



CITY OF WAUKESHA

Administration

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| Committee: Landmarks Commission | Date: 7/7/2021 |
| Item Number: ID#21-2469 | |
| Subject: Landmarks Commission Certificate of Appropriateness for 335 S. Hartwell Ave. Review a request to tuckpoint damaged mortar and repair or replace flashing (Caples Park Historic District). | |

Details: The applicant, Cristina Tofte, would like to tuckpoint a section of masonry adjacent to a first floor window at 335 S. Hartwell Ave. and replace flashing in the same area. The work is intended to stop water damage which has affected the first floor only. They have been advised that the water damage is due to leaks in the masonry and flashing in the area above the window, so they plan to repair those locations.

All new tuckpointing will match the texture, color, and hardness of the existing mortar. Flashing repair will be done without altering or replacing the sash or glass on the adjacent window.

335 S. Hartwell Ave., the Theo C. Thompson House, was built in 1930 and has Tudor Revival style architecture. The architect was S. A. Snyder, and the first owner was the sales manager for Thompson's Malted Milk Company.

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: 335 S. Hartwell Ave. is ineligible for Paint and Repair Grants since it is in the Caples Park Historic District.



Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness to allow tuckpointing and flashing repair at 335 S. Hartwell Ave.