



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 10/4/2023
<b>Item Number:</b> ID#23-7196	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 560 Dunbar Ave. Review a request to do structural repairs on the springhouse building (Bethesda Spring).</b>	

**Details:** In 1969 Bon Ton Beverages, Inc. donated the land that comprised Bethesda Spring Park to the City (the land was already a park at the time). The donation reserved an easement for exclusive use of the Bethesda Spring, and access to maintain the spring, to Bon Ton Beverages and any successors to ownership of the factory building at 560 Elizabeth St.

That factory building has since been purchased by Berg Management. The spring is not used anymore, but Berg is still responsible for maintaining it. The spring is a designated Local Landmark due to its significance to Waukesha's history, but the current springhouse bunker building is not architecturally significant and should be treated as a non-contributing structure. The building is currently in an advanced state of disrepair, and the City sent code enforcement orders to fix it to Berg in June.

The applicant is proposing a full replacement of the top of the structure. The top three courses of concrete masonry bricks will be removed and replaced with two new courses, which will be painted on the exterior to match the color of the existing ones. The existing roof and trusses will be removed, and a new, slightly sloped roof will be added in its place. The rooftop will be EDPM membrane, similar to flat roofs on many historic houses. New aluminum fascia and soffits will also be added. The new roof will have an onion shaped turbine vent at its peak.

Bethesda Spring was the original Waukesha spring. It was the location where Colonel Richard Dunbar drank in 1868 and declared himself to be healed. Springwater from Bethesda was bottled and sold from the 1860's until the 1970's, and a decorative springhouse stood on the site from 1892 until 1949.

**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.

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 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 way 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:** The Bethesda Springhouse is not eligible for Paint and Repair Grants.

**Staff Recommendation:** Staff recommends approval of the proposed roof and structural repairs to the Bethesda springhouse building at 205 Dunbar Ave.