



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 9/1/2021
<b>Item Number:</b> ID#21-2466	
<b>Subject:</b> <b>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.</b>	

**Details:** The applicant, Kevin Lipinski, removed and replaced his roof in July. He received an Emergency Certificate of Appropriateness on June 29<sup>th</sup> to begin work early due to a leak problem, and full approval on July 7<sup>th</sup>. The application initially also included removal of the chimney, but any issues with the chimney were fixed as part of the roofing project and

At the time of the previous meeting the total estimated cost for the project was \$10,419.80 and the Landmarks Commission approved a grant of \$1,700.00. Mr. Lipinski knew at the time that his costs would be higher but chose not to request more money because the total grant was limited. The work has now been completed and he has submitted his paid invoice. The total cost came in at \$17,063.85. Because of the higher cost and because the Landmarks commission received an additional grant allocation he has requested additional funds.

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 \$17,063.85.

**Staff Recommendation:**