



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 8/6/2025
6/Item Number: ID#25-001723	
Subject: <ul style="list-style-type: none">Landmarks Commission Certificate of Appropriateness for 325 E. Newhall Ave. Review a request to replace gutters, an addition to previously approved soffit and window repair (Caples Park Historic District).	

Details: The applicants, Nicholas and Alexandria Gorjestani, would like to repair some water damaged areas of soffit and replace a non-historic storm window. Last year they replaced the roof and second story porch railings. The Landmarks Commission approved the soffit repair and window replacement at the August meeting, and advised the applicants that adding gutters to the roof section where the damage occurred might help prevent future damage. The applicants have decided to go ahead with the gutter work, and to replace the majority of their existing gutters as well.

The new gutters will be brown colored aluminum K-style gutters to match the existing gutters. Only the existing aluminum gutters and downspouts will be replaced. Existing copper gutters on the rear of the house will be left in place. The new gutters will include a gutter guard system to reduce maintenance.

325 E. Newhall Ave., the Lloyd Bower House, was built in 1928 and has English Revival 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: Since 325 E. Newhall Ave. is in the Caples Park Historic District, the work is ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of the proposed gutter replacement work at 325 E. Newhall Ave.