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Committee: Landmarks Commission	Meeting Date: 7/10/2024
Item Number: ID#24-10209	
Subject: Landmarks Commission Certificate of Appropriateness for 910-914 Clinton St. Review a request to repair and replace windows, repaint the brick siding, repair the parapet wall, and tuckpoint the façade (Five Points Downtown Historic District).	

Details: The applicant, Nicholas Martinez, would like to do extensive repair work to the façade at 910-914 Clinton St. The work will include painting, tuckpointing, window repair, and concrete repair. The building has a brick façade which was originally painted. The painting was restored to its original colors in 1977 and has been maintained that way ever since. The proposed painting will match the existing colors.

The applicant also plans to tuckpoint and repair bricks throughout the façade, but primarily near the top section. New mortar must match the hardness and texture of the existing mortar, and should match the color as closely as possible. The parapet wall at the top of the front façade also needs repairs on the roof side. The applicant believes these can be done without impacting the appearance of the parapet. A concrete ledge over the third floor windows also needs to be repaired.

The second floor of the building has two prominent bay windows, each of which have three window sections. The angled sections, which are double hung windows with screens, need to be replaced. The replacements will include four windows total and will be wood windows to match the existing ones. The two front windows in the bays do not need to be replaced, but the applicant plans to repair the sills and stiles. Any replacement wood will match the size and style of the existing wood.

910, 912, and 914 Clinton St., the W. T. Lyle Building, is one of Waukesha’s best examples of commercial Queen Anne style architecture. The first two floors were built in 1893, and the third floor was added sometime before 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: The first floor of the building has commercial tenants, but the second and third floors are residential. Mixed-use buildings are allowed to receive Paint and Repair Grants for work that is done on the residential portion of the building only, provided contractors provide Davis Bacon Prevailing Wage reporting. The applicant plans to apply for Façade and Awning grants for the proposed work, but it is also eligible for Paint and Repair Grants. He will provide estimates at the Landmarks Commission meeting broken out by the portion that is residential vs. commercial. In the meantime, the cost of the whole project will be as follows:

- \$11,500.00 for concrete repair and tuckpointing.
- \$10,514.00 for window repair/replacement and painting.
- \$1,918.76 for scaffold rental.
- \$23,932.76 total.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness to repaint the siding and repair the chimney at 208 Wright St. with the following conditions:

- Replacement mortar must match hardness and texture of the existing, and must match the color as closely as possible.
- A Temporary Right Of Way Occupancy Permit will be required for the scaffold.