



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 7/7/2021
Item Number: ID#21-2470 and ID#21-2471	
Subject: Landmarks Commission Certificate of Appropriateness for 424 McCall St. Review a request to replace the roof, flashing, gutters, and downspouts (McCall Street Historic District). Landmarks Commission Paint & Repair Grant for 424 McCall Street.	

Details: The applicant, Mark Aycok, would like to replace his roof. The new roof will use Certaineed Landmark series shingles, which are architectural shingles with a slight shadow line and which have been approved by the Landmarks Commission for several other recent projects. It will have a “Weathered Wood” color.

The applicant also plans to replace the gutters, downspouts, and flashing. The new gutters will include a grate-type screen across the top, to prevent them from filling up with debris. A new ridge vent will along the top of the roof will provide attic ventilation with limited visibility.

424 McCall St. was built in 1893 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: Base shingle estimate is \$33,993.78. Higher cost shingles are up to \$35,682.75, but the applicants expect to go with the lower cost option. The applicants are hoping



to replace gutters and add the gutter guard for a portion of the roof, but the cost for that add-on will be less than the quoted \$3,666.68.

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for roof replacement at 424 McCall St. with the following conditions:

- New shingles will be Certainteed Landmark series rather than Northgate.
- New gutters will be K-style to match existing gutter style.