



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 7/10/2024
Item Number: ID#24-9857 and ID#24-9858	
Subject: Landmarks Commission Certificate of Appropriateness for 212 N. Charles St. Review a request to replace the roof and siding (McCall Street Historic District).	
Landmarks Commission Paint and Repair Grant for 212 N. Charles St.	

Details: The applicant, Zechariah Krueger, would like to replace the roof and siding at 212 N. Charles St. The house currently has asbestos siding, which is not historic. Asbestos siding was common from the 1940's through the 1970's but is not typically used today. The most similar material is cement board siding, such as Hardee Board, which the applicant would like to use.

At the June meeting the Landmarks Commission approved replacement of the roof and gutters. The Landmarks Commission held approval of siding replacement until the applicant could provide evidence that there is actually no siding underneath the asbestos, as he believes. The applicant has confirmed this and will provide photo evidence prior to the June meeting.

212 N. Charles St. was built in 1885 and has Queen Anne style architecture.

Relevant Secretary of the Interior Standards:

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Paint and Repair Grant info: The Landmarks Commission approved a Paint and Repair Grant at the June meeting in the amount of \$3,000.00.



Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness to replace the siding, roof, and gutters at 212 N. Charles St. with the following conditions:

- The siding should match the dimensions and style of siding on nearby houses, including corner boards and window trim. If possible, it should not have a false wood texture.