



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Landmarks Commission

Wednesday, September 6, 2017

6:00 PM

Rm 207, City Hall

I. Call to Order

II. Roll Call

Present 6 - Nemecek, Smart, Hansen, Wall, Salb, and Taylor

Absent 1 - Boyle

III. Public Comment

IV. Approval of Minutes

[ID#17-1270](#) Minutes for the Meeting of August 2, 2017.

A motion was made by Taylor, seconded by Member Wall, that this Minutes be approved. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

V. Old Business

[ID#17-1167](#) Landmarks Certificate of Appropriateness - Review paint removal process and schedule for the Nickell Building at 340 W. Main Street (Local Landmark #14).

A motion was made by Member Nemecek, seconded by Member Wall, to set a deadline of Thursday, September 28, 2017 to have a masonry restoration specialist come out to the property and test paint removal methods in an inconspicuous spot on the building and in accordance with the guidelines given by the Wisconsin Historical Society. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

VI. New Business

[ID#17-1321](#) Landmarks Commission Certificate of Appropriateness for 500 Riverview Avenue. Review a proposal to raze only the east wing "dormitory addition" at the former Waukesha County Health and Human Services building and

construct a parking lot in its place (Moor Mud Baths/Grand View Health Resort, Local Landmark #47).

A motion was made by Member Wall, seconded by Taylor, that the Certificate of Appropriateness allowing Waukesha County to raze the east "dormitory" addition only on the former Health and Human Services building, subject to working with staff to ensure a proper mortar match, matching the brick on the original building to fill any openings, continuing/repairing/restoring architectural details including but not limited to the dentil molding across the area where the connection was, and contacting City staff if any other issues arise that impact the restoration of the original building prior to starting any unapproved work. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1324](#) Landmarks Commission Certificate of Appropriateness for 507 N. Grand Avenue. Review a proposal for roof, soffit, and fascia repair and painting, window repair, and tuckpointing at the Andrew Frame House (Local Landmark #16).

A motion was made by Taylor, seconded by Smart, that this Business item be approved subject to staff verifying mortar match before tuckpointing can begin. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1268](#) Landmarks Commission Certificate of Appropriateness for 1410 E. Broadway. Review window repair and replacement (East Broadway Historic District).

A motion was made by Taylor, seconded by Member Nemecek, to approve the window repair but not the two replacement windows until more details are provided. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1269](#) Landmarks Commission Paint & Repair Grant. Review a request for matching grant funds for the window project at 1410 E. Broadway (East Broadway Historic District).

A motion was made by Taylor, seconded by Member Nemecek, that this Business item be held until the October 4, 2017 meeting. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1281](#) Landmarks Commission Certificate of Appropriateness for 109 McCall

Street. Review a proposal for roof, soffit, fascia, siding, porch repairs, painting and other work (McCall Street Historic District).

A motion was made by Member Nemecek, seconded by Member Wall, that this Business item be approved. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1282](#) Landmarks Commission Paint and Repair Grant. Review a request for matching grant funds for the work at 109 McCall Street (McCall Street Historic District).

A motion was made by Taylor, seconded by Member Hansen, that this Business item be approved for an amount of \$2,000. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1302](#) Landmarks Commission Certificate of Appropriateness for 530-532 Madison Street. Review a proposal for roof repair, siding repair, door work, window repair, foundation tuckpointing, and other work (Madison Street Historic District).

A motion was made by Member Wall, seconded by Member Nemecek, that this Business item be approved for the amount of \$2,000. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1322](#) Landmarks Commission Paint and Repair Grant for 530-532 Madison Street. Review a request for matching grant funds for the work at 530-532 Madison Street (Madison Street Historic District).

A motion was made by Taylor, seconded by Member Wall, that this Business item be approved. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1316](#) Landmarks Commission Certificate of Appropriateness for 130 W. College Avenue. Review a request by Carroll University for roof replacement, downspouts, tuckpointing, door replacement, chimney work, window repair and replacement, and storm window replacement for Rankin Hall (Local Landmark #30).

A motion was made by Member Wall, seconded by Member Hansen, that this Business item be approved. The motion carried by the following vote:

Aye: 5 - Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

Abstain: 1 - Nemecek

[ID#17-1318](#) Landmarks Commission Certificate of Appropriateness for 101 W. Main Street. Review plans for roof repair and replacement, window repair and replacement, re-opening original window openings at the Old Waukesha County Courthouse Building (Local Landmark #18).

A motion was made by Member Wall, seconded by Member Hansen, that this Business item be approved subject to having the new windows match the beige color currently on the courthouse portion of the building. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

[ID#17-1332](#) Landmarks Commission Certificate of Appropriateness for 201 McCall Street. Review a proposal to replace the siding on a garage addition. (McCall Street Historic District).

A motion was made by Taylor, seconded by Member Wall, that the use of hardie plank or smart side is approved for the garage addition only based on the fact that it was not part of the original house and was added several years later. The motion carried by the following vote:

Aye: 6 - Nemecek, Smart, Hansen, Wall, Salb and Taylor

Absent: 1 - Boyle

VII. Alderman's Report

VIII. Springs Report

IX. Communications and Publications

X. Adjournment