



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 8/12/2021
Item Number: ID#21-2614	
Subject: Landmarks Commission Certificate of Appropriateness for 338 W. Main St. Review a request to repair and replace windows, and to tuckpoint the chimney (Five Points Downtown Historic District).	

Details: The applicant, Cristina Tofte, plans to do extensive repairs to the exterior at 338 W. Main St., primarily to many of the building’s windows. The storefront window glass on the first floor will be replaced, but otherwise the windows will remain the same. On the second floor twelve regular double hung windows and three curved glass windows will be repaired. Deteriorated glass and window sash wood will be replaced to match the existing materials, but otherwise the windows will remain intact.

The chimney will be tuckpointed, and the flat roof will be repaired in several locations where leaks have developed. The HVAC systems, which are located on the roof and are not visible from ground level, will be replaced with new units in the same locations.

The applicant also plans to make extensive interior renovations and to add an architectural window film to the windows on the first floor. The Landmarks Commission does not review this type of work, but she noted it in the application for the sake of transparency. The film is non-permanent and non-reflective, and it will be installed on the interior of the storefront windows.

338 W. Main St., the Nickell Building, was built in 1901. It was designed by the architect C.C. Anderson and is one of Waukesha’s most significant examples of commercial Queen Anne architecture. The building’s first owner was Addison C. Nickell, a local jeweler, and the first floor was originally occupied by the local Post Office.

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: Since the Nickell building is not a residential property it is ineligible for Paint and Repair Grants, but the applicants are also planning to apply for Façade Grants.

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for window replacement and repair and chimney repair at 338 W. Main St.

- If the Landmarks Commission feels that it is appropriate, it may require staff to confirm a mortar match for the chimney tuckpointing.