



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 6/5/2024
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.

The Landmarks Commission has approved cement board siding in the past as a replacement material for houses that did not have intact original siding. Typically the requirement is to match the dimensions of the original siding, and to use a board type which is smooth and does not have a false wood texture. In this case, the original appearance is unknown so staff recommends that the replacement match the dimensions of the nearby houses which do have their original siding intact, and that it should include corner-boards and trim boards to match as well.

The applicants would also like to replace the roof, gutters, and downspouts. The new shingles will be Certainteed Landmark Series. The existing gutters are k-style on a rear section and half-round in the front. The applicants would like to replace them all with K-style gutters. They will also be replacing the plat roof with a new EDPM rubber roof.

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

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.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



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.

Paint and Repair Grant info: Estimated costs are \$25,306.00 for siding replacement, \$28,416.00 for roof replacement, and \$3,856.00 for gutter replacement. Total estimated cost of the project is \$57,578.00. No Paint and Repair grants have been approved for this house in the past five years.

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.
- The Landmarks Commission may choose to require that gutters match the existing style,