



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 10/1/2025
<b>Item Number:</b> ID#25-02198 and ID#25-02199	
<b>Subject:</b> <ul style="list-style-type: none"><li>• <b>Landmarks Commission Certificate of Appropriateness for 114 S. East Ave. Review a request to repair and repaint wood siding, and replace the gutters (College Avenue Historic District).</b></li><li>• <b>Landmarks Commission Paint and Repair Grant for 114 S. East Ave.</b></li></ul>	

**Details:** The applicants, Nate Kolpin and Sarah Timmler, would like to repair and repaint the wood siding at 114 S. East Ave., and also repair the chimney flashing and replace gutters.

The wood siding is deteriorated in many places. The applicants plan to scrape the paint, clean the siding, and repair the wood as necessary. Any replacement wood will match the size and shape of the existing wood. They will also replace the flashing on the chimney. The existing flashing will be removed, along with nearby shingles. Waterproofing will be added, and both flashing and the shingles will be replaced. They also plan to replace the gutters with new 5" K-style gutters. The existing gutters are also k-style.

114 S. East Ave., the Mary and Robert Beggs House, was built in 1885 and has Queen Anne style architecture. Robert Beggs owned a hardware store at 920 Clinton St. The R. C. Beggs store is also designated as part of the Five Points Downtown Historic District.

**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 paint project will cost \$24,000.00 - \$28,000.00 depending on the extent of repair work that is needed and on the paint color scheme. The cost estimate for the chimney repair and gutter replacement work is \$8,014.67. Total estimated cost of the project is \$32,014.67 - \$40,014.67.

**Staff Recommendation:** Staff recommends approval of the proposed siding repair, painting, chimney repair, and gutter replacement at 114 S. East Ave.