \$5,000 for facade grant.</i></p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
<p>4. Status of City owed taxes, payments and fees</p> <p><b>Staff Comments:</b> <i>Tax exempt; No Utilities</i></p>	<p align="center">See Contingencies</p>
<b>Staff Recommendation (contingencies listed):</b>	
<p><i>The applicant is <u>eligible for a façade grant in the amount not to exceed \$5,000.00</u> . Staff suggests that approval be <u>contingent</u> on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li>• <i>Satisfy any recommendations in City Planner's memo for the COA as indicated by the HPC.</i></li> <li>• <i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li>• <i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li>• <i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li>• <i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the façade grant is not disbursed within one year, the HPC reserves the right to rescind the allotted grant amount.</i></p>	



Official Use Only  
 Date Received 4/11/19  
 Application No. \_\_\_\_\_

City of Burlington

Historic District Façade Improvement Grant Application

Project Address: 541 Milwaukee Avenue, Burlington, WI

Applicant Name: Teacher Place, Inc.

Owner Name: Teacher Place, Inc.

Name of Business: Teacher Place & Parent Resources

Telephone Number: 262 763-3946 Facsimile Number: NA

E-Mail Address: teacherplace@hotmail.com.

Applicant Mailing Address: 533 Milwaukee Av, Burlington, Wisconsin 53105

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: \_\_\_\_\_

Description of Project: Repair, restoration, and/or replacement of deteriorated elements; repainting with the same coors: same architectural design and colors as approved in the year 2000 by the HPC

Estimated Project Cost (include quotes/bid for proposed work): \$11,182.00

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: June 1, 2019

Proposed completion date: within one year

What is (are) the existing use(s) of the building? educational programs

Will this project proposal cause a change in the building's use? no

If so, please explain. NA

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage, you must complete the attached "Application for the Certificate of Appropriateness".**

Teacher Place, Inc.  
 Signature of Applicant

Teacher Place, Inc. J. Schulz, Director Teacher Place

Print Name

Teacher Place, Inc.  
 Signature of Property Owner

Teacher Place, Inc.

Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**

# AMERICAN COMPANIES CORPORATION CONSTRUCTION SPECIALTIES

800 E. NORTHWEST HWY SUITE #700  
PALATINE, IL 60072

PHONE 800-459-8520  
FAX 800-459-8157

March 25, 2019

Teacher Place Inc.  
533 Milwaukee Ave.  
Burlington, WI 53105

IN RE: Repair/Restoration of building facade at 541 Milwaukee Ave

We are pleased to quote you for the proposed renovation at the aforementioned address.

All construction will be done in a timely and workman like manner with all materials and debris removed from the worksite daily.

Scope of work includes all materials plus labor for carpentry, masonry repair, painting and electrical (to be subcontracted to licensed WI electrical subcontractor where necessary).

**Scope of work to include specifically the following:**

**Ground floor level:** replace deteriorated bulkhead and trim; replace deteriorated base trim above concrete curb at sidewalk level; remove/repair/restore/reinstall two doors with deteriorated exterior surfaces; replace three gooseneck light fixtures; repair window sills.

**Second floor level:** replace deteriorated window panels; fabricate and replace window custom trim on panels; repair/replacement all window casings; repair to upper cornice and frieze; masonry repair.

**Entire facade front:** cleaning and preparation for application of paint and detail. Application of paint and detail to all exterior painted surfaces.

Should you wish to engage our services, we require a deposit of \$1,000.00 with the signed contract and the balance is due upon completion. Upon receipt of the deposit, we will schedule an installation time and advise you of same.

Total contract price per the above stated parameters: **\$11,182.00**

**Accepted:**

\_\_\_\_\_  
Teacher Place Inc.

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

**Countersigned:**

\_\_\_\_\_  
American Companies Corporation

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



**CITY OF BURLINGTON**

**Administration Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1161 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 8A</b>	<b>Date: April 25, 2019</b>
<b>Submitted By: Megan Watkins, Director of Administrative Services</b>	<b>Subject: Façade Grant Funding</b>

**Details**

Attached please find the Façade Grant Funding report for Round 9 dated April 17, 2019 which has been funded with \$10,000. Round 8 dated April 17, 2019 with a balance of \$14,309.81. Round 7 has an actual balance of \$0.00 remaining, with one project pending.

**Executive Action:**

This item is for discussion only at the April 25, 2019 Historic Preservation Commission meeting.



**Burlington HPC - Façade Grant Funding, Round #8 - \$50,000**

Applicant Name/Company	Property Address	Total Improvement Amount Proposed	Grant Amount Approved for Funding	Notes	Approved Date	Expiration Date	Funded	Amount Funded	Date Paid
LuAnne Clark	401 N. Pine Street (south side)	\$4,793.00	\$2,396.50	**	12/28/2017	12/28/2018	Yes	\$ 319.04	1/29/2018
Itzin's Shoes & Repair	420, 428, & 436 N. Pine St.	\$14,000.00	\$7,000.00		7/26/2018	7/26/2019	Yes	\$6,825.39	11/29/2018
Al Strelbecki	572 N. Pine St. (front & rear)	\$8,450.00	\$4,225.00	**	5/24/2018	5/24/2019	Rear pending	\$ 3,380.00	11/8/2018
Brian Torgerson	164 E. Washington St. (front)	\$18,875.51	\$5,000.00	Council approved 6 months	1/29/2019	8/31/2019	Pending	Pending	Pending
Brian Torgerson	164 E. Washington St. (side)	\$9,241.51	\$4,620.76	Council approved 6 months	1/29/2019	8/31/2019	Pending	Pending	Pending
Brian Torgerson	164 E. Washington St. (rear)	\$9,400.00	\$4,700.00	Council approved 6 months	1/29/2019	8/31/2019	Pending	Pending	Pending
Teacher Place	533 Milwaukee Ave.	\$16,061.00	\$5,000.00		Pending	Pending	Pending	Pending	Pending
Teacher Place	541 Milwaukee Ave.	\$11,182.00	\$5,000.00		Pending	Pending	Pending	Pending	Pending

<b>Obligated Funds:</b>	\$	<b>50,000.00</b>
<b>Total Distributed to Date</b>		<b>\$10,524.43</b>
<b>Pending</b>		<b>\$25,165.76</b>
<b>Actual Balance Remaining:</b>		
\$50,000 Less Total Disbursed and Pending =	\$	<b>14,309.81</b>

**Updated:** 4/17/2019

**NOTES:**

(a) Total Round 8 funding includes: \$50,000 allotment (2018)

\*\* LuAnne Clark (401 N. Pine) received funds from Round 7 and Round 8 for full approved grant amount

\*\*Rear façade at 572 N. Pine not approved by HPC Response Team. Front was approved 11/8/18 and front funds disbursed. Holding rear façade funds (\$845) until completion

**Burlington HPC - Façade Grant Funding, Round #7 - \$50,000**

Applicant Name/Company	Property Address	Total Improvement Amount Proposed	Grant Amount Approved for Funding	Notes	Approved Date	Expiration Date	Funded	Amount Funded	Date Paid
David Flitcroft - Flitcroft Rentals	580-588 N. Pine Street (rear façade)	\$10,600.00	\$5,000	See below **	3/9/2017	3/9/2018	Yes	\$4,874.64	9/15/2017
Commercial Investment Properties Corp.	525 Milwaukee Avenue (front)	\$22,298.13	\$5,000		3/23/2017	Org: 3/23/2018 New: 9/23/2018 New Extended: 11/23/2018	Yes	\$5,000.00	11/29/2018
Thrivent Financial	400 N. Pine Street (front)	\$33,362.00	\$5,000		3/23/2017	3/23/2018	Yes	\$5,000.00	9/29/2017
Thrivent Financial	400 N. Pine Street (side)	\$22,549.00	\$5,000		3/23/2017	3/23/2018	Yes	\$5,000.00	9/29/2017
Thrivent Financial	208 E. Washington Street (front)	\$12,676.00	\$5,000		3/23/2017	3/23/2018	Yes	\$5,000.00	9/15/2017
Thrivent Financial	208 E. Washington Street (side/alley)	\$13,623.00	\$5,000		3/23/2017	3/23/2018	Yes	\$5,000.00	9/15/2017
Cassandra Spiegelhoff - C. Mae Designs	202 E. Chestnut Street (awning)	\$1,695.79	\$847.90		5/25/2017	5/25/2017	Yes	\$847.90	8/14/2017
Uncle Steve's Garage	564 N. Pine (rear)	\$5,050.00	\$2,525		5/25/2017	2/25/2018	Yes	\$2,525.00	8/11/2017
John Royel - Kass Management	316-344 N. Pine Street (front)	\$9,400.00	\$4,700.00		11/1/2017	11/1/2018	Yes	\$4,700.00	11/8/2018
John Royel - Kass Management	316-344 N. Pine Street (rear)	\$9,950.00	\$4,975.00		11/1/2017	11/1/2018	Yes	\$4,975.00	11/8/2018
Michelle Peterson	557 N. Pine Street	\$11,622.79	\$5,000.00		10/26/2017	Ori: 10/26/2018 New: 4/30/2019	<i>Pending</i>	<i>Pending</i>	<i>Pending</i>
LuAnne Clark	401 N. Pine Street (south side)	\$4,793.00	\$2,396.50	See below **	12/28/2017	12/28/2018	Yes	\$2,077.46	1/29/2018

<b>Obligated Funds:</b>	<b>\$ 50,000.00</b>
<b>Total Distributed to Date</b>	<b>\$45,000.00</b>
<b>Pending</b>	<b>\$5,000.00</b>
<b>Actual Balance Remaining:</b>	
\$50,000 Less Total Disbursed and Pending	<b>\$0.00</b>

Updated: 4/17/2019

NOTES:

(a) Total Round 7 funding includes: \$50,000 allotment (2017)

\*\* Flitcroft Rental's total payment was lower than the original estimate provided with the COA and grant application

\*\* LuAnne Clark (401 N. Pine) received funds from Round 7 and Round 8 for full approved grant amount