



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 10/2/2019
Agenda Item Number: ID#19-1327	Historic Name/District: Moor Mud Baths/Grandview Health Resort
LCOA and LP&RG Request: 500 Riverview Ave.	

Details: The applicant, the Waukesha County Public Works Department, is seeking a Certificate of Appropriateness for their plans to demolish the Moor Mud Baths/Grandview Health Resort building, formerly the County Health and Human Services Department office building.

The Landmarks Commission is created and regulated by Chapter 28 of the City code. Section 28.05(3)(b) enumerates the factors the Landmarks Commission should consider for approval of a Certificate of Appropriateness. For regular maintenance and restoration work the Landmarks Commission also uses the Secretary of the Interior's Standards to determine appropriateness, but in this case only the city ordinance applies. The ordinance requires the Landmarks Commission to apply the following standards to determine appropriateness of demolition:

(4): Whether the building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and State;

(5): In the case of a request for demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner shall not be self-created or is the result of any failure to maintain the property in good repair.

If the Landmarks Commission chooses to deny an application, the applicant may appeal their decision to the Common Council. If an appeal is filed, the Council will then review the Landmarks Commission's decision and is required to apply the same standards listed above. The Council may reverse, affirm, or modify the Landmarks Commission's decision by a majority vote.

The Moor Mud Baths, also known as the Grand View Health Resort, was opened in 1911. It has a Classical Revival architectural style. It is individually listed as a Local Landmark and on the National Register of Historic Places. More detail on the property's historic significance can be found in the National Register file, the Local Landmark file, and letters from local historians John Schoenknecht and Jim Draeger, all of which are included in the agenda packet for this application. The applicant's case for demolition can be found in the application and supporting documents, which are also included in the agenda packet.



Paint and Repair Grant Information: N/A

Relevant Secretary of the Interior Standards: The Secretary of the Interior's Standards do not cover a request to raze a Local Landmark, so the local ordinance is the only relevant standard.

Staff Recommendation: If the Landmarks Commission finds that 500 Riverview Ave. is not of such architectural or historical significance that it's demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and State, it should approve a Certificate of Appropriateness for demolition.

If the Landmarks Commission choses to approve the demolition, staff recommends that it do so with the condition that the County will notify the State Historic Preservation Office, as required by State Law for properties that are on the National Register of Historic Places.