



**City of Waukesha**  
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<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 5/1/2024
<b>Item Number:</b> ID#24-9567 and ID#9595	
<b>Subject:</b> <b>Landmarks Commission Certificate of Appropriateness for 1202 E. Broadway. Review a request to paint exterior trim and repair or replace storm windows (East Broadway Historic District).</b>	
<b>Landmarks Commission Certificate of Appropriateness for 1202 E Broadway</b>	

**Details:** The applicants, Joseph and Christine Scrima, would like to paint several trim sections on their house. The house has mostly brick siding, but the window trim sections have wood siding, as do the dormers and a three season porch in the rear. Only the wood sections will be painted, not the brick. The new paint colors will be Copper Red and a Vellum off-white color to match the existing paint colors. Gutters, downspouts, soffits, and fascia will also be painted.

As part of the project, the painters will remove all of the storm windows on the house and repaint them, repairing as needed. If any storm windows need to be replaced, the replacements will match the existing ones.

1202 E. Broadway, the Charles J. Schuetze House, was built in 1921 and has Spanish/Mediterranean Colonial Revival style architecture with a symmetrical design. Charles Schuetze, the original owner, was the chair of the Waukesha Park Board for many years. The Schuetze Recreation Center is named for him.

**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 \$14,965.00. Any additional carpentry work may add additional cost, at a rate of \$85.00 per man hour. The applicant received a \$1,900.00 Paint and Repair Grant in October of 2019 for roof tile replacement.

**Staff Recommendation:** Staff recommends approval of the proposed painting and storm window repair at 1202 E. Broadway.