



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 12/2/2020
<b>Item Number:</b> ID#20-0706	<b>Historic Name/District:</b> Laflin Avenue Historic District
<b>Subject:</b> Landmarks Commission Certificate of Appropriateness for 214 W. Laflin Ave.	

**Details:** The applicants, Joe and Melissa Yatzeck, are seeking a Certificate of Appropriateness for their proposal to rebuild the rear portion of their garage, which was damaged beyond repair by a falling tree. The damaged section is a relatively new addition that was built behind the older garage, facing the alley, and it is completely invisible from Laflin Ave. and any other public area. Staff approved an Emergency COA for demilishion of the garage and repairs to the masonry foundation, so that work could be done while temperatures were above freezing.

The new garage will have an area of approximately 480 square feet. It will be designed to match the appearance of the garage that was destroyed as closely as possible. The applicants have requested the Landmarks Commission to clarify whether aluminum or vinyl siding is appropriate for the garage.

214 W. Laflin Ave., the Andrew Wadsworth House, was built in 1895. It originally had a Queen Anne architectural style but was modified in 1906 to Neo-classical with the addition of a large new front porch. The Landmarks Commission approved restoration of the front porch last year, and replacement of the garage door for the portion of the garage that faces the street in July of this year.

**Paint and Repair Grant Information:** The applicants have not requested a Paint and Repair Grant at this time.

**Relevant Secretary of the Interior Standards:**

2. 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.

6. 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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



**Staff Recommendation:**

Staff recommends approval of a Certificate of Appropriateness for the proposed garage replacement at 214 W. Lafin Ave.