



CITY OF WAUKESHA

Administration

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| Committee: Landmarks Commission | Date: 4/4/2021 |
| Item Number: ID#21-3194 | |
| Subject: Landmarks Commission Certificate of Appropriateness for 224 N. Hartwell Ave. Review a request to replace the flat roof and tuckpoint the chimney and foundation (McCall Street Historic District). | |
| Landmarks Commission Paint and Repair Grant for 224 N. Hartwell Ave. | |

Details: The applicants, John and Tiffany Grigg, would like to continue repair work on the house at 224 N. Hartwell Ave. Over the past year they have received Landmarks Commission approval for window repair and painting. Now they plan to replace their flat roof sections and tuckpoint the masonry.

The house has two flat roof sections. The larger one is over the rear entrance which includes an interior porch. The smaller is over an exterior entrance to the basement. The applicants plan to replace the existing roof with an EDPM rubber membrane roof which is consistent with the state historical society's recommendations. The chimney and sections of the foundation both need to be tuckpointed. The applicants have stated that they will match the color of the existing mortar. They will also add a new chimney cap. It should also match the texture and hardness.

224 N. Hartwell Ave. was built in 1885 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:

- Estimate for roof replacement work: \$4,500.00
- Estimate for tuckpointing work: \$4,500.00

Total estimated cost of the paint project is \$9,000.00.

The applicants previously received a grant for \$4,000.00 for painting in 2022.

Staff Recommendation: Staff recommends approval of flat roof replacement and tuckpointing at 224 N. Hartwell Ave. with the condition that the tuckpointing will match color, texture, and hardness of the existing mortar.