



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 6/4/25
Item Number: ID#25-00978 and ID#25-00984	
Subject: Landmarks Commission Consultation for 517 Madison St. Review a proposal to repaint the house (Madison Street Historic District).	
Landmarks Commission Paint and Repair Grant for 517 Madison Street.	

Details: The applicant, Richard Riojas, would like to repaint the house at 517 Madison Street. The colors will all match the existing colors.

This application was initially received in January. Since painting does not require Landmarks Commission approval, and since the Landmarks Commission was unable to approve Paint and Repair Grants at the time, it was not placed on an agenda. The applicants have confirmed the estimate they provided, \$19,500.00, is accurate. They expect the work to be completed next month.

517 Madison St., the Captain Elihu Enos House, was built in 1885 and has Queen Anne style architecture. Captain Enos was a Civil War veteran, and the first county superintendent of schools.

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: Total estimated cost of the project is \$19,500.00

Staff Recommendation: Painting wood siding does not require a Certificate of Appropriateness. The Landmarks Commission may provide feedback on the color selection. The Landmarks Commission should determine a potential Paint and Repair Grant based on its guidelines.