



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 6/4/25
Item Number: ID#25-00975	
Subject: Landmarks Commission Certificate of Appropriateness for 507 N. Grand Ave. Review a request to replace the third story windows (Andrew Frame House).	

Details: The applicant, Karen Frame, would like to replace the windows on the third floor at 507 N. Grand Ave. The existing windows are believed to be original. However, they are smaller and much higher than the primary windows on the first and second stories, and they are not considered to be as architecturally significant. The applicant has stated that the existing windows are in a state of significant disrepair, and most of them cannot be opened.

The proposed new windows will be Renewal By Anderson “Acclaim Double-Hung” windows. They are a composite material designed to mimic the appearance of wood windows. They will be painted a “red rock” color to match the trim on the house.

507 N. Grand Ave., the Andrew Frame House, was built in 1879. It is considered to be one of the best examples of the cubical Italianate style in Waukesha. Andrew Frame was one of Waukesha’s most prominent early citizens. He was the president of the Waukesha National Bank from 1880 until 1919, and donated the land that is now Frame Park to the City. The Frame House is an individually designated Local Landmark.

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: The applicant has not requested a Paint and Repair Grant for the proposed work.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for window replacement at 507 N. Grand Ave.