



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Landmarks Commission	Meeting Date: 5/7/2025
Item Number: ID#25-00794	
Subject: <ul style="list-style-type: none">Landmarks Commission Certificate of Appropriateness for 301 Windsor Dr. Review a request to replace the roof and two windows, and to tuckpoint the siding (Caples Park Historic District).	

Details: The applicant, Rudy Euceda, would like to replace the roof and complete several other major projects at 301 Windsor Dr.

The new roof will be Owens Corning Duration Designer series shingles, colored to match the existing roof as closely as possible. The Landmarks Commission has approved Owens Corning Duration series shingles in the past. The Duration Designer shingles appear to have a more distinctive shadow line, which normally would not be considered appropriate based on the Landmarks Commission's Design Guidelines. For 301 Windsor Dr. a previous owner made the case that a more distinctive shadow line is historically appropriate, and the Landmarks Commission approved his application. The roof was not replaced at that time, but Mr. Euceda would like to do so now. The roof replacement will include standard waterproofing measures as well.

The applicant would also like to replace two basement windows, one on the west side of the house and the other on the east. The windows are in window wells and have limited visibility from the street. The proposed new windows are vinyl casement windows.

The applicant also plans to tuckpoint the masonry siding on the house and replace a rusted lintel. The new lintel will match the existing one and the new mortar will match the color of the existing mortar. The mortar must also match the hardness and texture.

301 Windsor Dr., the Cahill House, was built in 1928 and has English Revival style architecture.

The applicant has noted that he plans to apply for Historic Preservation Tax Credits.



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: Since 301 Windsor Dr. is in the Caples Park Historic District it is not eligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for the proposed roof replacement, window replacement, and tuckpointing at 301 Windsor Dr. with the following notes:

- New mortar must match the hardness and texture of existing mortar.
- The applicant will not need to return for further approval if the Wisconsin Historical Society requires changes to the proposals as a condition for Historic Preservation Tax Credits.