



WISCONSIN  
HISTORICAL  
SOCIETY

September 11, 2023

Robert Rondini & Lisa Cottrell  
2202 E Woodstock Pl.  
Milwaukee, WI 53202

Re: Historic Preservation Certification Application  
Project Number WI230406  
Reviewed: **Conditionally Approved**

Dear Robert Rondini & Lisa Cottrell,

On 2023-09-06, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 2202 E Woodstock Pl. in Milwaukee. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" **if the conditions on the following page are met**. Enclosed is a copy of the signed Part 2 application. **This approval is at the state level only. Contact your local government to obtain the proper permits and to complete any additional historic preservation reviews and approvals for your project.**

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: [www.wisconsinhistory.org/preserve-your-building](http://www.wisconsinhistory.org/preserve-your-building)

When all work is completed, the project must be closed out in order to claim/retain tax credit.

1. Take photographs showing the whole house from all sides, as well as detailed photos of the specific work that was completed. These photos should be printed in color and of a high resolution.
2. Keep the pink form included with this letter (*Part 3: Request for Certification of Completed Work*). Fill it out with the *actual* costs of the eligible project work, and submit it with the photos of completed work. This Part 3 form, with a signature from our office, will be required by the Wisconsin Department of Revenue to claim the tax credits.

If you have questions about this approval or the conditions, please contact Paul Porter at 608-264-6491 or [Paul.Porter@wisconsinhistory.org](mailto:Paul.Porter@wisconsinhistory.org).

Please take our 3 minute customer service survey. Your feedback is important.  
<http://bit.ly/SHPOsurvey>.

Sincerely,

Paul Porter  
Tax Credit Reviewer-Eastern District



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## ASSIGNED PROJECT CONDITIONS

### Homeowner Copy

PROPERTY NAME: Hathaway-Messinger House  
PROJECT NUMBER: WI230406  
2202 E Woodstock Pl.  
Milwaukee

**In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.**

- 1) Removal of the east-north chimney above the roofline is acceptable provided that the chimney is reconstructed with masonry that accurately matches the original in dimension, color and texture. The mortar joints must also replicate the appearance of the original joints, including the color, width, and joint strike. To match the color of the original mortar, the mason may need to use white, rather than gray, Portland cement tinted to match the existing. When installing new flashing at a brick chimney, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.
- 2) Mortar joints in the east-south chimney must replicate the appearance of the original joints, including the color, composition, hardness, width, and tooling. The mortar used must be sufficiently soft to prevent damage to the original masonry and should be equal to or softer than the historic in hardness. Unless lab testing reveals that the original mortar is unusually hard, the chimney should be pointed using mortar that is no harder than ASTM, Type N.
- 3) When installing new flashing at either or both brick chimneys, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

Paul Porter for Daina Penkiunas, State Historic Preservation Officer

9/11/23  
DATE



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION BY: .....

PART 1 - EVALUATION OF SIGNIFICANCE

1. PROPERTY ADDRESS Street 2202 EAST WOODSTOCK PLACE City MILWAUKEE County MILWAUKEE ZIP 53202 AHI 102393

[X] Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY LISTING NAME HATHAWAY-MESSINGER HOUSE, STATE REGISTER 1/1/1989, NRHP 9/4/1979

[X] Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY NAME OF HISTORIC DISTRICT NORTHPOINT SOUTH, REF#102393, HATHAWAY-MESSINGER HOUSE

[ ] 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 ROBERT B. RONDINI AND LISA M. COTTRELL Street 2202 EAST WOODSTOCK PLACE City MILWAUKEE State WI ZIP 53202 Telephone (days) 414 / 403-8917 Email address robert.rondini@marquette.edu

3. PROJECT CONTACT CUSTOM RESTORATION, INC C/O SCOTT KRZARNICH Email address scott@totalmasonryrepair.com Telephone (days) 262 / 820-3030

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 [Signature] DATE 8/30/2023

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

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 230406

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 Daina Perkiunas, State Historic Preservation Officer Date 9/11/23



WISCONSIN HISTORICAL SOCIETY

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

- 1. PROPERTY ADDRESS Street 2202 EAST WOODSTOCK PLACE City MILWAUKEE County MILWAUKEE ZIP 53202
2. OWNER'S NAME ROBERT B. RONDINI AND LISA M. COTTRELL Street 2202 EAST WOODSTOCK PLACE City MILWAUKEE State WI ZIP 53202 Telephone (days) 414 / 403-8917 Email address robert.rondini@marquette.edu
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SIGNATURE OF OWNER

[Handwritten signature]

DATE 8/30/2023

SEND COMPLETED APPLICATIONS TO Robert B. Rondini

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

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI230406

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 Daina Penkiunas, State Historic Preservation Officer

Date

9/16/23

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 Daina Penkiunas, State Historic Preservation Officer

Date



WISCONSIN HISTORICAL SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

1. PROPERTY ADDRESS Street 2202 EAST WOODSTOCK PLACE
City MILWAUKEE County MILWAUKEE ZIP 53202

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SIGNATURE OF OWNER

[Handwritten signature]

DATE

8/30/2023

SEND COMPLETED APPLICATIONS TO Robert B. Rondini

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

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. \_\_\_\_\_

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- 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 Daina Penklunas, State Historic Preservation Officer

Date



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

1. **PROPERTY ADDRESS** Street 2202 EAST WOODSTOCK PLACE  
City MILWAUKEE County MILWAUKEE ZIP 53202

2. **OWNER'S NAME** ROBERT B. RONDINI AND LISA M. COTTRELL  
Street 2202 EAST WOODSTOCK PLACE  
City MILWAUKEE State WI ZIP 53202 Telephone (days) 414 / 403-8917  
Email address robert.rondini@marquette.edu

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Email address scott@totalmasonry repair.com Telephone (days) 262 / 820-3030

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**

**DATE** 8/30/2023

**SEND COMPLETED APPLICATIONS TO**  
**Robert B. Rondini**

State Historic Preservation Office  
Wisconsin Historical Society – Room 312  
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For Daina Penkiunas, State Historic Preservation Officer

\_\_\_\_\_  
Date

**NON-CERTIFICATION**

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- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

\_\_\_\_\_  
For Daina Penkiunas, State Historic Preservation Officer

\_\_\_\_\_  
Date



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

**PART 2 – DESCRIPTION OF PROPOSED WORK**

**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 checked="" type="checkbox"/> Chimney Cap	<input checked="" type="checkbox"/> Liner/Insert	\$ 25,000.00	10/15/23	11/15/23
<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 type="checkbox"/> Masonry	<input type="checkbox"/> 100%	<input type="checkbox"/> Partial			\$		
<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 type="checkbox"/> Roof	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Shingles	<input type="checkbox"/> Sheathing	\$		
	<input type="checkbox"/> Gutters	<input type="checkbox"/> Downspouts	<input type="checkbox"/> Soffits	<input type="checkbox"/> Facia	\$		
<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>					\$		

**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>					\$ NONE		



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION  
**PART 2 – ADDITIONAL REQUIRED INFORMATION**

**6. PHOTOGRAPHS**

Enclose clear color photographs of the pre-project conditions of all items listed.

**7. ADDITIONAL PROJECT INFORMATION**

Describe your project and the materials and methods you propose using on the next page. Submit architect/contractor drawings if applicable. Submit a copy of all contractor estimates. See the chart below for other types of information required.

<b>Proposed Work</b>	<b>Additional Information Required</b>
Construct Deck	Submit drawings showing location, design, materials and finish.
Fencing	Submit manufacturer literature showing location, design, materials and finish.
Doors (exterior)	Submit manufacturer literature showing design, materials and finish.
Insulation	Describe insulation type and installation method.
Masonry Pointing	Submit photos of areas requiring pointing.
Mini-Split System	Show locations of vertical piping and wall units.
New Construction	Submit drawings showing location, design, materials and finish.
Porch	Submit photo of original and drawings showing location, design, materials and finish.
Remodeling	Submit drawings showing existing and proposed interior design.
Replace Roof	Submit specific shingle manufacturer, shingle name and shingle color.
Replace Windows	Submit detailed photos of existing window deterioration (int & ext) & new window information
Storm Windows	Submit manufacturer literature showing design, materials and finish.
Structural	Submit written description of the proposed work and location.





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

**7. INSTRUCTIONS** Describe each item of your project and the materials and methods you propose  
PLEASE SEE ATTACHED DESCRIPTION OF WORK TO BE COMPLETED ON:

EAST ELEVATION CHIMNEY (LEFT/SOUTH CHIMNEY)

EAST ELEVATION CHIMNEY (NORTH/RIGHT CHIMNEY)

**SEND COMPLETED APPLICATIONS TO**

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