



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

Committee: Landmarks Commission	Meeting Date: 9/4/2024
Item Number: ID#24-10596	
Subject: Landmarks Commission Certificate of Appropriateness for 325 E. Newhall. Review a request to replace the roof and replace second story porch railings (Caples Park Historic District).	

Details: The applicants, Alexandria Lipp and Nick Gorjestani, have recently and would like to complete several repair projects right away. The roof was last replaced in 2007, and the work was approved by the Landmarks Commission at the time. It is now in need of replacement again. The applicants plan to match the existing shingles exactly if possible, and will find the closest possible match if no exact match is available. They will add water and ice barriers and new vents to the roof as well.

The applicants also would like to replace the railing on the second floor balcony in the rear of the house. Like many houses in the Caples Park district, 325 E. Newhall has a flat roof section in the rear, with a small balcony on the top. The railings are not to current code height, and the applicants would like to make sure they are safe for children. They have proposed two alternative railing styles which do meet code requirements. One is made from black metal and the other is a cedar composite material. The cedar composite appears to be a close match to the existing railing. The porch and railing have very limited visibility from other properties, and none from the street. A building permit will be required for the railing replacement.

325 E. Newhall Ave., the Lloyd L. Bower House, was built in 1928 and has English Revival style architecture.

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: Properties in the Caples Park Historic District are ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for roof replacement and porch railing replacement at 325 E. Newhall Ave., using the composite cedar option.