



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 7/1/2020
Item Number: ID#20-0706	Historic Name/District: McCall Street Historic District
Subject: Landmarks Commission Certificate of Appropriateness for 201 N. James Street.	

Details: The applicants, Becky and Ken Nelson, are seeking a Certificate of Appropriateness for replacement of the roof at 201 N. James St. They needed to replace the roof immediately to prevent a leak in the roof from causing serious additional damage, so staff approved an Emergency Certificate of Appropriateness on June 2nd.

The new roof is made from Tru Definition Duration shingles, which are dimensional shingles with a slight shadow line. They are colored brown. They will be replacing the shingles on both the house and the garage. Work also includes replacement of chimney flashing and installation of new vents.

201 N. James St., the John and Mary Rodgers House, was built in 1928. It's architectural style is described as a "one-story cube."

Paint and Repair Grant Information: Total cost of the project was \$10,500.00. The work has been completed and the applicant has already paid for it in full.

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 avoided.
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.



Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for a new roof at 201 N. James St.