



**City of Waukesha**  
201 Delafield St. Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 10/1/2025
<b>Item Number:</b> ID#25-02200 and ID#25-02205	
<b>Subject:</b> <ul style="list-style-type: none"><li>• <b>Landmarks Commission Certificate of Appropriateness for 122 S. East Ave. Review a request to replace the roof and gutters (College Avenue Historic District).</b></li><li>• <b>Landmarks Commission Paint and Repair Grant for 122 S. East Ave.</b></li></ul>	

**Details:** The applicant, Ed Roeger, would like to replace the roof and gutters at 122 S. East Ave.

The new shingles will be Certainteed Landmark series shingles, Driftwood color. The applicant will also add chimney flashing and other standard waterproofing. New metal valley liners will be painted to match the shingle color. The replacement gutters will be K-style, to match the existing gutters.

122 S. East Ave., the Harter House, was built in 1892, with an addition in 1910.

**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:** Total estimated cost of the project is \$25,000.00



**Staff Recommendation:** Staff recommends approval of the proposed roof and gutter replacement at 122 S. East Ave.