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Committee: Landmarks Commission	Meeting Date: 4/8/2026
Item Number: ID#26-03186	
Subject: <ul style="list-style-type: none">Landmarks Commission Certificate of Appropriateness for 245 N. Barstow St. Review a request by Carroll University to demolish the non-historic Physical Therapy building at 245 N. Barstow St. and replace it with a new business school building (College Avenue Historic District).	

Details: The existing building at 245 N. Barstow St. is a one-story structure with metal siding, which was built in the 1960's. It is currently used by Carroll University for the Physical Therapy Program, but they would like to demolish it and replace it with new classroom building for the Business School.

The main Carroll University campus has four contributing buildings. Old Main Hall, Rankin Hall, Voorhees Hall, and the Ganfield Gymnasium. All of them are considered to be pivotal within the College Avenue Historic District. 241 N. Barstow is a non-contributing structure.

Carroll University has continued to add new buildings to its main campus, most recently the Science Laboratory at 107 N. Barstow St., which was built in 2016 and 2017 and is named Doug and Nancy Hastad Hall. The Landmarks Commission reviews applications for compatibility with the bulk, height, scale, and style of the surrounding district. New buildings should be sensitive to the historic character of the area but should not be designed as replicas of historic buildings or made to look older than they are.

The Landmarks Commission reviewed and approved the proposal in June of 2024. The applicants also submitted it for Preliminary review by the Plan Commission, but never went through with final approval. They are now re-submitting a slightly modified design.

The proposed building will be three stories high with a red colored sloped roof and tan masonry siding. The largest classrooms will be located on the first floor, so it will have a larger footprint, and the upper stories will be stepped back significantly from it. The applicants believe the coloring and style will be a nod to the surrounding campus buildings, while the step-back will help integrate its scale with the surrounding neighborhood. The new proposal includes sections of brick siding, along with stone veneer and large expanses of glass. The roof will be asphalt shingles rather than tile, but will maintain the red color. The building will be distinguished from other campus buildings by large windows, sunshade



awnings over the entrances, and irregular patterns, all of which are more contemporary architectural features.

Along with the new building, the proposal will reconfigure the large parking lot between Barstow St. and East Ave., adding greenspace and moving the East Ave. entrance closer to the intersection with McCall St. The proposal will be reviewed by the Plan Commission in addition to the Landmarks Commission. Site plan-related concerns are covered by the Plan Commission's review.

Relevant Secretary of the Interior Standards:

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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 and its environment would be unimpaired.

Paint and Repair Grant info: Carroll University is not eligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of the proposed new Carroll University Business School building at 245 N. Barstow St. The proposal will also need to be reviewed by the Plan Commission. Building Permits will be required for this project.