

**CITY OF WAUKESHA****Administration**

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Committee: Landmarks Commission	Date: 7/7/2021
Item Number: ID#21-2393	
Subject: Landmarks Commission Certificate of Appropriateness for 120 N. East Ave. Review a request to replace the roof (College Ave. Historic District).	

Details: The applicant, Carroll University, would like to replace the roof at 120 N. East Ave. The replacement shingles will be architectural shingles with a slight shadow line, and they will be colored red to match the existing roof.

This project involves roof replacement only. Soffits and fascia, gutters and downspouts will not be altered or repaired. The contractor will take steps to protect the Native American mound adjacent to the building during construction.

120 N. East Ave., Old Main Hall, was built in 1887. It replaced an earlier Main Hall which was built in 1853 and destroyed by fire in 1885. It was designed by architect Stephen Shipman of Chicago, and its architectural style is Richardson Romanesque.

Relevant Secretary of the Interior Standards:

- 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Paint and Repair Grant Info: Carroll University is ineligible for Paint and Repair Grants.



Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for roof replacement at 120 N. East Ave.