



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 10/6/2021
Item Number: ID#21-2635 and #21-2663	
Subject: Landmarks Commission Certificate of Appropriateness for 224 N. Hartwell Ave. Review a request to repair six windows and thirty-six storm windows (McCall Street Historic District). Landmarks Commission Paint and Repair Grant for 224 N. Hartwell Ave.	

Details: The applicants, John and Tiffany Grigg, would like to repair six windows and restore 36 storm windows. The existing windows are significantly deteriorated, both frames and glass.

The repairs will be done by Thoughtful Craftsman, a contractor who specializes in historic windows. They will remove the windows and bring them to their shop in Shorewood. At the shop they will strip any paint, repair any wood and mechanical components of the windows as necessary, and replace any broken glass. Once the repair is done they will return the windows and reinstall them. If the weather requires it they will board up the windows while they are gone.

224 N. Hartwell Ave. was built in 1885 and has Queen Anne style architecture with a Balloon Frame structure.

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: Thoughtful Craftsman says every window is different and it is impossible to predict the cost of a repair before the window is removed, so they do not give a specific cost estimate total.



They charge \$75/hour for the work, plus the cost of materials. They did make non-binding estimates for the amount of time they would need to invest in each window:

- Two windows each at 14 hours, 16 hours, and 18 hours. \$2,100.00, \$2,400.00, and \$2,700. \$7,200.00 total.
- One high priority storm window – for the large picture window on the front of the house – at 13 hours. \$975.00 total
- 35 storm windows at an average of 6 hours each. \$15,750.00 total
- Total cost of all combined work is **\$23,925.00**. Materials will be extra, and actual time could be different.

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for window repair at 224 N. Hartwell Ave.