



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

Committee: Landmarks Commission	Date: 2/1/2022
Item Number: ID#22-5353	
Subject: Landmarks Commission Certificate of Appropriateness for 301 Windsor Dr. Review a request to replace windows and the roof (Caples Park Historic District).	

Details: The applicant, Brian Flood, would like to replace ten windows and the roof at 301 Windsor Dr. The other thirty windows have been replaced over the past 13 years. The applicant did not receive Landmarks Commission approval for any of the prior replacements, but he did receive Historic Preservation Tax Credits for the work, and the work was approved by the tax credit reviewers.

The proposed new windows will match the previous replacments. They will be Pella Architect Series Traditional wood windows with painted aluminum frames on the exterior. They meet the standards in the Design Guidelines for new windows. The applicant has provided extensive evidence that the existing windows are not in a condition that can be repaired. There is rot and wood damage in several places. Many of the windows were also sealed shut by a previous owner, which makes it more difficult or impossible to repair them without damaging their current structure. Each of the new windows will have an LP Smartside trim board added over them to prevent future water damage.

The roof replacement will be Certainteed Northgate Maximum Definition shingles, with a brown “Resawn Shake” color. The Landmarks Commission’s normal policy for roofs is to recommend that dimensional/ architectural shingles, if used, have a minimal shadow line to mimic the appearance of the original wood shingles, unless an applicant can provide evidence that the original shingles would have been different. Mr. Flood believes the original shingles on his house would have had an appearance closer to the high dimension style seen on neighboring 208 Oxford Road, which was built two years later by the same developer and with the same archtiectural style. He believes the singles on his house would have originally matched the ones there, and the Northgate series will be a more aproprate fi. Flashing and other waterproofing systems will be replaced as well.

301 Windsor Dr., the Cahill House, was built in 1928 and has Engilsh 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: 301 Windsor Dr. is in the Caples Park Historic District, so it is not eligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for window and roof replacement at 301 Windsor Dr.