



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 5/4/2022
<b>Item Number:</b> ID#22—4070 and ID#22-4093	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 513 McCall St. Review a request to replace a front door and a flat roof section (McCall Street Historic District).</b> <b>Landmarks Commission Paint and Repair Grant for 513 McCall St.</b>	

**Details:** The applicant, Zachary Pape, would like to replace the front door on one of the apartment units at 513 McCall St. The existing door has a large crack in it, as well as significant damage to the frame. A local restoration company told him the door cannot be repaired, so he would like to replace it. The new door will be mahogany colored fiberglass, with a similar style to the existing door.

The west side of the house has a bay window with a small flat roof over it. The applicant has inquired about repairs to the roof as well but similarly believes they would be unfeasible, so he would also like to replace it. The roof will be an EDPM rubber membrane structure and will not be visible from ground level. The white steel flashing around the edges will also be replaced.

513 McCall St., the Henry Nickels House, was built in 1885 and has Gabled Ell 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 cost for the door replacement is \$3,826.49. Estimated cost for the flat roof is \$1,300.00. Total estimated cost of the project is **S5,126.49**.

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for front door and flat roof replacement at 513 McCall St.