



2015 ANNUAL REPORT

2015 SPECIAL POINTS OF INTEREST:

- Reviewed and approved 20 Certificates of Appropriateness
- Awarded \$8,000 in CDBG Paint and Repair Grants
- Continued work on Waukesha's Historic Springs Using CDBG Funds
- Participated in the Wisconsin History Tour in August and September

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CERTIFICATES OF APPROPRIATENESS & PAINT & REPAIR GRANTS

The year 2015 was an eventful year for the Waukesha Landmarks Commission. The Commission reviewed several projects and continued its Paint and Repair Program. In addition the Commission created a Landmarks Commission Donation Fund, worked on several Historic Springs Projects, and participated in two major Historic Preservation Events.

Certificates of Appropriateness

In 2015 the Commission reviewed 20 Certificates of Appropriateness (COA) and COA amendments/plan changes/updates for work on Landmarks and buildings within the City's nine (9) Historic Districts. While some COA's for larger projects took multiple meetings to obtain all approvals, the Commission did not turn down any COAs in 2015. The Commission continues to work with property owners to ensure their projects meet our standards for preservation while still making the process straightforward.

Much of the work was in the McCall Street Historic District, however the Commission re-

viewed COA's in the College Avenue Historic District, Wisconsin Avenue Historic District, and on some of the City's individual landmark sites.

Several meetings were spent working with Historic Prairieville, LP on their proposal to purchase the Old Waukesha County Courthouse (101 W. Main Street) and convert portions of the complex into apartments while keeping the Waukesha County Historical



Rendering of proposed Museum Apartment Project from December 2015

The Commission granted a conditional Certificate of Appropriateness for the latest version of the project at their December 2, 2015 meeting.

It is anticipated the applicants will return to the Commission in spring of 2016 to finalize several of the details of this project.

Paint and Repair Grants

The Commission was awarded \$8,000 in Community Development Block Grants to fund our important Landmark Commission Paint and Repair Grant Program.

This program offers matching grants to people who are doing restoration work on their historic properties. These grant awards are used as an incentive to get owners to reinvest in their property and a way to offset restoration project costs



Old Waukesha County Courthouse (Waukesha County Historical Museum)

Museum in the original building.

This prime example of the Richardsonian Romanesque building style is one of the most iconic and prominent Landmarks in Waukesha and is also listed on the National Register of Historic Places.

PAINT & REPAIR GRANTS, CONTINUED

the Commission.

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portant Landmark Commission Paint and Repair Grant Program. This program offers matching grants to people who are doing restoration work on their historic properties. These grant awards are used as an incentive to get owners to reinvest in their property and a way to offset restoration project costs which

can often be higher due to the standards required by the Commission. In 2015 projects ranged from small paint projects to complete restoration of an important building in the McCall Street Historic District, the Alexander W. Randall House. Details of that restoration are highlighted on page 3.



424 McCall Street

WORK CONTINUES ON PRESERVING WAUKESHA'S HISTORIC SPRINGS



New Cast Iron Gate at Acme/Carlton Springs (Near Mountain Village Apartments)

Since 2013 the main focus of the use of our annual CDBG allocation for Springs Restoration been on the of the Silurian Springhouse Terra Cotta Tile Murals. In 2014 the first mural was restored and in 2015 Restoric, LLC presented the Commission with their Conservation Report, which gave a detailed history of the spring, construction,

and method to conserve the murals.

The report also included a mock-up restoration of one of the murals.

After monitoring the treatment the contractor ultimately decided that doing the restoration work in-studio might yield better results. The State of Wisconsin is reviewing the pro-

posal and we anticipate the next phase of restoration will occur in Spring of 2016.



Silurian Springhouse

INTRODUCING THE LANDMARKS COMMISSION DONATION FUND

In 2015 the Landmarks Commission created the **Landmarks Commission Donation Fund**. The fund, which is managed by the Waukesha Community Foundation was established as a mechanism for private donors to provide tax-deductible contributions that will be used to protect, enhance and perpetuate the City's cultural, social, natural, economic, political and architectural history as embodied and reflect-

ed in improvements, landmarks, landmark sites and historic districts.

The Landmarks Commission Donation Fund has three types of donations:

- Project specific donations can be earmarked for a specific project such as Silurian Springhouse Restoration or the renovation of a

specific historic building.

- Targeted area donations can be earmarked for a targeted goal such as Downtown historic building facade improvements, general springs repair, and outreach and education.
- General donations go to a general fund that Landmarks Commission can

allocate to projects as they see fit.

The Commission received an initial donation of \$250 earmarked for a façade renovation downtown. The Commission also voted to deposit all proceeds from sales of *Spring City's Past—A Thematic History of Waukesha* into the fund.

WISCONSIN HISTORY TOUR COMES TO WAUKESHA



The Wisconsin History Tour stopped in Waukesha in August & September 2015

The Landmarks Commission participated in the Wisconsin History Tour,

which was featured at the Waukesha Public Library in August and September 2015. The Commission hosted a booth at the Wisconsin History Fair, which was a day-long celebration of Wisconsin and Waukesha History.

At the booth the Landmarks Commission sold several copies of *Spring City's Past—A Thematic History of Waukesha*, gave out Walking Tour Maps of our Historic Districts and Landmarks, and spoke with numerous residents about the role of the Commission, special Landmarks Projects,

Historic Springs, and our Paint and Repair Grant Program.

The tour also featured a talk with local historian John Schoenknecht, who shared stories about the Great Waukesha Springs Era. Presentations and talks on Native American History, Shipwrecks of the Great Lakes, and a talk entitled *Guitar Wizard: A Les Paul Journey* were also featured.

RESTORING THE ALEXANDER RANDALL HOUSE

The Alexander W. Randall House was constructed in 1870 and is a Greek Revival style home. Alexander Randall was Governor of Wisconsin from 1857 to 1861. The house originally constructed on East Avenue but was moved to 120 McCall Street in the 1880s when the Chicago and Northwestern Railroad was built. The home was moved by Walter and Mary Rankin. Walter Rankin was president of Carroll College from 1866 to 1903. He is credited with the ultimate survival and development of Carroll.

In the 1920s there was a major remodeling of the home. The elaborate porch was removed and the window configuration was changed. The wood siding

was covered with stucco. In later years the house was home to current Waukesha Mayor Shawn Reilly and then became a fraternity house for Carroll College. Carroll sold it in 2006 and it was foreclosed on in 2012. After sitting vacant for a few years the new owner Joe Phillips purchased the home and began extensive renovations.

The Commission worked extensively with the new owners on the restoration plans. The first step was to remove some of the stucco to determine the condition of the wood siding underneath. The siding was in okay condition with the exception of a few areas so the owners decided to go forward with restoring the siding. With the assistance of

contractor Ron Raasch they have researched trim work, porch/entrance design, and other Greek Revival details that will be incorporated into the restoration project.

They also have removed a deck that was constructed over the porch on the east side of the home and have reconstructed the entrance/porch area to the home. Once warmer weather arrives the exterior remodeling will continue.

Given this home's association with Governor Alexander Randall and the condition of the home prior to the restoration project it is very exciting to see it being restored.

Special thank you to Mary Emery of the Waukesha Preservation Alliance for the background information.



Alexander Randall House prior to removal of the elaborate porch.



Alexander Randall House prior to restoration project (May 2015)



Alexander Randall House Construction Progress (January 2016)

C E R T I F I C A T E S O F A P P R O P R I A T E N E S S 2 0 1 6

MCCALL STREET HISTORIC DISTRICT

120 McCall (Alexander Randall House)

- Stucco and deck removal (May)
- Remove front entrance, siding repair and replacement, basement windows (June)
- Window and other trimwork and new porch design (July)
- Revised porch and front entrance (October)

215 Wright Street (Carroll University)

- Exterior work, porch repair

123 McCall Street (Putney House)

- Large addition and exterior work

523 McCall Street

- Exterior Painting

418-420 McCall Street

- Scrape and paint all exterior trim work

206-208 Charles Street (Carroll University)

- Handicapped lift, window replacement, general exterior maintenance & repair

424 McCall Street

- Repair two (2) chimneys, repair and repaint exterior porches

WISCONSIN AVENUE DISTRICT

348 Wisconsin Avenue

- Roof, soffit, fascia and painting garage

BROADWAY AVENUE DISTRICT

1202 Broadway Avenue (Schuetze House)

- Porch masonry repair, repaint ironwork

COLLEGE AVENUE DISTRICT

100 N. East Avenue (Carroll Welcome Arch)

- Welcome Arch Stonework

100 N. East Avenue (Old Main Hall)

- Stone repair and replacement
- #### 105 S. East Avenue (McAllister Hall)
- Stone repair at front entrance

INDIVIDUAL LANDMARKS

John Buchner House (609 E. Broadway Avenue)

- Repair stone retaining wall
- Chimney Repair

Waukesha County Courthouse (101 W. Main Street)

- Demo of Connector Building and Conditional Approval for new Apartment Building (August)
- Progress Update (September)
- Rescind COA for demo of connector, approval of revised architectural plans (December)

2 0 1 5 L A N D M A R K S C O M M I S S I O N A W A R D S

The Landmarks Commission held their 2015 Awards Ceremony during Waukesha Historic Preservation Days in May 2015. The ceremony was held at the Law Offices of Brenner, Wall & Gay, LLP in the Historic Charles E. Nelson House (Local Landmark #10) at 520 N. Grand Avenue.

The John Schoenknecht Spirit of Preservation Award, given to those who have demonstrated exceptional achievement in the preservation of more than one historically significant building, structure, or site, or have contributed in a tangible and exemplary manner to further historic preservation in Waukesha, was awarded to Mary Emery of the Waukesha Preservation Alliance. Mary has been very active in preserving historically significant buildings in Waukesha, puts on the annual Waukesha Preservation Days, and has assisted numerous

property owners with research and advice as well as and historic tax credit application guidance. This is Mary's second Schoenknecht award.

The George Gunn Award for Excellence in Preservation/Restoration, given to those individuals who exhibit the Gunn spirit in preservation/restoration projects involving structures representative of Waukesha's rich architectural history, was awarded to Denise and Mike Schamens for their restoration



Award Winners Mike & Denise Schamens and Mary Emery

work on 407 N. Grand Avenue. The building is listed on the National Register of Historic Places (Michael Kelliher House) and is now home to Good Friend, Inc., an Autism Awareness Organization,



407 North Grand