



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 12/4/2019
Agenda Item Number: 19-1603	Historic Name/District: Moor Mud Bath/Grandview Health Resort
LCOA Request: 438 Prospect Ave.	

Details: The applicant, Jason Wilke of the Waukesha County Parks and Planning Department, is seeking a Certificate of Appropriateness to reconfigure Moor Downs clubhouse building's porch.

In 2006 the Landmarks Commission approved a redesign of the clubhouse porch to add full length screen windows instead of the previous half length window, half wall configuration. The applicants have found that the full-length screen windows increase weather damage to the interior of the porch, particularly the wood porch floor. They would like to return to a half-length window configuration and install new windows that can be opened and closed depending on the weather.

The Moor Downs Golf Course opened in 1915. The golf course is part of the Moor Mud Baths/Grandview Health Resort National Register listing. The Local Landmark designation includes a golf course as a concept, but not any specifics of hole or landscaping configuration. The clubhouse building is not considered to be contributing to the National Register designation, according to a 2006 letter from the State Historic Preservation Office, but it is still covered by the Local Landmark status.

Paint and Repair Grant Information:

Relevant Secretary of the Interior Standards:

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.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation: Staff recommends approval of a COA to add solar panels to the roof at 124 McCall St. with the condition that the solar panels will not be visible from the street.

