



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Landmarks Commission	Meeting Date: 5/7/2025
Item Number: ID#25-00805 and ID#25-00981	
Subject: <ul style="list-style-type: none">• Landmarks Commission Certificate of Appropriateness for 305 McCall St. Review a request to repair several leaks and add a new waterproofing system (McCall Street Historic District).• Landmarks Commission Paint and Repair Grant for 305 McCall St.	

Details: The applicant, Carolyn Coates, would like to repair several roof leaks and add a roof protection application called Cericade to the roof at 305 McCall St. The applicant believes the leak is primarily coming from the chimney flashing. They plan to repair the flashing, and inspect and repair any other flashing and major leak areas.

Cericade is advertised as a nano-ceramic resin which is applied to the roof to improve its durability and increase its lifespan. The application has not been reviewed by the Landmarks Commission before. From the advertising materials available on the Cericade website it appears that the application gives roofs a smoother appearance but otherwise they have a similar look. Shingle roofs would not have been available during the period of historic significance, but they are generally permitted as a replacement provided that they are unobtrusive and do not attempt to look older than they are. The Landmarks Commission will need to decide whether the proposed application meets those standards.

305 McCall St., the Margaret Breese Vincent and George Vincent House, was built in 1895 and has Queen Anne style 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: Total estimated cost of the project is \$11,919.67.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for the proposed flashing and leak repairs, plus the Cericade application at 305 McCall St. The Landmarks Commission should determine a potential Paint and Repair Grant based on its guidelines.