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Committee: Landmarks Commission	Date: 8/3/2022
Item Number: ID#22-4549	
Subject: Landmarks Commission Certificate of Appropriateness for 305 E. College Ave. Review a request to demolish and replace the garage (McCall Street Historic District).	

Details: The applicants, Todd and Lisa Heipp, would like to remove the garage at 305 E. College Ave. and replace it with a new one. The existing garage most likely was built in 1924, just a few years after the house itself. It's total area is approximately 400 square feet. Unlike the house it has clapboard wood siding. It is considered to be non-contributing within the McCall Street Historic District.

A tree has grown up next to the garage, and is now growing into it. The tree has done significant damage to the garage itself, and the applicants believe it represents a potential safety hazard to leave it in place. Because of the damage it has done they do not believe it will be possible to remove the tree without also demolishing the garage.

The new garage will have an area of 456 square feet and a total height of 15 feet. It will have vinyl siding and dimensional shingles. The applicants have indicated that they plan to try to match it as closely as possible to the color and style of the house. A Building Permit and Demolition Permit are required for this work, and the applicants have already applied for both.

305 E. College Ave., the Thomas Breaw/Harry & Florence Cook House, was built in 1920. It has Front Gabled architecture with tan colored brick siding.

Relevant Secretary of the Interior Standards:

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.



9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Paint and Repair Grant info:

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness to demolish the existing garage at 305 E. College Ave. and replace it with a new garage.

- The Landmarks Commission may require that the siding not have a false wood texture, or that the shingles have a slight shadow line.