



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 6/2/2021
<b>Item Number:</b> ID#21-2275	
<b>Subject:</b> Landmarks Commission Certificate of Appropriateness for 315 S. Hartwell Ave. Review a request to replace the garage (Caples Park Historic District).	

**Details:** The applicants, Robert and Nanette Franze, would like to replace the existing garage at 315 S. Hartwell Ave. with a new one in the same footprint. The house and garage are both non-contributing within the Caples Park Historic District.

The new garage will have an area of 400 square feet, to match the existing garage, and it will have a height of just under fourteen feet to the top of the roof. It will have horizontal LP Smartside siding, colored blue to match the house. The garage door will be a single two car door rather than the two one-car doors which are there now. The roof shingles will match the shingles on the house.

315 S. Hartwell Ave., the Lee Uhlenhopf House, was built in 1937 and has Tudor Revival architectural style. Since the house was built during the district's period of historic significance and had a style that matches the surrounding district it was originally considered to be contributing. It lost its status due to a large second story addition on the front façade.

#### 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 proposed new garage at 315 S. Hartwell Ave.