



City of Waukesha
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Committee: Landmarks Commission	Date: 8/3/2022
Item Number: ID#22-4586	
Subject: Landmarks Commission Certificate of Appropriateness for 340 W. Main St. Review a request to replace rotten wood (Five Points Downtown Historic District).	

Details: The applicant, Christina Tofte, would like to replace some rotten wood at the base of one of the storefront windows at The Steaming Cup coffee shop, in the Nickel Building. The applicants have nearly completed a significant project to replace windows and fix roof leaks, along with updates to the interior of the restaurant. The exterior work was approved by the Landmarks Commission last year.

As a matter of report, the leaks were more extensive than originally thought, so some patching was needed on the front side of the turret structure at the corner of the building. The new flashing was painted green so it is not visible from the street.

The window in question was not part of the previous project. It is on the first floor of the restaurant, facing Clinton Street, outside the coffee shop's back room. The rot was discovered when the applicant touched up the paint there. A planter box was kept on that window sill in the past, and they believe excess water from the plants may have caused the wood there to deteriorate more quickly than it did in other locations. The replacement wood will match the dimensions of the existing wood, and it will be repainted to match the current trim color.

340 W. Main St., the Addison C. Nickell Building, was built in 1901. It is one of Waukesha's most best examples of Queen Anne style architecture in a commercial building. It was designed by local architect C.C. Anderson. The commercial space on the first floor of the building was originally used as the Post Office branch, and has had numerous other uses since then.

Relevant Secretary of the Interior Standards:

2. The historic character of a property will be preserved. The removal of distinctive features 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:

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for wood replacement at 340 E. Main St.