



December 23, 2019

Christian and Amy Newton
137 N. James St.
Waukesha, WI 53186

Re: Landmarks Commission Emergency Certificate of Appropriateness – 137 N. James St.

Mr & Mrs. Johnson,

This is to inform you that the City of Waukesha Planning Department has granted you an Emergency Certificate of Appropriateness for soffit repair and roof replacement. The Landmarks Commission understands that your property is in need of immediate repair that cannot wait until after the next meeting, and it has authorized staff to permit you to start work right away. The Emergency COA is granted with the condition that the gutters and any visual trim, including particularly the porch gutters and the trim board along the front roofline, will be maintained.

Please note, this Emergency COA does not authorize either you or your contractors to do any construction work that would normally require a building permit without first obtaining one from the Building Department.

Your application will be discussed at the February 5th, 2020 Landmarks Commission meeting. At that time, The Commission will review both the work that has already been completed and (if applicable) any plans for continuing work and they will decide whether to grant a full Certificate of Appropriateness. They will use the criteria from the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

You will also be eligible for a Landmarks Paint and Repair Grant. The Commission typically authorizes grants of roughly 10% of a project's value, up to a maximum of \$2,000.

Thank you for your continued cooperation. Feel free to contact me with any questions.

Sincerely,

Charlie Griffith
Associate Planner
262-524-3529
cgriffith@waukesha-wi.gov