



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 5/5/2021
Item Number: ID#21-2162	
Subject: Landmarks Commission Certificate of Appropriateness for 200 Windsor Dr. Review a request to replace the roof and the second story rear porch railings. (Caples Park Historic District)	

Details: The applicant, Jeffrey J. Ziegler, would like to replace the roof and the porch railing at 200 Windsor Dr. The new roof shingles will be Certainteed Landmark Series, and will have a weathered wood color, to match the existing color. The roofs on the house and garage will be replaced, as will the flat roof over the second story rear porch. They will install new K-style gutters and downspouts to match the existing ones, and replace the flashing, gutters, and valleys wherever it is necessary.

Like many houses in the Caples Park District, 200 Windsor Dr. has a flat roof section over the sunroom in the rear, which is accessible from a second story door. The porch railings have rotted and are in need of replacement. The applicant would like to replace them with matching new railings. The applicant has no reason to believe the old railings are original and is unsure if their height is to code. He would like the new railings to meet current code requirements.

200 Windsor Dr., the Andrew S. Cronk House, was built in 1928 and has a Tudor Revival architectural style.

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: This property is located in the Caples Park Historic District so it is ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for 200 Windsor Dr.