



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 7/10/2024
Item Number: ID#24-10117 and ID#24-10118	
Subject: Landmarks Commission Certificate of Appropriateness for 304 E. College Ave. Review a request to Repair and replace windows, repaint window trim, wood siding sections, and shutters, replace the front door, and repair the chimney (McCall Street Historic District). Landmarks Commission Paint and Repair Grant for 304 E. College Ave.	

Details: The applicant, Jessica Francis, is in the process of completing a major renovation at 304 E. College Ave., which will include both interior and exterior work. Some interior work is noted in the application, but the Landmarks Commission should only approve work on the exterior of the house.

Exterior work includes repair of both the wood sections and masonry. Wood repair included repairs to the shutters, the cedar shake siding for the dormers, and soffits and fascia. Windows were repaired where possible, but several windows are beyond repair. Those windows will be replaced with new wood windows to match the existing ones. The small wood railing on the rear was also in need of repair, but the applicants were able to do the repairs without replacing any wood. The gutters and downspouts were repaired and all exterior trim has been painted black.

Masonry work will mostly focus on the chimney, which needs tuckpointing and crown repair. A chimney liner will also be added. Some portions that are delicate will be hand chiseled. All replacement mortar must match the hardness and texture of the existing mortar and should match the color as closely as possible.

304 E. College Ave., the John and Lucille Hoff House, was built in 1928 and has Georgian/Colonial Revival 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 exterior wood repair work is \$9,866.00. The applicant has not provided an estimate for the chimney repair work.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for painting, woodwork repair, window repair/replacement, and chimney repair at 304 E. College Ave. with the following conditions:

- Replacement mortar must match hardness and texture of the existing, and must match the color as closely as possible.