



## CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Received: \_\_\_\_\_

**The Landmarks Commission meets on the first Wednesday of every month. Applications are due TWO WEEKS before the meeting date. Any application received after that date may be placed on the agenda for the following month.**

**Before submitting your application you should discuss your plans with City staff and/or read and understand the Landmarks Commission Design Policies.**

**Staff contact info - Phone: 262-524-3529, Email: [cgriffith@waukesha-wi.gov](mailto:cgriffith@waukesha-wi.gov)**

**PLEASE READ AND SIGN:** The information in this application is accurate to the best of my knowledge. I agree to supply any relevant documentation that is required for the proper review of this application, and I understand that any missing or incomplete information may delay the review process. By signing this I also authorize the City of Waukesha or its agents to enter upon my property for the purpose of reviewing this application.

Signed: Emma Waszak Date: 06/17/2025  
Address of Property: 202 W. College Ave., Waukesha, WI 53186  
Applicant Name: Nicholaus and Emma Waszak  
Phone: 262-804-1904  
Email: nickandemmawaszak@gmail.com  
Mailing Address: 202 W. College Ave., Waukesha, WI 53186

\$15.00 Fee: \_\_\_\_\_

Brief History of the property, if known: The house was built in 1927 in Colonial style and served as a home to various families until about 20 years ago when Carroll College (now University) bought the property and used it as offices until this year. We would like to restore the property to be our family home and raise our children there.

**Please describe your proposed work in as much detail as possible below.**

If you need additional space, feel free to submit a separate written explanation. Before submitting the application, you should contact Community Development staff to discuss your project. You should also familiarize yourself with the Landmarks Commission Design Guidelines

The current cedar siding on the house is long overdue for replacement. While we recognize the Commission's preference for repair rather than replacement, the condition is beyond repair. Some siding is falling off the house, the soffit on the sunroom is rotted through and leaking water into the home, several of the window frames are in immediate danger of water intrusion, and the paint is peeling and cracking on every wall of the house and detached garage. This is only the visible damage. Once work begins on the home, it is likely we will find more damage underneath the siding and trim. Our home inspector insisted on immediate action or we risk mold and rotting on



the interior of the home. Therefore, we would like to fully replace the current siding to guarantee we repair all damage visible and hidden. Instead of putting up new cedar siding which will require yearly painting and will likely need repairs during our ownership of the home, we would like to put up LP SmartSide ExpertFinish in the brushed smooth texture. LP SmartSide is wood that is treated with resin, wax and borate to make it far more durable and easier to maintain than natural wood. To the passerby, it looks exactly like painted cedar siding. We intend on matching the current style of siding, soffit, window frames, door frames, and trim as closely as possible. We have no desire to change the style or appearance of the home, only to maintain its structural integrity and beauty for years to come. Replacing the cedar with LP SmartSide will ensure we can preserve this historic home and its traditional features while making use of modern building materials and their advantages. We have already enlisted a contractor and would begin the project as soon as it is approved to prevent any further damage to the home. We have already familiarized ourselves with the Landmarks Commission Design Guidelines. We have not been its owners for long, but we already love this historical home and need your help to protect it.

\*\*\* UPDATE: Our contractor is currently drawing up detailed plans but needs more time to outline everything. He is open to attending the next meeting. The plans should be available to us before the next meeting and we will forward them then.

Please see attached photos no. 6-20 from our inspection report and photos of the LP SmartSide materials we would like to use.

Total Estimated cost of the project: \$25,000

☐ I plan to apply/ ☐ I have already applied for State/Federal Historic Preservation Tax Credits

X I would like to apply for a Paint and Repair Grant (include a Paint and Repair Grant application with this form).

☐ I would like information about City grants and loans for commercial properties.



The following additional submittal items are always helpful and may be required depending on the project:

- An estimate or contract from a building professional with details of the project.
- Photos of impacted areas.
- Elevation drawings and/or site plans.
- Material or color samples.



6. Rot



7. Rot



8. Rot



9. Rot



10. Rot



11. Rot



12. Rot



13. Rot





14. Rot



15. Rot



16. Rot



17. Rot



18. Rot



19. Rot



20. Rot



## Specifications: LP® SmartSide® Trim

# BRUSHED SMOOTH TRIM

### SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Helps protect against moisture intrusion, impacts from hail, and damage from freeze/thaw cycles
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay
- 16' length can result in faster installation and fewer seams
- Primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

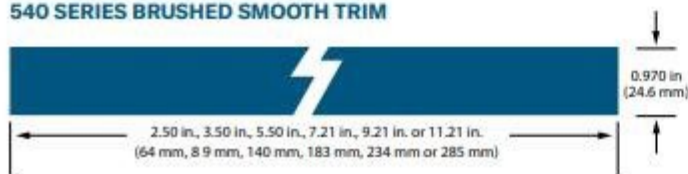


Brushed Smooth Trim

#### 440 SERIES BRUSHED SMOOTH TRIM



#### 540 SERIES BRUSHED SMOOTH TRIM







**Specifications: LP® SmartSide® Lap Siding**

## **BRUSHED SMOOTH LAP SIDING**

### **BRUSHED SMOOTH TEXTURE PROVIDES A MODERN LOOK THAT STILL REMAINS TIMELESS**

- One of the most durable lap siding options on the market today
- Available in lengths up to 16' to help speed installation
- May create fewer seams than traditional 12' siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Brushed Smooth