



WISCONSIN HISTORICAL SOCIETY

RECEIVED AUG 23 2018

BY: .....

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

PART 1 - EVALUATION OF SIGNIFICANCE

1. PROPERTY ADDRESS Street 2617 N WAHL AVE City MILWAUKEE County MILWAUKEE ZIP 53211

Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY LISTING NAME Catherine and Dr. James A. Bach House

Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY #30220 NAME OF HISTORIC DISTRICT NORTH POINT NORTH

PRELIMINARY CERTIFICATION Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH PAGES

2. OWNER'S NAME GREGORY and Joan Gnadt Street 2617 N. WAHL AVE City MILWAUKEE State WI ZIP 53211 Telephone (days) 414 852-5977 Email address jgnadt@wi.r.r.com 414 332-1571

3. PROJECT CONTACT JOAN GNADT Email address Same Telephone (days) 414 852-5977

4. PHOTOGRAPHS Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

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 Gregory J Gnadt + Joan Gnadt DATE 8/17/2018

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office Wisconsin Historical Society - Room 312 816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 18 0259

- The State Historic Preservation Office has reviewed this application and has determined that: [ ] the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit. [X] the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit. [ ] the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit. [ ] NON-CERTIFICATION: the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore. the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

For [Signature] Director, State Historic Preservation Officer

Date 10, SEPT. 2018



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 - DESCRIPTION OF PROPOSED WORK

- 1. PROPERTY ADDRESS Street 2617 N WAHL AVE City MILWAUKEE County MILWAUKEE ZIP 53211
2. OWNER'S NAME GREGORY and JOAN GNADT Street 2617 N WAHL AVE City MILWAUKEE State WI ZIP 53211 Telephone (days) 414, 332-1577 Email address jgnadt@wi.rr.com
3. PROJECT CONTACT JOAN GNADT Email address same Telephone (days) 414, 852-5977

4. 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. I further agree to submit the Request for Certification of Completed Work within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER Gregory J Gnadet Joan Gnadet DATE 8/17/2018

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office Wisconsin Historical Society - Room 312 816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 18 0259

The State Historic Preservation Office has reviewed this application for the above name property and has determined that:

- the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
X the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Jim Draeger, State Historic Preservation Officer

10, SEPT 2018 Date

NON-CERTIFICATION

- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Jim Draeger, State Historic Preservation Officer

Date



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION  
PART 2 - DESCRIPTION OF PROPOSED WORK

II, III, VII

5a. TAX CREDIT-ELIGIBLE WORK

Below is a list of common eligible work items. If you have a work item that is not on the list, please add it. Select the work for which you plan to claim the 25% tax credit.

Eligible Work	Specific Type					Estimated Cost	Start Date	Completion Date
<input type="checkbox"/> Doors	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Front/Rear	<input type="checkbox"/> Garage		\$		
<input checked="" type="checkbox"/> Chimney	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Chimney Cap	<input type="checkbox"/> Liner/Insert		\$ 17,400	9/16/18	12/31/19
<input type="checkbox"/> Electrical	<input type="checkbox"/> Repair	<input type="checkbox"/> Update	<input type="checkbox"/> New Service	<input type="checkbox"/> Wall Repair		\$		
<input type="checkbox"/> Foundation	<input type="checkbox"/> Repair	<input type="checkbox"/> Rebuild	<input type="checkbox"/> Waterproofing	<input type="checkbox"/> Drain Tile		\$		
<input type="checkbox"/> HVAC	<input type="checkbox"/> Boiler	<input type="checkbox"/> Furnace	<input type="checkbox"/> Water Heater	<input type="checkbox"/> AC		\$		
<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> 100%	<input checked="" type="checkbox"/> Partial				\$ 13,450	9/16/18	12/31/19
<input type="checkbox"/> Painting	<input type="checkbox"/> House	<input type="checkbox"/> Trim	<input type="checkbox"/> Garage	<input type="checkbox"/> Outbuilding		\$		
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Repair	<input type="checkbox"/> Update	<input type="checkbox"/> New Service	<input type="checkbox"/> Wall Repair		\$		
<input type="checkbox"/> Porch	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> New	<input type="checkbox"/> Steps		\$		
<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Repair	<input checked="" type="checkbox"/> Replace	<input checked="" type="checkbox"/> Shingles	<input type="checkbox"/> Sheathing		\$ 2,500	9/16/18	12/31/19
	<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> Downspouts	<input type="checkbox"/> Soffits	<input type="checkbox"/> Fascia		\$		
<input type="checkbox"/> Siding	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Remove artificial			\$		
<input type="checkbox"/> Structural	<input type="checkbox"/> Columns	<input type="checkbox"/> Beams	<input type="checkbox"/> Joists	<input type="checkbox"/> Trusses		\$		
<input type="checkbox"/> Utilities	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Geo-thermal	<input type="checkbox"/> Well/Septic			\$		
<input type="checkbox"/> Windows	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Storm Windows	<input type="checkbox"/> Skylights		\$		
<input type="checkbox"/> Other						\$		
<input type="checkbox"/> Other						\$		
<b>TOTAL COST</b>						\$ 33,350		

5b. INELIGIBLE WORK

Below is a list of common ineligible work items. If you have a work item that is not on the list, please add it. ALL WORK MUST BE REVIEWED REGARDLESS OF ELIGIBILITY. Include work completed within the last year.

Ineligible Work	Specific Type					Estimated Cost	Start Date	Completion Date
<input type="checkbox"/> Driveway	<input type="checkbox"/> Repair	<input type="checkbox"/> New				\$		
<input type="checkbox"/> Fixtures	<input type="checkbox"/> Lighting	<input type="checkbox"/> Plumbing				\$		
<input type="checkbox"/> Insulation	<input type="checkbox"/> Wall	<input type="checkbox"/> Attic				\$		
<input type="checkbox"/> Interior	<input type="checkbox"/> Refinish	<input type="checkbox"/> Plaster Repair	<input type="checkbox"/> Paint			\$		
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Patio	<input type="checkbox"/> Fencing	<input type="checkbox"/> Sidewalks			\$		
<input type="checkbox"/> New	<input type="checkbox"/> New Addition					\$		
<input type="checkbox"/> Remodeling	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Bath	<input type="checkbox"/> Attic	<input type="checkbox"/> Basement		\$		
<input type="checkbox"/> Other						\$		
<input type="checkbox"/> Other						\$		
<input type="checkbox"/> Other						\$		
<b>TOTAL COST</b>						\$		



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**PART 2 – DESCRIPTION OF PROPOSED WORK**

**7. INSTRUCTIONS** Describe each item of your project and the materials and methods you propose

Masonry repair/repair of North Parapet Wall

Remove slate, copper step shingles and flashing to gain proper access to the project.

Grind out the mortar joints necessary.

Perform test patch of mortar to match original color of mortar joints.

Apply new type N mortar.

Install new 3" copper band strip over every caulk joint in the parapet cap.

Replace existing slate to match original installation.

Install new 16 oz. step shingles with every row of slate against parapet wall

Install a new 16 oz copper step flashing over copper step shingles

Front chimney re-tuckpointing and saddle work

Grind out mortar joints to allow for new mortar down to the roof line.

Replace mortar as described above.

Remove and replace first three rows of slate around entire saddle area at chimney.

Replace broken slates as necessary.

Install Grace Ice and Water shield to the entire saddle area.

Install new 20 oz. copper deck sheets as needed.

Install new 16 oz. copper counter flashing at the chimney.

Reinstall existing slate to match original installation.

Slate repair

Inspect entire roof for broken and missing slate, and repair as needed.

**SEND COMPLETED APPLICATIONS TO**

State Historic Preservation Office  
Wisconsin Historical Society – Room 312  
816 State Street  
Madison, WI 53706

II, III, VII

September 9, 2019

RECEIVED  
SEP 12 2019

BY: .....

Mark Buechel  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706

Dear Mr. Buechel,

We wish to amend the project application WI 18 0259 for the Catherine and Dr. James Back home at 2617 N Wahl Ave, Milwaukee. All work on the North Parapet wall will be removed from this project. This should reduce the cost of this project by approximately \$14,000. We will be submitting another project which will include this work.

Sincerely,



Joan Gnad

2617 N Wahl Avenue

Milwaukee, WI 53211

414-332-1571



WISCONSIN  
HISTORICAL  
SOCIETY

September 18, 2019

Gregory and Joan Gnad  
2617 N. Wahl Avenue  
Milwaukee, WI 53211

Re: Historic Preservation Certification Application  
Project Number WI180259

Dear Gregory and Joan Gnad,

On September 12, 2019, we received from you a request to amend your tax credit project, number WI180259. The purpose of the amendment was to remove the work previously approved for the North parapet. This will result in a cost savings of \$14,000.

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 Buechel, AIA  
Senior Preservation Architect