



## Project Review Sheet

<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 7/11/2019
<b>Agenda Item Number:</b> 19-0903	<b>Historic Name/District:</b> Five Points Downtown Historic District
<b>LCOA and LP&amp;RG Request:</b> 916-920 Clinton St.	

**Details:** The applicant, Jodi Rynders, would like to replace or repair many of the building's second and third story windows. The windows on the front of the building have wood frames and decorative stained-glass sections, but they are in various states of deterioration. She plans to repair the wood where possible, and replace these windows with new, matching wood windows where necessary. The windows on the north side of the building, which faces the city parking lot but is visible from Clinton St., are in a similar condition to the windows on the front. The applicant would like the Landmarks Commission to advise her whether she can replace some of them with aluminum frame windows. On the rear of the building, facing the parking lot and not visible from the street, several original windows were replaced with aluminum frame windows by a previous property owner. The applicant would like to replace the rest of the windows with aluminum if possible.

She would also like to add storm windows throughout the building. She does not have any record of storm windows on the building in the past, but many of the existing windows have space for them. According to the Wisconsin Historical Society storm windows were a common feature on historic buildings, and even when they weren't present the windows were usually installed with slats for them. Both wood and aluminum exterior storm windows are generally considered to be appropriate.

920 Clinton St., the R.C. Beggs Hardware Store, also known as the Almont building, was built in 1870 and is an important example of Italianate architecture in a commercial building. More specifically it is one of the best preserved Italianate commercial buildings with a brick exterior, as opposed to stone siding, in downtown Waukesha. Since purchasing the building in 2016 the applicant has repaired the storefront section and repainted its wood trim areas. She has also done extensive tuckpointing on the brick sections. Previous owners also did extensive repair work, including rear foundation repair and replacing several windows.

### 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 historic materials or alteration of features and spaces that characterize a property shall be avoided.



5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for repair and replacement of windows at 916-920 Clinton St, as well as installation of exterior storm windows.