



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 2/5/25
Item Number: ID#25-0060	
Subject: Landmarks Commission Consultation for 402 Wisconsin Ave. Review a request to add structural support beams for the fire escape (Wisconsin Avenue Historic District).	

Details: The applicant, Berg Management, would like to add exterior support beams to the existing fire escape at 402 Wisconsin Ave., to make it structurally sound and safe for use. The fire escape is located on the rear of the building, but since the building is on a corner lot it is visible from Maple Ave. The Fire Department required a structural inspection of the fire escape, and it was determined to be unsafe, so a new support system is required.

The proposed supports will consist of four steel beams extending to ground level, as well as a fifth beam extending from the second level of the fire escape to the third. Several crosswise beams will extend between the vertical ones. The beams will be painted black to match the color of the fire escape, and they will have concrete foundations at ground level. The support structure will be a highly visible alteration, but doing it as proposed will minimize damage to the wood siding and the structure of the building itself. A bracing rod will penetrate the siding and connect to the interior floor joists, but other replacement or removal of the historic structure will not be required.

402 Wisconsin Ave., the Samuel Hadfield Guest House, was built in 1883 with additions in 1884 and 1890. It is a Second Empire style building.

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 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: N. A.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for the proposed fire escape support structure at 402 Wisconsin Ave.