

# HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, October 15, 2014

6:00 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

## II. APPROVAL OF MINUTES

- A. September 17, 2014

## III. DISCUSSION

- A. Review of Exterior Alteration - Window Replacement  
Location: 17-19 S. Main Street & 23 S. Main Street  
Initiator: Tom Meiklejohn, Architect
- B. Review of Exterior Alteration - Window Replacement  
Location: 131 Gillett Street  
Initiator: THD At Home Services, Contractor
- C. Review of Exterior Alteration - Porch Replacement &  
Roof Repair  
Location: 199 E. Division Street  
Initiator: Debra Dorn, Homeowner

## IV. REPORT OF OFFICERS

- A. Possible Designations

## V. COMMISSIONER COMMENTS

## VI. ADMINISTRATIVE REPORT

## VII. CORRESPONDENCE

## VIII. ADJOURN

# HISTORIC PRESERVATION COMMISSION MINUTES

Wednesday, September 17, 2014  
6:02 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## CALL TO ORDER

ROLL CALL: Present: - Sam Meyer (arrived @ 6:07 pm)  
Cathy Boyle  
Lisa Pauly  
Tony Roden  
Steve Schoofs

Absent: - Teresa Keenan (excused)  
John Huberty (excused)

Administrative Staff - Dyann Benson, Redevelopment Planner

Chairperson Pauly declared a quorum present.

## APPROVAL OF MINUTES

### August 20, 2014

Motion made by Commissioner Roden to approve the minutes of the Historic Preservation Commission of the August 20, 2014 meeting as presented.

Seconded by Commissioner Boyle.

ROLL CALL VOTE: Aye - Boyle, Pauly, Roden,  
Schoofs

Nay - None

Carried.

## DISCUSSION

Review of Exterior Alteration - Rear Addition with Window Replacement

Location: 220 Old Pioneer Road

Initiator: Karr-Bach Builders

Appeared in Support and to ask/answer questions:  
Deborah Fischer, 220 Old Pioneer Rd., Fond du Lac





# Historic Preservation Commission Memorandum

**Date:** October 9, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner  
**RE:** Review of Exterior Alterations

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**Location:** 23 S. Main Street  
17-19 S. Main Street  
**Applicant:** Tom Meiklejohn, Architect  
**Historic Designation:** Local Individual Designation-1998

## Applicable Historic Preservation Ordinance

Section 374-5 Powers and duties of Commission

B. Regulation of construction, reconstruction and exterior alteration.

(1) Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within a historic district shall be filed with the Historic Preservation Commission.

(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

### **Background & Request – 17-19 S. Main Street**

The property at 17-19 S. Main Street was locally designated in 1998.

#### **Background**

The basis for its historical significance is Criteria C – Architecture. The property is a good example of Italianate Commercial architecture. The property was also determined to be eligible under Criteria A – Exemplifies broad cultural or social history of the community. The building represents a piece of the community’s commercial history. The property is also a contributing property within the North

Main Street Historic District which is listed on the State and National Register of Historic Places.

The property was acquired by the Redevelopment Authority and was sold to Boyd Partnership following a request for Proposals (RFP) process. The exterior alterations that had been undertaken were approved by the Historic Preservation Commission in October 2009.

### **Request**

The HPC approved exterior alterations to the two (2) properties at the May 2014 meeting. A condition of the approval was to return to the HPC for review of the window details.

Windows proposed for the west (front) elevation include keeping the existing window frame and install new insulated clear glass. The existing window frames will be clean, restored and painted. The first floor will include new insulated window and door frames with clear glass.

New windows are proposed for the east (rear) elevation which will be a combination of existing and new metal clad windows with clear glass.

### **Background & Request – 23 S. Main Street**

The property at 23 S. Main Street was locally designated in 1998.

### **Background**

The basis for its historical significance is Criteria C – Architecture and Criteria A – Exemplifies broad cultural or social history of the community. The property is also a contributing property within the North Main Street Historic District which is listed on the State and National Register of Historic Places.

The property record from the Wisconsin Historical Society states that the 23 S. Main Street façade is made of terra cotta with terra cotta decorated in a foliated pattern. The large central opening has been filled in. Photographs from the time of construction (1925) suggest that this opening had panes of glass. The Main Street entrance consists of glass panels, doors and stucco covering the first floor façade.

Photographs from the time of construction suggest that a terra cotta or similar material may also have been used on the first floor façade.

## **Request**

The HPC approved exterior alterations to the two (2) properties at the May 2014 meeting. A condition of the approval was to return to the HPC for review of the window details.

The west (front) elevation will have new windows where the metal infill panel is currently. The window frame will be cleaned and restored with new insulated clear glass. The first floor elevation has new aluminum windows and doors.

New windows are proposed for the east (rear) elevation which will be new metal aluminum clad windows and door.

## **Considerations**

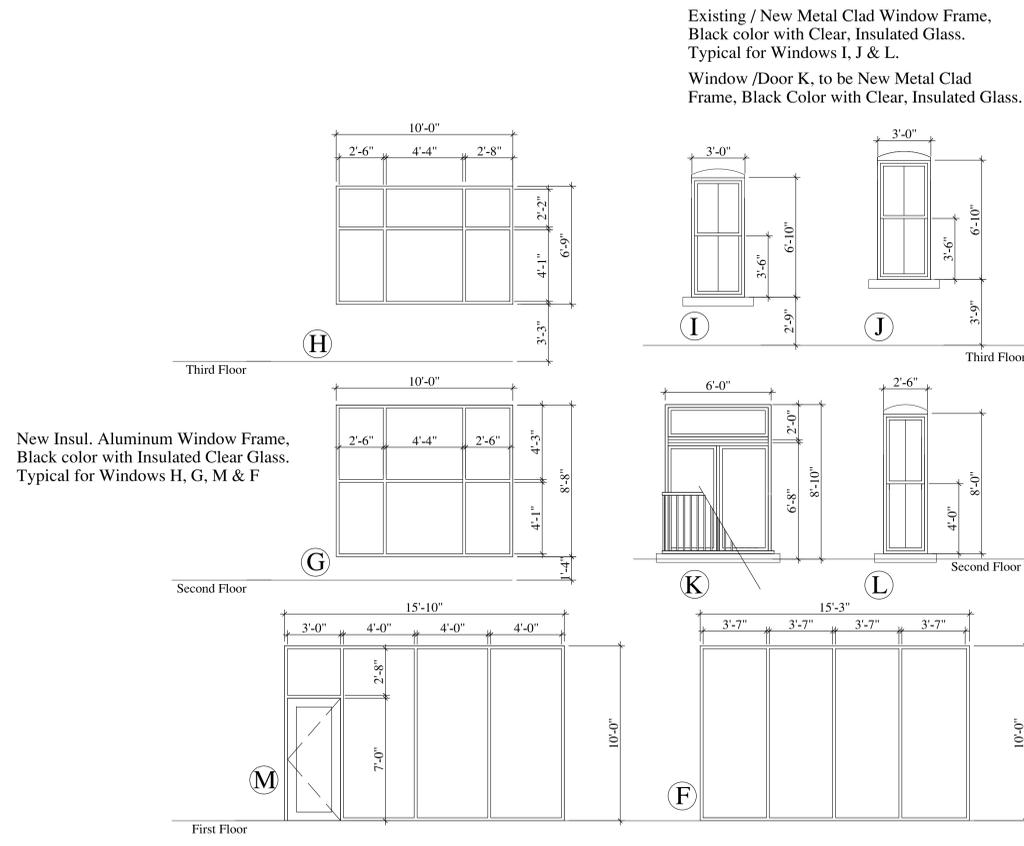
The request being presented to the Historic Preservation Commission is for exterior alterations to the 17-19 S Main Street and 23 S. Main Street.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

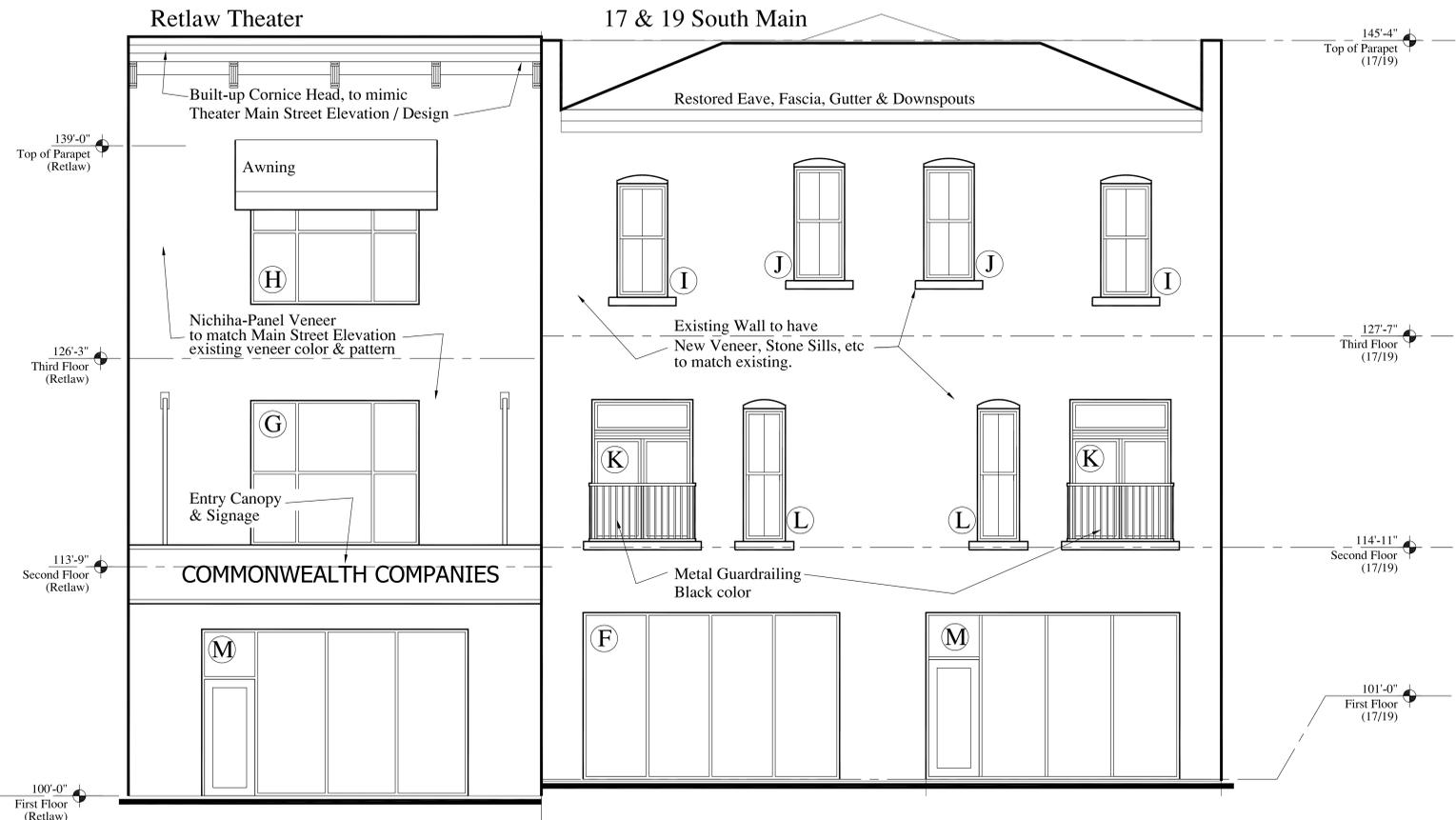
*Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alterations signage subject to the following:*

- *In the case of this locally designated property, the proposed alteration for 17-19 S. Main Street would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed exterior alteration –windows along the west (front) building façade will maintain the historic character and the east (rear) elevation will restore window openings.*
- *In the case of this locally designated property, the proposed alteration for 23 S. Main Street would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed exterior alteration-window along*

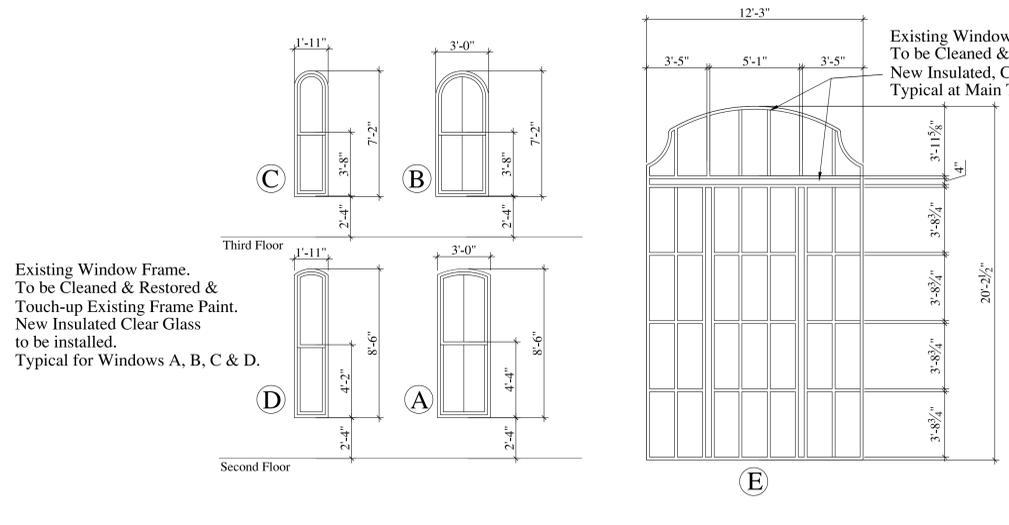
*the west (front) building façade will restore the original character of the building. The east (rear) elevation did not have window openings, however, the size and location of the windows compliment the west elevation.*



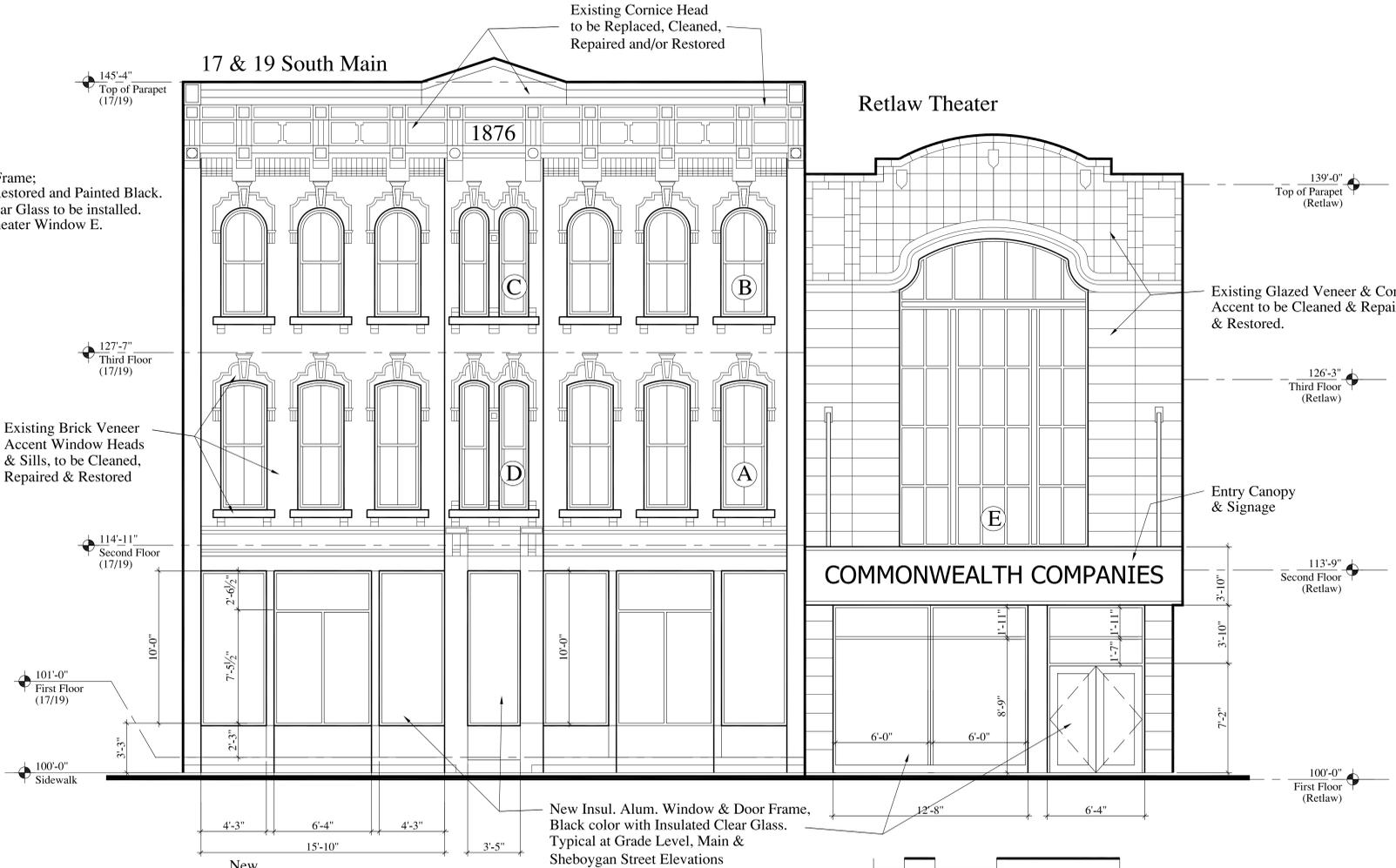
New  
4  
1  
East Elevation Window Key - Parking Lot  
Scale: 1/8" = 1'-0"  
0 2 4 8 16 Feet



New  
1  
1  
East Elevation  
Scale: 1/8" = 1'-0"



3  
1  
West Elevation Window Key - Main Street  
Scale: 1/4" = 1'-0"  
0 2 4 8 16 Feet



New  
2  
1  
West Elevation  
Scale: 1/8" = 1'-0"



**Proposed New East Elevation**



**Proposed South Elevation Remodeling**

## **Retlaw Building Restoration & Remodeling**

Main & Sheboygan Streets Fond du Lac, WI



**THE COMMONWEALTH COMPANIES**  
54 E. FIRST STREET, FOND DU LAC, WI 54935  
(920) 922-8170 FAX: (920) 922-8171

Tom W. Meiklejohn, III AIA Architect 05.21.2014  
79 E. Division Street Fond du Lac, WI 920.923.3163



**Main & Sheboygan Street Aerial**



**Proposed West Elevation Restoration**

## **Retlaw Building Restoration & Remodeling**

Main & Sheboygan Streets Fond du Lac, WI



**THE COMMONWEALTH COMPANIES**  
54 E. FIRST STREET, FOND DU LAC, WI 54935  
(920) 922-8170 FAX: (920) 922-8171

Tom W. Meiklejohn, III AIA Architect 05.21.2014  
79 E. Division Street Fond du Lac, WI 920.923.3163

# Historic Preservation Commission Memorandum

**Date:** October 9, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner  
**RE:** Review of Exterior Alterations - Deck

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**Location:** 131 Gillett Street  
**Applicant:** THD At Home Services, Contractor  
**Historic Designation:** Local Individual Designation-1993  
Gillett House

<b>Applicable Historic Preservation Ordinance</b>
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Section 374-5 Powers and duties of Commission

B. Regulation of construction, reconstruction and exterior alteration.

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(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

<b>Background</b>
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The property at 131 Gillett Street was locally designated in 1993. The basis for its historical significance is Criteria C - Architecture. The home is an example of Second Empire architecture. The local designation nomination indicated that this is one of the two (2) Second Empire homes in the City that has a rectangular plan with steeply pitched mansard roof.

The current property owner is El Houssain & Marie Soummami.

## Request

The request is to replace five (5) windows – four (4) attic windows and one (1) double hung window on the second floor. The new windows are vinyl window inserts for the framing of the windows that are currently there. The proposal includes wrapping the molding around the windows with aluminum coil except for the decorative molding at the top.

## Considerations

The request being presented to the Historic Preservation Commission is for an exterior alteration to the building located at 131 Gillett Street. The exterior alteration is to replace five (5) windows.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

*Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alteration for the deck subject to the following:*

- In the case of this locally designated property, the proposed alteration would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since vinyl windows are inserts into the existing window frames.*
- The molding around each window shall not be wrapped in aluminum coil in order to maintain the historic character of the property.*



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**CITY OF FOND DU LAC**  
**APPLICATION FOR RESIDENTIAL BUILDING PERMIT**

DATE 9-10-14

ADDRESS 131 Gillett St.

OWNER OR TENANT Marie Soummari

**DESCRIPTION OF WORK**

Replace 5 windows - No size change

**ESTIMATED COST OF JOB** \$ 2345

**PERMIT FEE** \$ 52

**CONTRACTOR** THD At-Home Services

**BY** John Haugen

~~Historic~~

City of Fond du Lac  
Inspection Services  
PO Box 150  
Fond du Lac WI 54936-0150  
Chief Inspector - Guy Fox - Ph. 920-322-3572  
Fax: 920-322-3571

\* Pls call Dyan Benson / city of Fond du lac  
Ph # 920-322-3443 for approval. Thank You Deb  
City Inspect.

Pg 1 of 7

HOME IMPROVEMENT CONTRACT  
PLEASE READ THIS

Branch Name: Chicago

Date: 8/22/14

Sold, Furnished and Installed by:  
THD At-Home Services, Inc.  
d/b/a The Home Depot At-Home Services  
890 Oak Creek Drive, Lombard, IL 60148-6405  
Toll Free (877) 606-7694; Fax (630) 932-5193  
Chicago Lic # 1167087; Federal ID # 75-2698460  
Hammond, IN Lic # 015161-02  
Illinois Roofing Lic # 104-014925; WI Lic # 850869; 1068645

Branch Number: 40

Installation Address: 131 Gillett St Fond Du Lac, WI 54935  
City State Zip

Purchaser(s):	Work Phone:	Home Phone:	Cell Phone:
MARIE HOJSA, SOJMAN	[ ]	(262) 388-0215	[ ]
	[ ]	[ ]	[ ]

Home Address: 159 Major Hill Rd Eden WI 53019  
(If different from Installation Address) City State Zip

E-mail Address (to receive project communications and Home Depot updates): SOJMAN, MARIE  
 I DO NOT wish to receive any marketing emails from The Home Depot

**Project Information:** Undersigned ("Customer"), the owners of the property located at the above installation address, agrees to buy, and THD At-Home Services, Inc. ("The Home Depot") agrees to furnish, deliver and arrange for the installation ("Installation") of all materials described on the below and on the referenced Spec Sheet(s), all of which are incorporated into this Contract by this reference, along with any applicable State Supplement and Payment Summary attached hereto and any Change Orders (collectively, "Contract").

Job #: (Internal Reference)	Products:	Spec Sheet(s) #:	Project Amount
7737007	<input type="checkbox"/> Roofing <input type="checkbox"/> Siding <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Insulation <input type="checkbox"/> Gutters / Covers <input type="checkbox"/> Entry Doors <input type="checkbox"/>	984924	\$ 2345
	<input type="checkbox"/> Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Insulation <input type="checkbox"/> Gutters / Covers <input type="checkbox"/> Entry Doors <input type="checkbox"/>		\$
	<input type="checkbox"/> Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Insulation <input type="checkbox"/> Gutters / Covers <input type="checkbox"/> Entry Doors <input type="checkbox"/>		\$
	<input type="checkbox"/> Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Insulation <input type="checkbox"/> Gutters / Covers <input type="checkbox"/> Entry Doors <input type="checkbox"/>		\$
Minimum 25% Deposit of Contract Amount due upon execution of this contract		Total Contract Amount	\$ 2345

Customer agrees that, immediately upon completion of the work for each Product, Customer will execute a Completion Certificate (one for each Product as defined by an individual Spec Sheet) and pay any balance due. As applicable, each Customer under this Contract agrees to be jointly and severally obligated and liable hereunder.

The Home Depot reserves the right to issue a Change Order or terminate this Contract or any individual Product(s) included herein, at its discretion, if The Home Depot or its authorized service provider determines that it cannot perform its obligations due to a structural problem with the home, environmental hazards such as mold, asbestos or lead paint, other safety concerns, pricing errors or because work required to complete the job was not included in the Contract.

**Payment Summary:** The Payment Summary # 91974C, included as part of this Contract, sets forth the total Contract amount and payments required for the deposits and final payments by Product (as applicable).

NOTICE TO CUSTOMER

You are entitled to a completely filled-in copy of the Contract at the time you sign. Do not sign a Completion Certificate (note: there is one Completion Certificate for each listed Product as defined by individual Spec Sheets) before work on that Product is complete.

In the event of termination of this Contract, Customer agrees to pay The Home Depot the costs of materials, labor, expenses and services provided by The Home Depot or Authorized Service Provider through the date of termination, plus any other amounts set forth in this Agreement or allowed under applicable law. THE HOME DEPOT MAY WITHHOLD AMOUNTS OWED TO THE HOME DEPOT FROM THE DEPOSIT PAYMENT OR OTHER PAYMENTS MADE, WITHOUT LIMITING THE HOME DEPOT'S OTHER REMEDIES FOR RECOVERY OF SUCH AMOUNTS.

**Acceptance and Authorization:** Customer agrees and understands that this Agreement is the entire agreement between Customer and The Home Depot with regard to the Products and Installation services and supersedes all prior discussions and agreements, either oral or written, relating to said Products and Installation. This Agreement cannot be assigned or amended except by a writing signed by Customer and The Home Depot. Customer acknowledges and agrees that Customer has read, understands, voluntarily accepts the terms of and has received a copy of this Agreement.

Accepted by:

X [Signature] 08.22.14  
Customer's Signature Date

X \_\_\_\_\_  
Customer's Signature Date

Submitted by:

X [Signature] 8/22/14  
Sales Consultant's Signature Date

Telephone No. 414-333-5204

Sales Consultant License No. N/A  
(as applicable)

**CANCELLATION:** CUSTOMER MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY DELIVERING WRITTEN NOTICE TO THE HOME DEPOT BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING THIS AGREEMENT. THE STATE SUPPLEMENT ATTACHED HERETO CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN CUSTOMER'S STATE.

NOTICE: ADDITIONAL TERMS AND CONDITIONS ARE STATED ON THE REVERSE SIDE AND ARE PART OF THIS CONTRACT



131 GILLET ST.

Product Series	Product Line (Model number in parenthesis)	Glass Type	No Grilles			w/ Grilles		
			U-Factor	SHGC	ENERGY STAR Qualified Climate Zone(s)	U-Factor	SHGC	ENERGY STAR Qualified Climate Zone(s)
9500	9500 Double-Hung	LoE2 w/Argon Gas	0.32	0.32	- NC - -	0.32	0.29	- NC SC -
		LoE3 w/Argon Gas	0.30	0.24	N NC SC S	0.30	0.22	N NC SC S
	9100 Picture Window	LoE2 w/Argon Gas	0.29	0.34	N NC - -	0.29	0.31	N NC - -
		LoE3 w/Argon Gas	0.29	0.26	N NC SC S	0.29	0.23	N NC SC S
8500	8500 Double-Hung	LoE2	0.35	0.32	- - - -	0.35	0.29	- - SC -
		LoE2 w/Argon Gas	0.32	0.32	- NC - -	0.32	0.29	- NC SC -
		LoE3	0.34	0.24	- - SC S	0.34	0.22	- - SC S
	8700/8800 Sliding Window (8700, 8803, 8804)	Clear	0.47	0.60	- - - -	0.47	0.53	- - - -
		LoE2	0.34	0.32	- - - -	0.34	0.28	- - SC -
		LoE2 w/Argon Gas	0.31	0.31	- NC - -	0.31	0.28	- NC SC -
		LoE3	0.34	0.24	- - SC S	0.34	0.22	- - SC S
		LoE3 w/Argon Gas	0.30	0.24	N NC SC S	0.30	0.21	N NC SC S
7500	7500 Casement Window (7501, 7502, 7503, 7504, 7506)	Clear	0.45	0.55	- - - -	0.45	0.50	- - - -
		LoE2	0.33	0.29	- - SC -	0.33	0.26	- - SC S
		LoE2 w/Argon Gas	0.30	0.29	N NC SC -	0.30	0.27	N NC SC S
		LoE3	0.33	0.22	- - SC S	0.33	0.20	- - SC S
	7507 Picture Window	LoE3 w/Argon Gas	0.30	0.22	N NC SC S	0.30	0.20	N NC SC S
		Clear	0.46	0.62	- - - -	0.46	0.56	- - - -
		LoE2	0.33	0.33	- - - -	0.33	0.30	- - SC -
		LoE2 w/Argon Gas	0.29	0.33	N NC - -	0.29	0.30	N NC SC -
7400	7400 Awning Window (7401, 7402H, 7412V, 7403H, 7413V, 7416)	LoE3	0.33	0.25	- - SC S	0.33	0.23	- - SC S
		LoE3 w/Argon Gas	0.29	0.25	N NC SC S	0.29	0.23	N NC SC S
		Clear	0.45	0.55	- - - -	0.45	0.50	- - - -
		LoE2	0.33	0.29	- - SC -	0.33	0.26	- - SC S
	7407 Picture Window	LoE2 w/Argon Gas	0.30	0.29	N NC SC -	0.30	0.26	N NC SC S
		LoE3	0.32	0.22	- NC SC S	0.32	0.20	- NC SC S
		LoE3 w/Argon Gas	0.29	0.22	N NC SC S	0.29	0.20	N NC SC S
		Clear	0.46	0.62	- - - -	0.46	0.60	- - - -
5900	5900 Hopper Window	LoE2	0.33	0.33	- - - -	0.33	0.30	- - SC -
		LoE2 w/Argon Gas	0.29	0.33	N NC - -	0.29	0.30	N NC SC -
		LoE3	0.33	0.25	- - SC S	0.33	0.23	- - SC S
		LoE3 w/Argon Gas	0.29	0.25	N NC SC S	0.29	0.23	N NC SC S
4100	4100 Picture Window & Shapes (4100, 40NS, 8100, 9100, 4400, 4402, 4403, 4404, 4406, 4407, 4408, 4409, 4479)	Clear	0.48	0.54	- - - -	0.48	0.49	- - - -
		LoE2	0.36	0.29	- - - -	0.36	0.27	- - - S
		LoE2 w/Argon Gas	0.33	0.29	- - SC -	0.33	0.26	- - SC S
		Clear	-	-	- - - -	-	-	- - - -
1200	1200 Double-hung Window	LoE2	0.33	0.34	- - - -	0.33	0.31	- - - -
		LoE2 w/Argon Gas	0.29	0.34	N NC - -	0.29	0.31	N NC - -
		LoE3	0.32	0.26	- NC SC S	0.32	0.24	- NC SC S
		LoE3 w/Argon Gas	0.29	0.26	N NC SC S	0.29	0.23	N NC SC S
	1300 Picture Window	Clear	0.50	0.62	- - - -	0.50	0.56	- - - -
		LoE2	0.36	0.33	- - - -	0.36	0.30	- - - -
		LoE2 w/Argon Gas	0.32	0.33	- NC - -	0.32	0.30	- NC SC -
		LoE3	0.35	0.25	- - SC S	0.35	0.23	- - SC S
500	500 Molded Sliding Window	LoE3 w/Argon Gas	0.30	0.25	N NC SC S	0.30	0.23	N NC SC S
		Clear	0.47	0.65	- - - -	0.48	0.59	- - - -
		LoE2	0.33	0.35	- - - -	0.35	0.32	- - - -
		LoE2 w/Argon Gas	0.28	0.35	N NC - -	0.30	0.32	N NC - -
300	300 Molded Hopper Window	LoE3	0.33	0.27	- - SC S	0.34	0.25	- - SC S
		LoE3 w/Argon Gas	0.28	0.27	N NC SC S	0.29	0.24	N NC SC S
500	500 Molded Sliding Window	LoE2	0.37	0.35	- - - -	NA	NA	- - - -
300	300 Molded Hopper Window	LoE2	0.37	0.31	- - - -	NA	NA	- - - -

Maximize your HomeDepot.com experience. Let us use your location to find your nearest store. **YES** NOT NOW Close x



More saving.  
More doing.

Your Store:  
**West Bend #4925** [\(Change\)](#)

[Tool & Truck Rental](#) | [Installation Services and Repair](#) | [Gift Cards](#) | [Help](#)

American Craftsman | Model # 8500 | Internet # 100073626

## 8500 Series Double Hung Buck Vinyl Window

★★★★★ (5) | [Write a Review](#)



### PRODUCT OVERVIEW Model # 8500 | Internet # 100073626

The 8500 Series Double Hung window by American Craftsman, an Andersen Company, is designed for low-maintenance convenience and energy savings. This remarkably sturdy window offers an attractive colonial exterior profile that gives your home a traditional appearance. Its many features include energy efficient insulated glass, tilt-in sash for easy cleaning and rugged vinyl construction to make this Double Hung window an excellent choice.

- Designed for easy window replacement
- Energy efficient design
- Dual weather stripping creates a weather tight seal
- Low-maintenance vinyl never needs painting
- Both top and bottom sash operate
- Easy to clean tilt-in top and bottom sash
- Decorative exterior frame enhances curb appeal
- Custom sizes available
- Innovative hardware indicates if locked or unlocked
- Hardware included for convenience
- Actual Size: 35.75 in. x 45.25 in.
- Nominal Size: 36 in. x 46 in.

### SPECIFICATIONS

Assembled Depth (in.)	4.5 in	Assembled Height (in.)	46 in
Assembled Width (in.)	36 in	Energy Star Qualified	North-Central,Northern,South-Central,Southern
Exterior Color/Finish Family	White	Features	Hardware Included,LowE Glass,Screen Included,Tilt-In Cleaning
Frame Material	Vinyl	Frame Material	Vinyl
Glazing Type	Double-Pane	Grid Pattern	None
Grid Width (in.)	None	Hardware Color/Finish Family	White
Insect screen included	Yes	Interior Color/Finish Family	White
Jamb Depth (in.)	3.25	Lock Type	Multi-Point Single Actuator
Locking	Yes	Manufacturer Warranty	Limited Lifetime Warranty
Number of Locks	2	Product Depth (in.)	4.5

Product Height (in.)	45.25	Product Weight (lb.)	40.72 lb
Product Width (in.)	35.75	Returnable	90-Day
Rough Opening Height	46	Rough Opening Width	36
Solar Heat Gain Coefficient	0.25	Storm window	No
Tilt-in cleaning	Yes	U-Factor	0.29
Window Type	Double Hung	Window Use Type	Replacement

**SHIPPING AND DELIVERY OPTIONS**

Store Exclusive. This item is available for purchase in select stores only.

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## American Craftsman 8700 Sliding Vinyl Windows, 45 In...

<a href="#">Compare Window Installation Costs...</a>	 <b>Double Hung</b> <a href="#">Click here</a>	 <b>Casement</b> <a href="#">Click here</a>	 <b>Awning</b> <a href="#">Click here</a>	 <b>Glider</b> <a href="#">Click here</a>	<a href="#">Compare more &gt;</a>
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price: \$119 71002

add to compare

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Added: 05/13/13 Last Edited: 05/17/13

### American Craftsman 8700 Sliding Vinyl Windows, 45 In. X 25 In., White, With Energy-Efficient Insulated Glass and Screen Description

The American Craftsman 8700 Sliding Vinyl Windows, 45 in. x 25 in., White, with Energy-Efficient Insulated Glass and Screens are sold by Home Depot. They come with a screen and lock locking. They have a vinyl frame. They cost \$119. They are slider windows. They are 3.25 inches deep, 44.75 inches wide and 24.25 inches high. The American Craftsman 8700 Sliding Vinyl Windows, 45 in. x 25 in., White, with Energy-Efficient Insulated Glass and Screens have a jamb depth of 3.25 inches. They weigh 41.35 pounds.

# Historic Preservation Commission Memorandum

**Date:** October 9, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner  
**RE:** Review of Exterior Alterations – Porch & Roof Repair

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**Location:** 199 E. Division Street  
**Applicant:** Debra Dorn, Homeowner  
**Historic Designation:** Local Individual Designation-1995  
National Register Designation - 2002  
Ebert House

## Applicable Historic Preservation Ordinance

Section 374-5 Powers and duties of Commission

B. Regulation of construction, reconstruction and exterior alteration.

(1) Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within a historic district shall be filed with the Historic Preservation Commission.

(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

<b>Background</b>
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The property at 199 E. Division Street was locally designated in 1995 and listed on the National Register of Historic Places. The basis for its historical significance is Criteria C – Architecture. The home is an example of Queen Anne architecture.

The current property owners are Frank and Debra Dorn.

## Request

The request is to restore the front porch to its original style and materials – limestone as well repair the roof. The property owners have applied for and received approval for participation in the Historic Homeowners' Tax Credit Program through the Wisconsin Historical Society. In order to receive approval, the proposed work items must meet the Secretary of the Interior's Standards for Rehabilitation. As such, the proposed work items meet the standards of the Historic Preservation Commission.

A copy of the approval from the Wisconsin Historical Society is attached for reference.

## Considerations

The request being presented to the Historic Preservation Commission is for an exterior alteration to the building located at 199 E. Division Street. The exterior alteration is to restore the front porch and roof repair.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

The HPC cannot alter the work items approved by the Wisconsin Historical Society since they have been determined to meet the Secretary of the Interior's Standards for Rehabilitation and would impact the property owner's participation in the Historic Homeowners' Tax Credit Program.

*Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alteration for the porch and roof repair subject to the following:*

- In the case of this locally designated property, the proposed alteration would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed work items have been reviewed by the Wisconsin Historical Society and determined that it meets the Secretary of the Interior's Standards for Rehabilitation.*



WISCONSIN  
HISTORICAL  
SOCIETY

November 4, 2013

Frank and Debra Dorn  
199 E. Division Street  
Fond du Lac, WI 54935

Re: Historic Preservation Certification Application  
Project Number WI14E022, WI14E023

Dear Mr. and Mrs. Dorn:

On 10/10/2013, the Division of Historic Preservation received two Historic Preservation Certification Applications for your property at 199 E. Division Street in Fond du Lac. The project numbers assigned to these projects are WI14E022 and WI14E023. We have since reviewed the Part 1 application and have determined that your house contributes to the East Division & Sheboygan St. Historic District. Enclosed, for your records, is a copy of the signed Part 1 applications indicating that your house has been determined to be historic property for purposes of this program.

We have also reviewed the Part 2 application and have determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" if the following special conditions are met:

Enclosed is a copy of the signed Part 2 application. You may use this to claim portions of credits for work undertaken in tax years prior to the year of project completion and final certification.

According to the program rules the only way a porch reconstruction is eligible for the tax credit program is if it is put back to look exactly as it did using original drawings or historic photographs as evidence. We usually require you to submit drawings for the porch design that reflect this. You did not submit any drawings but given the lengthy time to date we do not want to delay the project further so we are assigning a condition that states the porch must match the historic exactly including the masonry wing walls on the stairs and the railings. If you want to submit actual design drawings for confirmation then you may otherwise the project will be denied at the time of final certification if the porch does not look exactly like the historic photograph. If the painting preparation work involves cleaning the exterior the use of high pressure power washing is prohibited. If pressure washing of any kind is used the pressure must not exceed 1000psi and the tip shall be held no closer than twelve inches from the surface.



WISCONSIN  
HISTORICAL  
SOCIETY

September 4, 2014

Frank and Debra Dorn  
199 E. Division Street  
Fond du Lac, WI 54935

Re: Historic Preservation Certification Application  
Project Number WI14E022, wi14e023

Dear Mr. and Mrs. Dorn:

On August 14, 2014, we received from you a request to amend your tax credit project, number WI14E022 and wi14e023. The purpose of the amendment was to change the porch steps from poured concrete to limestone steps and to surface the porch deck with limestone in project wi14e022. The additions to wi14e023 are to add miscellaneous siding and trim repair and some reglazing of windows as part of the painting prep.

Your request for amendment meets the Secretary of the Interior's Standards for Rehabilitation. The additional work is hereby approved and has been added to the list of eligible work.

If you have any questions about this approval, please let me know. I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6491, by fax at 608/264-6504, or by e-mail at [mark.buechel@wisconsinhistory.org](mailto:mark.buechel@wisconsinhistory.org).

Sincerely,

Mark T. Buechel, AIA  
Senior Preservation Architect



DIVISION OF HISTORIC PRESERVATION - PUBLIC HISTORY  
HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 2

Property Name Rudolph & Louise Ebert House

Property Address 199 East Division St., Fond Du Lac, Wi. 54935

**5a. TAX CREDIT-ELIGIBLE WORK. List the work for which you plan to claim the 25% tax credit.**

- Eligible work is limited to: 1) exterior work; 2) structural repair; 3) work on heating and ventilating systems; 4) work on electrical and plumbing systems; and 5) interior work on windows, if you repair or replace existing windows.
- Be specific about the work that you are proposing. Applications with statements like, "possible porch replacement" or "will either paint house or install vinyl siding" will be returned for clarification. If your plans change, you can usually amend the project. (See the program instructions for information about amendments.)
- For each work item, give an estimated cost and dates. Do not give ranges of costs, such as "\$2,000 - \$6,000."
- Please give the Total Cost of Eligible Work and remember that, in order to qualify for the credit, it must be at least \$10,000.
- You have only 2 years to carry out eligible work. If the latest completion date is more than 2 years after the earliest start date, you should consider submitting a Request for Five-Year Project Phasing. [Note: this must be included with your application. If your project is approved without a 5-year phasing plan, it cannot be extended past the 2 years. See program instructions.]
- Use additional sheets if necessary, but be sure to give estimated costs and dates for each item.
- **Please do not forget items 6 and 7 on the following page. If you do not photograph or describe the work, your application will be returned without action.**

ELIGIBLE WORK ITEM	Estimated cost	Est. start date	Est. completion date
Vande- Hey Roof Repair	\$ 20,000.00	Oct. end	December
Front Porch Deck & stairs, to concrete (wood)	\$ 13,000.00	Oct. end	December
Oil Hot water Furnance, to gas furnance	\$ 7,000.00	November	December
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
<b>TOTAL COST OF ELIGIBLE WORK</b>	<b>\$ 40,000.00</b>		

**5b. INELIGIBLE WORK. List additional work that you plan to carry out, or that you have carried out within the last year.**

INELIGIBLE WORK ITEM	Estimated cost	Est. start date	Est. completion date
2 German roof banneretts to turret caps	\$ 1,000.00	November	December
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
<b>TOTAL COST OF INELIGIBLE WORK</b>	<b>\$ 1,000.00</b>		



WISCONSIN HISTORICAL SOCIETY

RECEIVED  
OCT 10 2013  
DIV HIST PRES

DIVISION OF HISTORIC PRESERVATION - PUBLIC HISTORY  
HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 -- EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: Rudolph & Louise Ebert House

ADDRESS: Street 199 East Division St.

City Fond Du Lac County FDL. ZIP 54935

- Listed individually in the State Register or National Register. COMPLETE ONLY THIS SIDE OF THIS FORM
- Located in a State Register or National Register Historic District. COMPLETE ONLY THIS SIDE OF THIS FORM

NAME OF HISTORIC DISTRICT: East Division St. & Sheboygan St. District

( ) Preliminary certification. Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH SIDES OF THIS FORM

2. OWNER'S NAME: Frank & Debra Dorn

Street: 199 East Division St.

City: Fond Du Lac State: WI. ZIP: 54935 Telephone (days): (920) 921-2257

Social Security or Taxpayer Identification Number: 398-46-6194

3. PROJECT CONTACT (If different from owner):

Street:

City: State: ZIP: Telephone (days): /

4. PHOTOGRAPHS. Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be at least 3" x 5" (no "instant" photos) and should show clearly all sides of the building. If you are completing items 6, 7, and 8, please include photographs of the building's interior, site, and important features, as described in section 9 on the reverse side of this form.

5. OWNER'S CERTIFICATION I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER: Franklin L. Dorn & Debra Dorn DATE: 09-26-13

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI4E022

The Wisconsin Historical Society, Division of Historic Preservation - Public History has reviewed the Historic Preservation Certification Application - Part 1 for this property and has determined that:

- the property is listed in the State Register of Historic Places and is historic property for purposes of the Historic Homeowner's tax credit program.
- the property contributes to the above-named State Register historic district and is historic property for purposes of the Historic Homeowner's tax credit program.
- the property appears to meet the State Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's tax credit program.
- NON-CERTIFICATION: the property is not listed in the State Register of Historic Places, is not a contributing element to a State Register Historic District, and does not appear to meet the State Register Criteria for Evaluation; therefore, the property is not historic property for purposes of the Historic Homeowner's tax credit program.

[Signature]

DATE 4 November 2013

For JIM DRAEGER, State Historic Preservation Officer

# PROPOSAL

**Wendels Construction, Inc.**  
 45 Belle Terre Drive  
 Fond du Lac, WI 54937-2997

Cell Number: 920-948-4353  
 E-mail: treader8619@charter.net

Proposal Submitted To: <b>Frank &amp; Debra Dorn</b>		Job Name	Job #
Address <b>199 E Division St</b>		Job Location	
<b>Fond du Lac WI 54935</b>		Date <b>10/4/13</b>	Date of Plans
Phone #	Fax #	Architect	

We hereby submit specifications and estimates for:

- existing wood framed porch and steps removed by others
- backfill porch area with 3/4" clear stone / compacting in layers for new concrete porch
- 4" thick concrete porch deck poured at height of front door threshold
- concrete surface to be textured to mimic stone / antique surface for aged look
- construct masonry steps using limestone
- 3 pc treads 12" width approx 3'3" lengths 3" thick material
- risers limestone 3 1/2" high same 3'3" lengths
- replace wing wall caps with limestone pieces 7" high 17" wide 4' length

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:  
 \$ \_\_\_\_\_ Dollars 10618.00

With Payments to be made as follows: net due upon completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted:  
Thomas J Reader

Note – this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above

Return Signed Copy

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

**TRADE-MARK** *construction*

244 West Pioneer Road, Fond du lac, Wisconsin  
Call: 1-920-921-7115, Fax: 1-920-921-7484  
Mobile 920-904-3515, E-mail: [herb@trade-markconst.com](mailto:herb@trade-markconst.com)

To: Mr. & Mrs. Frank Dorn  
199 E. Division  
Fond du Lac, WI 54935

Dear Mr. & Mrs. Dorn

In November Randy Backus (Fond du Lac City Building Inspector) and I inspected the areas of failed and failing roof tile using a truck mounted man basket. Upon review and discussions with the Fond du Lac City Building Inspector, and a review of online installation details it is evident that the installation procedure and specification chosen was inadequate to meet the existing conditions at time of installation.

All reviewed industry details show a fully blocked overhang with no voids or a detail showing all battens cantilevering over exterior trim. It should have been obvious to a qualified installer that the rake molding on a 100 + year old house, with the original rake molding and 100 year old fasteners in place, would not be sufficient to support the weight of a rake tile. Upon reviewing an online installation detail (enclosed) for rake trim re-roof, none of the details show an unsupported void, but do show the presence of a flashing, 3" copper nails, and nearly contiguous battens which are not part of the installation observed.

In order to correct the deficiencies I am proposing removing edge tile and rake tile, toe nailing a treated 2x2 behind the rake molding, installing a layer of ice and storm shield flashing / underlayment under a treated 1x8 tangent to the battens, then refastening to the existing roof sheathing, 2x2 and rake molding. This is very similar to the system that should have been chosen for the original installation.

Please review the enclosed proposal and feel free to call with any questions.

Sincerely

*Herb Keding*

Herb Keding

[herb@trade-markconst.com](mailto:herb@trade-markconst.com)  
1-920-921-7115 Phone  
1-920-921-7484 Fax  
244 West Pioneer Road  
Fond du lac, WI  
54935 USA  
1-920-979-7530 Mobile

**TRADE-MARK** *construction*

244 West Pioneer Road, Fond du lac, Wisconsin  
Call: 1-920-921-7115, Fax: 1-920-921-7484  
Mobile 920-904-3515, E-mail: [herb@trade-markconst.com](mailto:herb@trade-markconst.com)

**AGREEMENT**

Owner Mr. & Mrs. Frank Dorn  
Address 199 E. Division City Fond du Lac, WI 54935  
Phone 921-2257 Job Address: As above  
Project: Repair rake tile at house and garage

Scope of Work:

- 1) Remove rake tile and roof tile and save as many as possible for reuse
- 2) Install a treated 2x2 between the fascia and rake molding by countersinking with galvanized screws
- 3) Install ice and water shield flashing
- 4) Install a 1x6 treated nailer tangent to the batten ends
- 5) Reinstall roof and rake tile using copper nails as per specifications
- 6) \$1,000 material allowance to replace damaged tile
- 7) Contractor assumes new tile color and texture will readily match to meet customers needs
- 8) Provide the above scope of work for \$13,420

Payments to made as follows: progress payments due upon receipt

NOTE: This proposal may be withdrawn by us if not accepted within 7 days.

**Acceptance of Agreement** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All paragraphs on reverse or next page are part of this contract. Cost of and timely obtaining of permits is owner's responsibility.

**TRAD-EMARK Signature:**

**Authorized Signature:**

**Date of Acceptance**

**Date of Acceptance**



R. Ebert.



H. Wallichs.