



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 2/1/2022
<b>Item Number:</b> ID#22-5353	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 402 Wisconsin Ave. Review a request to repaint the exterior and replace rotted wood. (Wisconsin Avenue Historic District).</b>	

**Details:** The applicant, Alan Heulsman of Berg Management, repainted the apartment building at 402 Wisconsin Ave. in the summer of 2022. The new paint color matches the existing color.

The paint work included repair or replacement of some of the exterior woodwork. In several places where decorative woodwork was missing, replacement wood was custom made to match the original style. The applicants didn't realize this work needed to be approved before it was completed, since it was a part of the paint project.

402 Wisconsin Ave., the Samuel Hadfield Guesthouse, was built in 1883. It's architectural style is identified as "Second Empire." It was originally built as a hotel, and it is significant based both on its architecture and on its connection to the Springs Era.

**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.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**Paint and Repair Grant info:** Unfortunately, the work which was done at 402 Wisconsin Ave. is not eligible for Paint and Repair Grants, since it was completed last year and since Davis Bacon prevailing



wage reporting was not completed. Prevailing Wage requirements apply for apartment buildings with eight units or more.

**Staff Recommendation:** Staff recommends approval of a Certificate of Appropriateness for painting and wood repair and replacement at 402 Wisconsin Ave.