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Committee: Landmarks Commission	Meeting Date: 8/6/2025
6/Item Number: ID#25-001723	
Subject: <ul style="list-style-type: none">Landmarks Commission Certificate of Appropriateness for 325 E. Newhall Ave. Review a request to repair damaged soffit and replace a damaged storm window (Caples Park Historic District).	

Details: The applicants, Nicholas and Alexandria Gorjestani, would like to repair some water damaged areas of soffit, and replace a non-historic storm window. Last year they replaced the roof and second story porch railings. They believe the damage to the soffits and the window was the result of a roof leak which was solved by the roof replacement.

The soffit repair will be limited to a small area in one corner where significant damage has been observed. The contractor, Thoughtful Craftsman, will remove the damaged wood and replace it with Abatron Epoxy. A storm window covering a picture window below the soffits will also be replaced. The existing storm is plexiglass and is not original. The window opening will be repaired with either epoxy or replacement wood so the new storm window can sit securely. The replacement window will be custom made to fit into the opening and to be consistent with the historic appearance. All replacement materials will be painted to match the existing trim of the house. The applicant has received Wisconsin Historic Preservation Tax Credits for the work that was completed last year, and has received approval to add this work to the project as well.

325 E. Newhall Ave., the Lloyd Bower House, was built in 1928 and has English Revival Style architecture.

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: Since 325 E. Newhall Ave. is in the Caples Park Historic District the work is ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of the proposed soffit repair and storm window replacement work at 325 E. Newhall Ave.