



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Landmarks Commission	Date: 11/3/2021
Item Number: ID#21-3193	
Subject: Landmarks Commission Certificate of Appropriateness for 317 South St. Review a request to replace several windows (Five Points Downtown Historic District).	

Details: The applicants, the Waukesha Masonic Lodge, would like to replace the windows on the front façade of the building. Some of the existing windows are original but others were replaced prior to the building’s historic designation. All of them are in a significantly deteriorated state.

The new windows will have wood frames and thermoplane glass. They will be designed to match the existing windows as closely as possible. The decorative pattern in the small square windows at the top of the building will be retained. The ground level windows are currently plexiglass to prevent damage. They will be replaced with tempered glass, which will be much more appropriate.

317 South St., the Waukesha Masonic Temple, was built in 1904 and has Classical Revival architecture. The Waukesha Masonic Lodge was founded in 1859 and met at rented spaces on Main Street until the existing building was built.

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 Masonic Lodge is ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for window replacement at 317 South Street, the Waukesha Masonic Lodge.