



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 7/7/2021
Item Number: ID#21-2465 and ID#21-2466	
Subject: Landmarks Commission Certificate of Appropriateness for 116 N. James St. Review a request to replace the roof and to remove and rebuild the chimney (McCall St. Historic District). Landmarks Commission Paint and Repair Grant for 116 N. James Street.	

Details: The applicant, Kevin Lipinski, is in the process of removing and replacing his roof. He received an Emergency Certificate of Appropriateness on June 29th to begin work early due to a leak problem. He would also like Landmarks Commission approval for a proposal to remove and replace his chimney. That work has not been started yet.

The new roof shingles will be architectural shingles with a slight shadow line. They will be heather colored to match the existing shingles. Flashing, pipes, and furnace vents will be painted to match the roof color, and a new ridge vent will be installed, to blend in better with the roof.

The existing chimney is significantly deteriorated and is also non-functional. The applicant believes it won't be possible to repair it and he would prefer to just remove it instead. He would like the Landmarks Commission's input on solutions that will be approved.

116 N. James St. 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 total estimated cost of the roof replacement is \$10,419.80.

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for chimney replacement at 116 N. James St. If the Landmarks Commission approves plans for chimney replacement, the approval should include the condition that the applicant will obtain a Building Permit for the work before beginning construction.