



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: 6/2/2021
Item Number: ID#21-2200 and ID#21-2201	
Subject: Landmarks Commission Certificate of Appropriateness and Paint and Repair Grant for 513 McCall St. Review a request to repair the windows (McCall St. Historic District).	

Details: The applicant, Zachary Pape, would like to repair eleven windows at 513 McCall St. He has hired a contractor called Thoughtful Craftsmen, which specializes in repairs to historic homes, to do the work.

The contractor will remove the windows one at a time and return them to their repair facility in Shorewood. They will remove all of the glass sections, and replace any glass that has broken. They will repair all wood that has rotted or dried with epoxy, and then they will repaint the window frames. Once the restoration is complete they reinstall the window and add new pulleys, sash cords, and hardware.

513 McCall St., the Henry Nickels House, was built in 1885 and has Gabled Ell 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: The contractor gave a rough estimate based on time (\$75/hour) and materials. They expect approximately fourteen hours and \$75 for materials per window, but they stress that every window is different, costs can vary widely, and anywhere between \$1,000 and \$1,200 per window is common.

Mr. Pape expects to repair eleven windows, so he gave a ballpark estimate of \$12,100.00 for the total cost.

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for window repair at 513 McCall St.