



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Landmarks Commission	Meeting Date: 7/10/2025
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.

They would like to replace the siding with LP Smartside composite siding. They will use siding with a brushed smooth texture rather than the typical false wood pattern, so the siding will mimic the appearance of actual wood siding. They also plan to match the style and dimensions of the existing siding, soffits, and trim as closely as possible. At the June meeting the Landmarks Commission asked for more detail on how that will be done. Their contractor has provided them with detail and plans to attend the July meeting. Some sections, particularly the vertical trim sections on the front of the house, will be replaced with wood instead of LP Smartside.

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: At the encouragement of staff, the applicant has submitted a Paint and Repair Grant application. The estimated cost of the project is approximately \$40,000.00.

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