



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 5/4/2022
Item Number: ID#22-4055	
Subject: Landmarks Commission Certificate of Appropriateness for 124 McCall St. Review a request to add a new detached garage (McCall Street Historic District).	

Details: The applicant, Stephen Green, would like to add a new detached garage onto the rear of the property at 124 McCall St. 124 McCall is a non-contributing property within the McCall St. Historic district. It is legally considered to be a two family residence, so it is allowed a larger garage than a house on a single family lot could have. The rear of the property is taken up by a large parking lot, which is accessed from a driveway on Barney St., and the garage will be built within the parking lot. The parking lot has some screening, but is mostly visible from Barney.

The applicant has provided two different options for the garage, both are designs from Menard's. The first option is a four car garage with an area of 1,150 square feet. It will have an attic storage area with dormer windows and decorative garage doors. The siding will be stone on the front side and Smartside Lap composite board on the other three sides. The height of this option is 22 feet, which exceeds the maximum height for accessory structures in the Rd-2 zoning district. This is the applicant's preferred option, but it would require a Variance to be approved by the Board of Zoning Appeals.

The second option is a three-car garage which is less wide but somewhat deeper, so it still has an area of 1,152 square feet. It has a more basic design with fewer decorative features, and the height does not exceed the maximum in the zoning district. It has vinyl siding. Both options include architectural shingles for the roof.

124 McCall St., the David and Jesse Hunter House or the Delta Rho Fraternity House, was originally built as a single family home during the period of historic significance for the McCall Street district, but large additions have significantly altered it. It is now referred to as an "astylistic utilitarian building" and is considered to be non-contributing within the district.

Relevant Secretary of the Interior Standards:

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Paint and Repair Grant info:

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for the second garage option at 124 McCall St. with the following conditions:

- If vinyl siding is used it must be smooth vinyl without a false wood texture.
- The roof materials should be a similar style to the roof of the house itself. If architectural shingles are used they should have a slight shadow line.
- The applicant must obtain a Building Permit before starting construction and must submit to all required inspections.

If the Landmarks Commission chooses to approve the preferred garage option, it should do so conditional on the Board of Zoning Appeals approving a variance.