



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Landmarks Commission	Date: 4/4/2021
Item Number: ID#21-3194	
Subject: Landmarks Commission Certificate of Appropriateness for 309 E. College Ave. Review a request to repair the roof, repair the front porch, paint stucco, replace the rear doors, and do other repairs as needed. (McCall Street Historic District)	
Landmarks Commission Paint and Repair Grant for 309 E. College Ave.	

Details: 309 E. College Ave has been vacant for many years and is in a state of significant disrepair. Its condition has been the subject of several code enforcement cases. The applicant, Paul Campbell, works for a company that has recently purchased the house and is fixing it up so it can be compliant with a court order. They have already begun interior and site work.

The most substantial fixes will be to the front porch, where the sagging roof will be stabilized and straightened. Other repairs to the porch will also make it more stable and safe, and will match the appearance and materials of the existing porch. The applicant also plans to replace the roofs on the house, the garage, and the shed with new Certainteed Landmark series shingles. Gutters and downspouts will be replaced, and their replacements will match the existing style. He plans to repair several windows, and replace the rear door and the garage door. He will repaint the window trim, soffits and fascia, the garage siding (which is aluminum) and the stucco siding on the house. The stucco already has been painted and the repainting will be done in such a way as to prevent trapping moisture behind it.

309 E. College Ave. was built in 1916 and has bungalow 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: Total estimated cost of the paint project is \$7,800.00. The applicants will most likely return for additional Paint and Repair Grant money once they have estimates for the other work.

Staff Recommendation: Staff recommends approval of extensive repairs to 309 E. College Ave.