



City of Waukesha
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Committee: Landmarks Commission	Date: 7/6/2022
Item Number: ID#22-4897	
Subject: Landmarks Commission Certificate of Appropriateness for 200 Madison St. Review a request to replace the roof (Louis Yanke Saloon)	

Details: The applicant, Kasper Roth, is seeking approval for replacement of the roof at 200 Madison St. The applicant and partners purchased the property earlier this year. As part of the purchase inspections they discovered that the roof had leaks and unsealed gaps. They needed to replace the roof as soon as possible and also didn't realize flat roof replacement needed Landmarks Commission approval until staff notified them after work had started. An Emergency Certificate of Appropriateness was approved on September 22.

The new roof will be white synthetic rubber. It covers the roof up to the inside top of the parapet, so it is visible from nearby buildings with a higher elevation, such as the City Hall upper story offices, but not at all from street level. The applicant has stated that it will prevent further water damage and help maintain the structural integrity of the building.

200 Madison St., the Louis Yanke Saloon, was built in 1892 and is an example of commercial Queen Anne style architecture. It is characterized by polychromatic stone detailing and delicate ornamentation, especially compared to other local commercial Queen Anne examples such as the Nickell building.

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: Commercial properties are not eligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for roof replacement at 200 Madison St.