



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 4/7/2021
Agenda Item Number: ID#21-1990	Historic Name/District: Caples Park Historic District
LCOA Request: 105 E. Newhall Ave.	

Details: The applicant, Ann Welch, would like to replace the second story porch railings over her garage and her rear porch. She plans to paint the new railings white to match the existing color and she would like to maintain the existing dimensions and style.

However, her contractor has told her she will need to meet current code unless the Landmarks Commission rules that they need to stay as they are. The railings are 28 -3/4" high, with horizontal rails. There is a space of 9" between the top and middle rails and 7.5" between the middle rail and the roof deck. Kristin Stone, the Chief Building Inspector, has stated that she will approve a railing at the lower height provided the Landmarks Commission approves it and provided that the railing matches the original style and is not a replacement from outside the period of historic significance. Unfortunately, staff has not been able to find photographic evidence for the original porch style.

The applicant would also like the Landmarks Commission to weigh in on the appropriate materials for the porch railings.

105 E. Newhall, the Henry Youmans House, was built in 1932 and has Georgian Revival architectural style. The Youmans family were owners of the Waukesha Freeman.

Paint and Repair Grant Information:

Relevant Secretary of the Interior Standards:

2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for railing replacement at 105 E. Newhall Ave.