



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 4/7/2021
Agenda Item Number: ID#21-2003	Historic Name/District: Waukesha Motor Company Building
LCOA Request: 139 E. North St.	

Details: The applicant, Family Promise Waukesha, recently received a Conditional Use Permit from the Plan Commission allowing them to use the second floor of the building as a temporary shelter for families experiencing homelessness. As part of that approval and of the Building Permit for the interior alterations they are required to provide adequate egress for residential use.

To fulfill that requirement, they would like to replace the exterior fire escape staircase with a new staircase. The new staircase will be supported by posts which will be anchored to the ground, unlike the existing stair which is mounted into the building masonry. The railings will meet the building code required height. Horizontal rails between the railings will meet the code requirements for maximum opening width. The entire structure will be made from steel with a paint finish.

139 E. North St. was originally a wool storage building for the Waukesha County Manufacturing Company, was later the headquarters of the Waukesha Motor Company, and has since housed many other businesses. Its architectural style is Commercial Vernacular and it is a Local Landmark but is not listed on the National Register of Historic Places. As of the Plan Commission review the applicants planned to add a new window opening into the south wall of the building. They have since decided that they will not need to locate a bedroom in that space, so the window will not be necessary.

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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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 a new fire escape at 139 E. North St.