



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 6/4/2025
Item Number: ID#25-00955 and ID#25-00983	
Subject: <ul style="list-style-type: none">• Landmarks Commission Certificate of Appropriateness for 201 W. Laflin Ave. Review a request to replace the storm windows and repair rotten wood sills (Laflin Avenue Historic District).• Landmarks Commission Paint and Repair Grant for 201 W. Laflin Ave.	

Details: The applicants, Michelle Panton and William Dossett, would like to make repairs to their windows. Several window sills are experiencing dry rot. They would like to remove the rotten wood and replace it with new wood to match the size and style of the existing sills.

They also would like to replace the existing aluminum storm windows with new wood storms. The replacements will be a better match for the windows than the existing storms. They will replace storms and screens for twenty windows total. Only the storms and screens will be replaced. The primary windows will be left intact. The new storms will be painted to match the window trim.

201 W. Laflin Ave., the H. E. Osborne House, was built in 1900 and has Vernacular Queen Anne style architecture. While it is a simpler design than some of the other houses in the Laflin Avenue Historic District, it is considered to be pivotal to the district due to its corner lot location and its unusual pavilion porch at the northeast end. H. E. Osborne was the city Librarian.

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: Estimated project cost: \$8,335.92 for the storms and screens, \$4,000.00 for installation and painting, and \$2,000.00 for materials to replace the window sills. **\$14,335.92 total.**

Staff Recommendation: Staff recommends approval of the proposed storm window replacement and window sill repair at 201 W. Laflin Ave. The Landmarks Commission should determine a potential Paint and Repair Grant based on its guidelines.