



CITY OF WAUKESHA

Administration

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| Committee: Landmarks Commission | Date: 5/5/2021 |
| Item Number: ID#21-2137 | |
| Subject: Landmarks Commission Certificate of Appropriateness and Paint and Repair Grant for 309 McCall St. Review a request to replace the garage siding (McCall St. Historic District). | |

Details: The applicants, Melissa and Mike Johnston, would like to add new siding onto the exterior of their garage. The garage is a one-story, one car structure and it is located in the rear of the property. It is accessible from an alley and is completely invisible from the street. While the house is considered to be a contributing structure within the McCall Street Historic District, the garage is not.

The garage currently has wood siding which needs painting and repairs. The applicants have been advised that repairing the existing siding or replacing it with matching new siding would be cost prohibitive and impractical. Instead they would like to add vinyl siding. The new siding will go over the existing walls, leaving them in place and relatively intact underneath. It will match the siding on the house as closely as possible.

309 McCall St. does not have a historic name listed on the Wisconsin Historical Society's database but the house itself is considered to be contributing within the McCall Street Historic District. It was built in 1914 and its architectural style is described as a "two story cube."

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: Total estimated cost of the project is \$5,200.00

Staff Recommendation:

If the Landmarks Commission determines that the request is consistent with the relevant Secretary of the Interior's Standards and with the Landmarks Commission's Design Policy standards for non-contributing structures, a Certificate of Appropriateness should be granted.

- Adding the condition that the vinyl siding will be smooth and not have false wood texture may be appropriate.