



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Landmarks Commission	Date: 7/7/2021
Item Number: ID#21-2435 and ID#21-2463	
Subject: Landmarks Commission Certificate of Appropriateness for 242 N. Hartwell Ave. Review a request to replace the flat garage roof and add a new second story garage railing (McCall St. Historic District). Landmarks Paint and Repair Grant for 242 N. Hartwell Ave.	

Details: The applicant, James Mathie, is planning to make some repairs and upgrades to the flat garage roof at 242 N. Hartwell Ave.

The roof, which is not visible from the ground, is the original tin material. That will be replaced with PVC membrane. PVC membrane is a similar quality material to EDPM, which commonly used for flat roof replacement. The applicant also plans to replace the flashing along the parapet wall. The original plans for the house specified copper flashing, but the current material is tin. The applicant is considering whether to use copper as a replacement material.

Mr. Mathie would also like to add a new wrought iron railing along the top of the parapet wall, to improve safety on the roof. No evidence is available to show whether a railing existed during the period of significance for this home, so instead he has submitted examples of a Prairie Style railing to match the style of the house. A building permit will be required for the railing installation.

242 N. Hartwell Ave., the Michael and Jane McCoy House, was built in 1928 and has Prairie School style architecture. The architect was S.A. Snyder.

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. 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.



9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Paint and Repair Grant Info:

- Roof replacement cost: \$6884.66
- Railing cost: \$7,505.00
- **Total estimate cost of the project: \$14,389.66**

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness to allow garage roof and flashing replacement and installation of new railings at 242 N. Hartwell with the following condition:

- A Building Permit must be issued before the railing is installed.