



Archaeological Research Laboratory Center  
*Cultural Resource Management*

UWM Cultural Resource Management  
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4/10/2026

Kelly Zylstra, PE  
Operations Manager  
Waukesha Water Utility  
115 Delafield St.  
Waukesha, WI 53187

Re: Section 106 Architecture/History Investigations  
445 W. Newhall Ave.  
City of Waukesha  
Waukesha County, WI  
UWM-CRM: 2026-0219

Ms. Zylstra,

On April 9, 2026, UWM-CRM conducted an architecture/history field survey for the above-named project. This memo documents the results of that investigation.

### **Project Description and Area of Potential Effects**

The project consists of the demolition of an existing water utility structure at 445 W. Newhall Avenue in the City of Waukesha, Waukesha County, Wisconsin. See Attachment 1. Given the project description and its potential to impact the project area, an Area of Potential Effect (APE) was established to coincide with the footprint of the proposed project and any immediately adjacent resources. All resources within this APE that were at least 40 years old and possessed a degree of historic integrity were examined for potential historical significance.

### **Literature Search**

Prior to the field survey, UWM-CRM conducted a literature review that included searches of the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP). One property was identified in both databases: Newhall Avenue Pump House and Reservoir (AHI 29361, NR 99000849). See Attachment 2.

### **Field Survey**

The field investigation confirmed that the NRHP-listed Newhall Avenue Pump House and Reservoir remains extant. This building was not resurveyed, following State Historic Preservation Office (SHPO) guidance for NRHP-listed properties. No other properties within the project APE were identified as meeting SHPO survey criteria.

The Newhall Avenue Pump House and Reservoir was constructed between 1948 and 1949 in a modest Art Deco style. This one-story building is L-shaped in plan with reinforced concrete walls and a gable roof clad in corrugated asbestos panels with slight parapets at each end. The building consists of the primary gable-roofed mass

(containing the reservoir room) and a smaller, flat-roofed wing that projects from the west elevation (containing the pump room); a pair of metal security doors is located in the west elevation of the pump room wing. In addition to its monolithic concrete construction, primary character-defining features include squared pilasters of fluted concrete at each corner of the main building mass; three round-arched window openings in the north (street-facing) façade of the main building mass (the arrangement of which is mirrored by the fenestration of the south façade); and a lack of fenestration along the building's side elevations. A freestanding, astylistic, concrete well house was constructed behind the building in 1948; this was demolished in 2015.



*Newhall Avenue Pump House and Reservoir, 445 W. Newhall Avenue (AHI 29361).*

The Newhall Avenue Pump House and Reservoir was listed in the National Register in 1999 under *Criterion C: Architecture* as a fine, largely intact, unique example of Art Deco design as applied to a small-scale public works project. The building was the last of four Art Deco resources to be constructed in the city by the Waukesha Water Utility between 1931 and 1948. It continued to serve as a municipal pumping station until 1994. The property has remained inactive since that time, and its contributing well house was demolished in 2015. Although the loss of the astylistic, utilitarian well house diminishes the property's integrity of setting, the loss of this structure does not detract from the stylistic qualities for which the Newhall Avenue Pump House and Reservoir was listed in the National Register. The property's National Register boundary coincides with the existing legal tax parcel, and its period of significance is 1948 to 1949 (the period in which it was constructed).

## **Results**

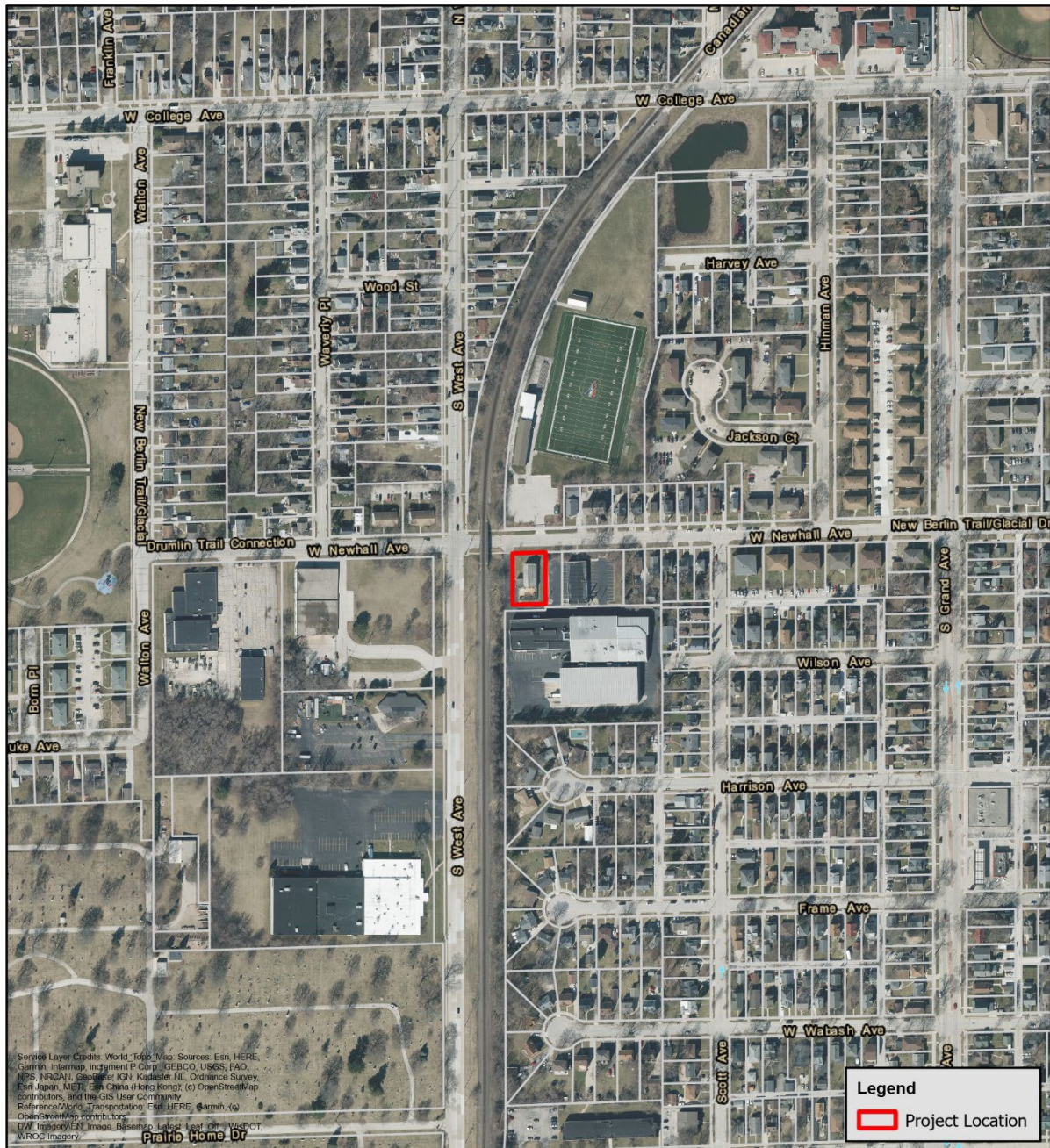
The result of this investigation is that one historic resource was identified within the project APE. This resource, the Newhall Avenue Pump House and Reservoir, is listed in the National Register of Historic Places. Because the proposed project activities consist of the demolition of the NRHP-listed building, the work is considered to constitute an adverse effect. Further consultation with SHPO will be required to confirm the adverse effect finding and to determine appropriate activities to mitigate the adverse effect.

Please feel free to contact me at [grklein@uwm.edu](mailto:grklein@uwm.edu) with any questions or concerns regarding the findings of this architecture/history investigation.

Best Regards,

Gail Klein  
*Architectural Historian, UWM-CRM*

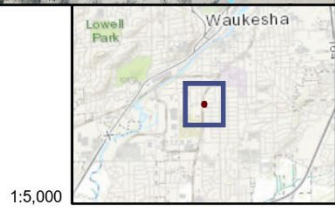
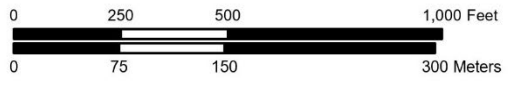
# Project Location



Service Layer Credits: World Topo Map Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community  
 Reference: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS User Community  
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Map Details: LWM-CRM 2026-0219  
 Coordinate System: NAD 1983 HARN Wisconsin TM  
 Projection: Transverse Mercator  
 Datum: North American 1983 HARN  
 Created by: LWM-CRM 4/3/2026  
 WHPD Layers Referenced: 4/3/2026  
 Layout Design: N. J. Weber

**Project Location**  
 445 W Newhall Ave  
 City of Waukesha, Waukesha County  
 T6N R19E Section 10



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