

# The Greendale Original

*The newsletter of the Greendale Originals Neighborhood Association*  
An organization of residents of Greendale Original Homes for the purpose of education, representation,  
service, promotion, and preservation of our historic neighborhood.

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April 2007

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## Safety Center Tour

Thursday, April 5 at 6:00 p.m.  
Greendale Safety Center

Note: Meeting date is Thursday instead of Wednesday and at an earlier time

To kick off the Neighborhood Watch Program, we will have a behind the scenes tour of the Safety Building. We will get feedback from Lt. Windler of the Greendale Police Department concerning the relationship between the Police Department and the Neighborhood Watch.

GONA is spearheading the Neighborhood Watch to help reduce some of the crime and vandalism which is occurring in the Village. Please attend if you are interested in helping with this effort.

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## Tax Breaks for Landlords

by Ginny Emmons

Some of the Originals, in our neighborhood, are deteriorating and are not being maintained, as they should be. Government help is available not only for homeowners but also for income property. Absentee landlords who may not be aware of the government incentives that are available own some of these properties.

Rental property owners can get investment tax credits for substantially rehabilitating their historic Greendale Originals. There is a 20% federal tax credit and a 5% supplemental state tax credit. The nation-wide program is managed by the National Park Service and Administered in Wisconsin by the Division of Historic Preservation of the Wisconsin Historical Society.

Tax credits actually reduce the amount of tax owed dollar for dollar, unlike a deduction that reduces the amount of income subject to tax. In addition to the credit, the owner may also claim depreciation on the building over a 27.5-year period.

A minimum of \$5,000 spent during a two to five year period is needed to meet the requirement for the tax credits. You may claim the credits each year as each phase of the work is completed. Because this program is designed to encourage sensitive rehabilitation of historic buildings, every project is evaluated against guidelines laid out in a booklet entitled: "The Secretary of the Interior's Standards for Rehabilitation and

Guidelines for Rehabilitating Historic Buildings" distributed by the National Park Service.

Recommended examples in the book are: repairing a roof by replacing and repairing historic materials such as clay or slate tiles to match the original. Tearing off the old and replacing the roof with composition shingles is not recommended. Plus it doesn't make sense to replace a tile or slate roof, with a 500 year life expectancy, when a reputable contractor in the village can repair the roof for less than the price of a new shingle roof which has only a 20 or 30 year life expectancy.

Repairing and retaining original porches and entryways and their decorative features such as doors, columns, etc. is recommended. Removing or radically changing these features is not recommended. Removing siding and restoring the original masonry exterior is recommended but installing replacement siding is not. In addition siding causes the lumber underneath to rot by retaining moisture.

The above mentioned booklet and information on how to apply for the credits may be obtained by calling Brian McCormick at (608)264-6491 or [brmccormick@whs.wisc.edu](mailto:brmccormick@whs.wisc.edu) or James A Sewell at (608)-264-6490 or [jasewell@whs.wisc.edu](mailto:jasewell@whs.wisc.edu)

Preapproval by the Park Service before construction is required. There is no application fee for projects under \$20,000.

## GONA Elections

The results of the GONA elections are: President Bob Thierfelder; Vice President Jeff Bermingham, Secretary Kathleen Hart; Treasure Cheryl Koc, and three year board member Joe Russ. As president of GONA, I would like to thank all our Officers and Directors past and present for their hard work. I am looking forward to working with you for another year.

*Bob Thierfelder,  
President*

## Upcoming Meeting News

by Al Emmons

Our May meeting will be an exciting opportunity for Greendale residents to ask questions of one of our own young 'originals', John (Weir) Przyblla, experienced with 8 and a half years in the Marine Corps and three tours of duty in Kuwait, Afghanistan and Iraq. Join us for "what do the guys in it think?"

### GONA Newsletter

Editor: Joe Russ - (262)679-1139

[jruss@execpc.com](mailto:jruss@execpc.com)

[www.originalgreendale.com](http://www.originalgreendale.com)

**Don't forget  
to Vote  
April 3**

**Thank you!**

To all who called and commented  
last month on the ad about the  
Best Landlord in Greendale!  
The Place was Rented.  
Al Emmons

Al Emmons of Creative Construction  
wishes to thank the over one-half  
of all the Greendale Original owners  
who allowed us to work on their  
Tile Roofs and Chimneys

Al Emmons

423-1133

## Village Event Calendar

- April 3**      **General Election - GO VOTE!**
- April 6-7**    **Fine Art Photography Show**  
R&R Art Galleries, Gazebo Square  
April 6, 2-6 p.m; April 7, 12-4 p.m.
- May 19**      **Spring Into Greendale**  
Village Center,  
Greendale Business Association
- May 19**      **Folk Art Show**  
Trimborn Farm
- July 7**        **Treasures of Trimborn: Rummage,  
Antiques & Collectibles.**  
Trimborn Farm



**NATURALLY GOOD QUALITY SINCE 1923**  
**Greendale**

Join us Easter Sunday for:  
***Our Fabulous Brunch Buffet***

Sunday, April 8th 9:00 a.m. to 3:00 p.m.

Reservations

strongly recommended

Call 423-6200

Banquet Halls available for your parties & events all year round.

**Greendale...**

*Its all about the quality of life!*

**ShoreWEST**  
REALTORS



**DAVE BRUNO**

**PROFESSIONAL REALTOR**

**(414) 421-0200**

Longtime Greendale Resident  
GHS Graduate ... Class of '70

**NEED HELP?**

Weeding & Gardening  
Household Cleaning • Post-hospital help

**Cheryl's Cleaning**  
**(414) 421-4821**

