

Prepared for: The Village of Allouez

Trevor Fuller, Director of Planning & Community Development

Allouez Pump House Historic Building Review



May 09, 2025



404 N. Main St.,
Suite 601
Oshkosh, WI 54901
920.267.3600

www.martin-riley.com

Allouez Pump House
Allouez, WI

This report was prepared by MartinRiley architects-engineers for the Village of Allouez Historic Preservation Commission. Review documents provide to MartinRiley consisted of nine sheets of drawings prepared by McMahon Associates Inc dated 02/24/25 and a copy of the conditional approval letter from the State of Wisconsin Department of Safety and Professional Services dated 03/26/25.

Address: 535 Greene Avenue, Village of Allouez, Wisconsin

Year Constructed: 1925, Garage Addition 1940 **Period of significance:** 1925-1940

Area of significance: Criterion C, Architecture

Style: Mediterranean Revival (Late 19th & Early 20th Century Revivals)

Number of Contributing Buildings: 1

Contributing: Original building & garage addition.

Non-Contributing: Round reservoir.

Historic Use: Government: Public Works, Water storage and pumphouse

Historic Status: Listed in the State Register & National Register of Historic Places

Listing Dates, State: 08/28/2015, National: 03/15/2016

The high degree of integrity of the original design of the Allouez pumphouse which was indicated in the original submission documents for both state and national listings has been compromised since the listing occurred. Exterior modifications have taken place that are contrary to the original use and interior modifications are unknown due to lack of submittal information. Work which has not been approved by the Commission is evident on the drawings in locations where new elements not shown on the National Register plans are listed as “existing” on the McMahon drawings.

Photographs of the interior taken at the time of the listing show aspects of the building which should have been retained such as clay tile wainscoting and pumphouse equipment. It is unknown if these elements have been compromised or eliminated since no information was forthcoming or submitted for this review.

The documents submitted for review show changes from the original building that have not been reviewed by the Historic Preservation Commission. These are listed on the plans as “existing” rather than as new including the new overhead door in the round reservoir, new windows and doors cut into the concrete walls of the original reservoir, new retaining walls and railings, ramps, stairs, and a new roof structure connecting the original reservoir to the round reservoir and demolition of the original connecting structure. Other elements have been ignored completely such as the new intake and exhaust piping visible on the northwest side of the original Mediterranean façade.

Walls within the building that were not present at the time of the State and National listing such as the wall creating the new ADA restroom as well as the doors and fixtures should also be submitted for review and approval by the Historic Preservation Commission. Walls existing at the time the building was listed such as those connecting the two reservoirs should also have been submitted for approval prior to demolition.

Plumbing and HVAC plans were not submitted for review. Locations of venting, AC condensing units, and other equipment should be submitted to the Historic Preservation Commission for approval. No rooftop or ground mounted equipment should be visible from any angle when viewed from the public way and any penetrations to the façade should be included in the submittal.

Allouez Pump House
Allouez, WI

- 1) Concrete pavers are noted on the plans. Samples should be submitted to the Historic Preservation Commission for approval.
- 2) A garage door has been cut into front façade of the round reservoir and doors have been cut into the south and east facades. The round reservoir was considered non-contributing in the original National Register of Historic Places nomination. Though the garage door is visible from the street and does not conform to the understanding of the historic use of the structure, its modification will not be considered an adverse effect to the contributing structures. The garage door itself is not in keeping with the period of the building and should match that of the original six panel door of the addition visible in period photographs. See number 10 below.
- 3) The new concrete retaining walls and railings are visible from the street and impact the overall aesthetic of the building. Though their purpose is not in keeping with the original use the material (concrete) and massing of the retaining walls fit with the overall aesthetic of the building as a municipal structure.
- 4) Windows cut into secondary facades of the original reservoir do not conform to the understanding of the historic use of the structure and the monolithic concrete walls of the reservoir. The windows adversely affect the historic integrity of the building due to their high degree of visibility and their complete disregard for the original use of the structure.

Repair of the damage is unlikely to be successful. The windows could be removed and the openings could be refilled with concrete however obtaining an appropriate match to the existing plank-pattern of the original formwork visible on the exterior is unlikely. Furthermore the ability to match the concrete in color and eliminate any trace of the rectangular seam that would be present is also unlikely to be successful. We see no adequate cure to the facade for the damage that has been done.

The windows inserted into the cut openings are not in keeping with the period. Divided lite windows with muntins on both sides of the glazing as well as in-between the panes of the insulated glazing units should be used.

In addition to the windows that have already been cut into the original façade the applicant is requesting an additional opening in the rear façade. This location is the least visible but represents the only area of the original reservoir in which windows have not been cut. Even this rear façade has had a door cut into it already in the location that used to connect the two reservoirs. A doorway has also been cut between the reservoir and the softener room addition within the building. As the façade with the least damage we would not recommend approval of any additional openings in the rear reservoir wall. This is the only remaining façade where the uninterrupted concrete walls still span between the buttresses in three of the four spans.

- 5) The demolition drawings also indicate the demolition of a door to the round reservoir. According to the drawings on the National Register no door existed at this location. We therefore assume the opening was added at the time the small connecting structure between the two buildings was demolished. The removal of the door at this location is not considered an adverse effect.

Allouez Pump House
Allouez, WI

- 6) Original reservoir walls: The bermed earth placed around the original reservoir at the time the circular reservoir was constructed has since been removed. The siding proposed to cover the original reservoir is not in keeping with the historic context of the original concrete walls of the reservoir or the brick of the main facade. Like the other contributing buildings the former addition on the northwest side, now demolished, was also constructed of masonry. The proposed exterior siding would widen the profile of the existing buttresses. The concrete work for the original reservoir was performed prior to the advent of plywood and the wood planks used for the formwork create a pattern in the concrete not seen after plywood became widely available. Similarly, the detail of the additional flashing at the top of the wall is inconsistent with the original design and creates a false shadow line on the façade not in keeping with the original building. The original concrete walls of the building should remain uncovered on the exterior.
- 7) There is a circular shape shown on A111 on the exterior wall of the Mediterranean façade, Northwest elevation. It is not labeled. The applicant will need to indicate what is being demolished in this location before approval can be obtained.
- 8) Aluminum appears to have been added over the sills of the three windows on the southeast side of the building. These are not in keeping with the original design and the original Bedford limestone sills. The aluminum should be removed.
- 9) Intake and exhaust venting has been installed since the project was listed on the Historic register. The venting is on the northwest side of the building on the Mediterranean style façade and is not in keeping with the original character of the main building and should be removed. Brick and mortar should be carefully matched to the existing or used from attic stock if available. New brick should be toothed-in to the existing. Mortar samples should be taken from the existing building and lab analyzed to determine contents and hardness. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the Historic Preservation Commission before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after repointing should be submitted with the Request for Certification of Completed Work.
- 10) Garage door on the contributing addition: The garage door shown on the drawings provides a false narrative of the product originally used. The elevation on 3/A301 shows two rounded windows in the third section from the ground. Period photos of the garage door show the original design to be a four-section overhead door with six panels in each section. If the existing door is replaced the original design should be replicated. Sheet A291 shows a different garage door with five lites in the top section and flush sections beneath. The lites should occur in the third section from the bottom if lites are provided and the other sections should replicate the six panel design of the original door. Product literature and photographs should be submitted to the Historic Preservation Committee for review and approval prior to construction.
- 11) The new roof structure connecting the original contributing building to the noncontributing round reservoir building is cut off on the documents submitted and

Allouez Pump House
Allouez, WI

no details of the structure are provided. Plans should include all work to be performed, including work on site and on noncontributing buildings. The roof structure is not in keeping with the original building and should be removed.

- 12) Paint is shown on A241 for all walls within the building. The applicant should identify areas of original glazed ceramic tile within the building such as the water softener room which are listed in the Historic Registry. Tile wainscotting should be maintained and should not be painted.