



**City of Waukesha**  
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| <b>Committee:</b><br>Landmarks Commission   | <b>Meeting Date:</b><br>5/6/2026 |
| <b>Item Number:</b><br>ID#26-03502 and ID#26-03564  |                                  |
| <b>Subject:</b> <ul style="list-style-type: none"><li>• <b>Landmarks Commission Certificate of Appropriateness for 215 N. Charles St. Review a request to replace the roof and add gutter guards (McCall Street Historic District).</b></li><li>• <b>Landmarks Commission Paint and Repair Grant for 215 N. Charles St.</b></li></ul> |                                  |

**Details:** The applicant would like to replace the roof at 215 N. Charles St., and paint the exterior. The new roof shingles will be Certainteed Landmark Series shingles. The existing shingles will be fully removed and replaced. As part of the project, the applicant plans to repair standard waterproofing and add gutter guards.

The applicant also plans to repaint the exterior of the house. Colors will match the home's existing colors.

215 N. Charles St., the George and Anna Knipfel House, was built in 1902 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:** Estimated cost of the roof replacement project is \$24,300.00. Estimated cost of the paint project is \$12,000.00. The combined total cost is \$36,300.00. 15% of that total is \$5,445.00.

**Staff Recommendation:** Staff recommends approval of the Certificate of Appropriateness for 215 N. Charles St.