



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 9/3/2025
Item Number: ID#25-00953 and ID#25-01579	
Subject: <ul style="list-style-type: none">• Landmarks Commission Certificate of Appropriateness for 202 W. College Ave. Review a request to replace the wood siding (McCall Street Historic District).• Landmarks Commission Paint and Repair Grant for 202 W. College Ave.	

Details: The applicants, Nicholas and Emma Waszak, recently purchased the house at 202 W. College Ave. from Carroll University. As part of the inspections following the purchase they realized that the existing wood siding is experiencing significant rot and deterioration, and is in need of full replacement or major repairs.

The applicants initially planned to replace the siding with L.P. Smartside composite siding. After they received a cost estimate from their contractor, they realized the replacement was not financially feasible. Instead, they will repair the siding where possible and replace it where necessary. Repairs will be done with Abatron Epoxy and any replacement wood will be Accoya or cedar. Decorative features will be maintained or replaced to match.

202 W. College Ave was built in 1927 and has Colonial Revival/Georgian Revival 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: The applicant's contractor, Thoughtful Craftsman, has provided a Time and Material estimate for the cost of the work. Work will be billed at \$100.00/hour, and any materials used will be billed at cost plus a 20% markup. Since it is not possible to determine the extent of rot until the project is underway, they do not provide a total cost estimate. The applicants have estimated a total cost of approximately \$10,000.00. When the siding replacement is complete, they will also need to repaint the house, most likely sometime in 2026.

Staff Recommendation: Staff recommends approval of the proposed siding repair/replacement at 202 W. College Ave.