



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 5/4/2022
Item Number: ID#21-4071	
Subject: Landmarks Commission Certificate of Appropriateness for 100 N. East Ave. Review a request to add a new interior elevator shaft with rooftop mechanical structures.	

Details: Carroll University would like to add an elevator to Voorhees Hall as part of its effort to make the building accessible. The elevator will be fully interior to the building, and mostly will not be visible from the outside. However, the top of the structure will need to extend above the roof, and the applicants are proposing new screening for the mechanical units.

The elevator will be located at the intersection of the building's two wings. The wings run perpendicular to each other, forming the building into a T shape. At the intersection is a narrower pass-through section with a flat roof. There are currently several air conditioning compressors and other mechanical systems located on that flat roof section, none visible from ground level. The elevator will be on the east side of the building, and the mechanicals will be moved closer to the west edge to make room for it. Carroll plans to add screening to both sides of the roof section to cover views of all units. The screening will be white PVC slats with aluminum structural reinforcements. Since it will be four stories up, details will be difficult or impossible to see from ground level.

The application also includes a generator which will be installed at ground level near some existing mechanical units next to the Old Main building. The generator will be a similar size to the existing units and will have some landscape screening around it. The Landmarks Commission does not comment on site work, but staff asked them to include the plans rather than requiring Plan Commission approval.

100 N. East Ave., Voorhees Hall, is one of four historically significant structures on the main Carroll University campus property. It was originally constructed in 1906 as a dormitory, with additions in 1929. It has Tudor Revival architectural style and a limestone exterior.

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.



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.

Paint and Repair Grant info: Carroll University is ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for the screening system for a new elevator at Carroll University's Voorhees Hall.