



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 4/2/2025
<b>Item Number:</b> ID#25-00550	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 242 N. Hartwell Ave. Review a request to repair the built-in gutters and add new copper linings. (McCall Street Historic District).</b>	

**Details:** The applicant, James Mathie, would like to install copper gutter liners into the existing built-in gutters at 242 N. Hartwell Ave. The Landmarks Commission approved installation of a portion of the gutter liner in June of 2024. This proposal will include the remainder of the work.

The contractor who the applicant has hired plans to remove the existing gutter lining, along with the bottom two layers of asbestos shingles from the roof. They will salvage the shingles as much as possible. They will then install an ice and water shield beneath the gutters, along the eave of the roof, and install the copper gutters over it. They will also add outlets, but the applicant will install downspouts separately. When the gutter work is complete the asbestos shingles will be re-installed on the roof. Any broken shingles will be replaced with new ones, potentially colored somewhat differently.

242 N. Hartwell Ave., the Michael and Jane McCoy House, was built in 1928 and has Prairie School 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:** The applicant has requested a Paint and Repair Grant for the proposed work. Total estimated cost of the project is \$27,150.00. Paint and Repair Grants will be approved on a first come, first serve basis if and when the City receives its 2025 CDBG allocation.

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for the proposed gutter replacement at 242 N. Hartwell Ave.