



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 9/4/2019
Agenda Item Number: ID#19-1200	Historic Name/District: Grand View Health Resort (Moor Mud Baths)
LCOA and Request: 500 Riverview Ave.	

Details: The applicant, the Waukesha County Public Works Department, is seeking a Certificate of Appropriateness to demolish the non-historic boiler room addition and to repair or replace several windows that will be damaged as a result of interior asbestos remediation.

The boiler room is located on the rear, north side of the building. It is an addition which was built after the main building and is not considered to be contributing to the historic status. The structure will be demolished, leaving the rest of the building intact. Any openings left in the wall of the remaining 1921 structure will be filled with red brick similar to the brick that was used to refill the openings leftover after the wing section was razed.

The County also plans to complete an asbestos abatement project for the interior of the building. As part of that project many of the building's windows will need to be repaired or replaced. They have submitted a plan showing the methods they will use for each of them. 171 windows will have aluminum cladding removed and re-installed after the abatement is done. 20 windows which are located in storage rooms with little or no visibility from public locations will be removed and replaced with brick or stone. 18 windows in the storefront space along the front portico of the building will have the bottom trim replaced. 3 small windows which are on the rear of the building and are not historic will be replaced with vinyl windows.

The Moor Mud Baths, also known as the Grand View Health Resort, was opened in 1911. It has a Classical Revival architectural style. Is individually listed as a Local Landmark and on the National Register of Historic Places. It is one of the most significant remaining examples of a Springs Era resort, and its use of mud as a therapeutic treatment was unique.

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.
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 demolition of the non-contributing boiler room addition and window repair at 500 Riverview Ave.