



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 9/1/2021
Item Number: ID#21-2739	
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 applicants, Mike and Wendy Rhodes, would like to replace the chimney at 314 Windsor Dr. The chimney is on the rear of the house and has limited visibility from the street. The bricks are deteriorated and some have crumbled to the point where they are falling off the chimney, so the applicant believes they can't be repaired.

The new chimney will match the dimensions of the existing one. The brick will not be an exact match but will be as close to the existing brick as the contractors have been able to locate. The mortar will match the color, texture, and hardness of the existing mortar.

314 Windsor Dr., the John L. Davies House, was built in 1927, with additions in 1949 and 1959. It has Colonial Revival architecture.

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: 314 Windsor Dr. is located in the Caples Park Historic District, so it is not eligible for Paint and Repair Grants.



Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for chimney replacement at 314 Windsor Dr. with the following conditions:

- Replacement mortar will match the color, texture, and hardness of existing mortar.
- Replacement brick will match existing as closely as possible. The Landmarks Commission may require staff approval of the match.
- The proposed work will require a Building Permit.