



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 6/3/2026
<b>Item Number:</b> ID#26-03710	
<b>Subject:</b> <ul style="list-style-type: none"><li>• <b>Landmarks Commission Certificate of Appropriateness for 312 E. College Ave. Review a request to replace the chimney (McCall Street Historic District).</b></li><li>• <b>Landmarks Commission Paint and Repair Grant for 312 E. College Ave.</b></li></ul>	

**Details:** The applicant would like to rebuild the chimney at 312 E. College Ave. The existing chimney needs to be fully replaced.

The new chimney will be rebuilt using cream city brick, and soft mortar to match the existing chimney. It will include a new concrete cap to match the existing one, and new flue pipes. It should also match the existing dimensions, and if possible existing bricks should be reused.

312 E. College Ave., the Irwin and Margaret Lubbers House, was built in 1930. It has English Revival 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 \$9,800.00. If the condition of the chimney is not addressed, it could eventually become a serious safety issue.



**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for chimney replacement at 312 E. College Ave. with the following conditions:

- New chimney should match the dimensions of the existing chimney as much as possible.
- Existing bricks should be re-used if possible.