



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 12/2/2020
<b>Item Number:</b> ID#20-0706	<b>Historic Name/District:</b> McCall Street Historic District
<b>Subject:</b> Landmarks Commission Certificate of Appropriateness for 304 N. East Ave.	

**Details:** The applicant, Carroll University, is seeking a Certificate of Appropriateness for extensive repairs and renovations to the former bookstore at 304 N. East Ave. 304 N. East Ave, the Sam Thompson Building, suffered extensive damage during the storm that hit the area in late June of 2019. The storm collapsed the garage which had been located in the rear of the building and did extensive damage to the roof. The then-owner received a Certificate of Appropriateness for the emergency repairs and has since sold the building to Carroll University. Carroll would like to use the building for it's on-campus health and wellness center as well as some administrative offices, and is proposing extensive renovations to both the interior and exterior of the building to make that possible.

The work will include replacing and repairing windows and doors, repairing and repainting wood trim, replacing asbestos shingles with new asphalt shingles of a similar appearance, completely replacing the flat roof, selectively repairing and tuckpointing the masonry exterior, and other small repairs. Most updates will have limited visual impact. The tile coping along the roof line will be repaired or replaced, with original coping along the north and south elevations. Any replacement coping will be used on the west elevation only if at all possible.

The most significant changes to the exterior will be a new elevator shaft attached to the rear (west) elevation of the building, and a new rooftop mechanical unit. The elevator shaft is necessary to make the building handicap accessible. It will have a brick exterior. The bricks will be selected to march the color of the existing masonry as closely as possible, but they will not match the irregular appearance of the existing bricks. Only the wall sections at the first and second story entrances to the elevator will be removed. The rest of the masonry will be left intact under the shaft.

The rooftop mechanical apparatus will be located as close to the front of the building as possible, to allow the sloped roof section to screen it from East Ave. It will be visible though from the sides of the building, and from the nearest Carroll University buildings. Screens will be attached directly to the HVAC units, painted to match the rest of the building.

304 N. East Ave. was built in 1929 with a Tudor Revival style. It was designed by architect S. A. Snyder and was originally a mixed-use building with commercial uses on the first floor and apartments above. Commercial tenants have included Goerke's Grocery, the National Tea Company, and the Campus Pharmacy.



**Paint and Repair Grant Information:****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 avoided.

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.

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 Certificate of Appropriateness for the proposed exterior repairs and alterations to 304 E. College Ave. The Commission may want to add a condition that staff will approve the mortar match for the proposed tuckpointing work.