



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 4/7/2021
Agenda Item Number: ID#21-1989 and ID#21-1988	Historic Name/District: McCall St Historic District
LCOA and LCP&R Request: 502 McCall St.	

Details: The applicants, Tony and Lucy Glaser, would like to repair the steps to the side patio at 502 McCall St. The existing steps are concrete and have developed a number of cracks and structural issues both in the steps themselves and between them. These cracks allow rainwater to infiltrate into a crawlspace under the house, potentially causing further structural damage there.

The applicants would like to completely replace the steps and the adjacent cap. They will not need to do any repair to the stucco wall itself.

The applicants also plan to tuckpoint their chimney. They will do the work as soon as they can find a mason who is willing and available, but it may not be possible this year, so they haven't included it in the Paint and Repair Grant request at this time.

502 McCall St. is the Arthur and Mary Nickell House and it was built in 1914. Arthur Nickell was part of the third generation of the Nickell family to live in Waukesha. The house has a bungalow style and was built to resemble an Italian domestic villa, according to the original architect.

Paint and Repair Grant Information: Total cost of stair replacement: \$1,800.00. \$1,000 for patio replacement is not included in the grant request.

- Relevant Secretary of the Interior Standards:**
2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Recommendation: Staff recommends approval of patio stair replacement and chimney tuckpointing for 502 McCall St. with the following condition:



- New chimney mortar will match color, texture, and hardness of existing mortar.