



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 6/5/2024
Item Number: ID#24-9575 and ID#24-9596	
Subject: Landmarks Commission Certificate of Appropriateness for 242 N. Hartwell. Review a request to add new gutters and downspouts (McCall Street Historic District).	
Landmarks Commission Paint and Repair Grant for 242 N. Hartwell Ave.	

Details: The applicant, James Mathie, would like to repair the existing built in gutters at 242 N. Hartwell Ave. Last month he had a request to replace the gutters with copper k-style gutters. The Landmarks Commission held approval and asked for better visuals.

Instead, the applicant is proposing to repair some, but not all, of the built in gutters. The repairs will encompass two sections, on the front and the back, for a total of 44 feet. Two rows of the asbestos roof tiles will be removed, and will be salvaged to be replaced afterwards. The contractor will rivet and solder copper plates into the gutters, to make them more waterproofed, and will also repair the insulation. Some replacement of rotten wood may also be done on a time and material basis.

242 N. Hartwell Ave., the Michael and Jane McCoy House, was built in 1928 and has Prairie 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 for the gutter repair is \$8,750.00. The project will likely include significant extra work on a time and material basis.

Staff Recommendation: Staff recommends approval of the proposed gutter repair at 242 N. Hartwell Ave.