



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 6/1/2022
<b>Item Number:</b> ID#22-4070 and ID#22-4093	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 309 McCall St. Review a request to replace front and rear porch railings (McCall Street Historic District).</b> <b>Landmarks Commission Paint and Repair Grant for 309 McCall St.</b>	

**Details:** The applicants, Melissa and Mike Johnston, would like to replace the front porch railings and rear porch steps at 309 McCall St. The front porch is a concrete stoop. The railings are black metal and the applicant believes they are not original. They have rusted through and one railing actually fell off over the winter. The rear railings are also metal and in poor condition. The rear porch has wood stairs which are also in poor condition. The applicants would like to replace both the stairs and the railings.

The applicants would like the replacement porch and railings to have a style similar to other porches in the area and they would like to use maintenance free materials. They have provided photos of porches they would like to emulate. In response to the Landmarks Commission's request for more detail they have provided a sample of railings and porch decking made of composite material. If replacement is approved, they will most likely purchase the materials and do the work themselves rather than hiring a contractor.

309 McCall St. was built in 1917. It is considered to be contributing within the McCall St. Historic District but it does not have a historic name.

**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:** Estimated cost of materials for the front porch is \$1,580.00 and estimated cost of materials for the rear is \$1,790.00. Total estimated cost of the project is \$3,370.00.

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for rear porch replacement and porch railing replacement at 309 McCall St.