



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

Committee: Landmarks Commission	Meeting Date: 5/1/2024
Item Number: ID#24-9590 and ID24-9594	
Subject: Landmarks Commission Certificate of Appropriateness for 513 McCall St. Review a request to repair six windows (McCall Street Historic District).	
Landmarks Commission Paint and Repair Grant for 513 McCall St.	

Details: The applicant, Zachary Pape, would like to repair six windows on the west side of the house at 513 McCall St. The repairs will be done in the same manner as the previous repair projects on the house, and restoration company Thoughtful Craftsman will do the work.

The process involves removing the windows and taking them to Thoughtful Craftsman's workshop, where the paint is stripped, wood is repaired using epoxy where possible and matching replacement wood where necessary. Pulleys and counterweights within the windows are also typically repaired. Once the work is complete the windows are repainted to match their existing colors and reinstalled in the house.

513 McCall St., the Henry Nickels House, was built in 1885 and it has Gabled Ell architectural style.

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: The estimate for the proposed work is on a time and materials basis, with a labor cost of \$85.00 per hour. The six windows the applicant had repaired in 2023 cost a total of



\$10214.00, or roughly \$1,700.00 per window. This applicant received a grant of \$1,152.00 in 2023, and a grant of \$1,200.00 in 2022, for similar work.

Staff Recommendation: Staff recommends approval of the proposed window repair work at 513 McCall St.