



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 10/6/2021
Item Number: ID#21-2909	
Subject: Landmarks Commission Certificate of Appropriateness for 245 W. Main St. Review a request to add stucco siding and a new awning (Block C Downtown Historic District).	

Details: The applicant, Pedro Vizcarra, has recently purchased the building at 245 W. Main St. and is in the process of renovating it for reuse as a restaurant. He recently removed the awning, which was in very deteriorated condition, and exposed an unsightly pink colored façade. He would like to cover the pink sections with tan colored stucco, which will blend in with the existing masonry sections of the building.

As part of the project he will remove the masonry cap around the top of the building and replace it with a black metal cap. The new cap will be designed to have a similar appearance to the caps on several other nearby buildings in the historic district, such as the Waukesha Civic Theater or the adjacent building on Gaspar Street.

The applicant also has plans to replace the awning. He has provided two alternative replacements, and his preferred option is a standing seam metal awning similar to the one at the Martha Merrill's bookstore nearby. The awning will cover only the area immediately over the entrance, rather than the whole building façade like the previous awning. This project does not need to happen right away, and he is open to suggestions from the Landmarks Commission on what style would be most appropriate.

245 W. Main St., the former Sullivan's Men's Store, was built in 1960 and has Commercial Vernacular architectural style. It is considered to be non-contributing within the Block C Downtown Historic District.

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from



the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property any its environment would be unimpaired.

Paint and Repair Grant info:

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for new stucco siding and a replacement metal cap at 245 W. Main St.

The Landmarks Commission should discuss the best replacement awning option with the applicant and, if necessary, hold a decision on that item until a future meeting.