



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

Committee: Landmarks Commission	Meeting Date: 7/9/2025
Item Number: ID#25-01580	
Subject: Landmarks Commission Consultation for 406 Windsor Dr. Review a request to replace the roof (Caples Park Historic District).	

Details: The applicant, John Rosenberg, would like to replace the roof at 406 Windsor Dr. The existing roof material is clay tile. He does not believe it is possible to re-use the existing tile or find an exact match, so he would like to replace it with a composite slate tile instead. The tile will mimic the appearance of clay tile. The color he would like to use is "Tuscan Clay."

The applicant also plans to repair and repaint soffits and fascia and wood trim sections, and to replace the gutters with new copper gutters and downspouts. The existing gutters are K-style, so the new gutters will be K-style as well.

406 Windsor Dr., the C. Eason House, was built in 1938. Its architectural style is Colonial Revival.

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: 406 Windsor Dr. is in the Caples Park Historic District. Since Caples Park is not in a low-moderate income census tract, it is ineligible for Paint and Repair Grants.



Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness to replace the roof, gutters, and downspouts, and to repair the wood trim sections at 406 Windsor Dr.