



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee:
Landmarks Commission

Date:
5/5/2021

Item Number:
ID#21-2147

Subject:
Landmarks Commission Certificate of Appropriateness for 316 S. Charles St. Review a request to add a new heat pump furnace system with an exterior compressor on the flat garage roof. (Caples Park Historic District).

Details: The applicants, Bill and Nancy Barbiaux, are in the process of upgrading their heating system. They would like to replace their boiler with a new heat pump which will both heat and cool the second floor. The first floor already has functioning heating and cooling systems. Most of the equipment for the system will be placed in the attic, but the compressor needs to be installed outside. They plan to put it on the flat garage roof, with tubing running up the outside wall to the attic.

The flat roof is on the side and rear of the house, with a fourteen inch lip on the side. The compressor has a height of just under three feet, so it will be visible from below, but it will be placed to limit visibility as much as possible. The applicant has also proposed an alternative location at ground level, next to the first floor air conditioner unit facing Newhall. That location will require more, and more visible tubing running up the wall though, so the garage roof alternative is preferred.

316 S. Charles St., the Clarence Anderson House, was built in 1928 and has Tudor Revival architecture.

Relevant Secretary of the Interior Standards:

9. New additions and related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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 the new heat pump air compressor at 316 S. Charles St., with the location that the Landmarks Commission determines to be the least visible and least impactful on the house.