



City of Waukesha
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Committee: Landmarks Commission	Date: 6/1/2022
Common Council Item Number: ID#22-4217 and ID#22-4221	
Subject: Landmarks Commission Certificate of Appropriateness for 301 McCall St. Review a request to replace the garage roof, soffits and fascia, and gutters, and to repaint the house (McCall Street Historic District). Landmarks Paint and Repair Grant for 301 McCall St.	

Details: The applicants, Josh and Lauren Duncan, would like to do significant repairs to the garage at 301 McCall St. The garage was built in 1937 and is listed as a “related” structure. The applicants don’t believe anything has been done to it since then.

They would like to replace the roof, with Landmark series dimensional shingles, colored to match the existing roof on the house. The existing roof has wood shingles and is in very poor condition. They will also replace the soffits and fascia, which are significantly rotted, and the gutters and downspouts. New gutters will match the existing ones. In addition to the garage work they plan to repaint both the house and the garage.

301 McCall St., the Samuel Breese House, was built in 1904 and has Queen Anne 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: The applicant submitted an estimate for the cost of painting only. Total estimated cost of that project is **\$20,226.00**

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for garage roof, soffit and fascia, and gutter replacement at 301 McCall St, and for repainting the whole house.