

### Question 1.

In 2013 the Waukesha Landmarks Commission commissioned an Intensive Survey of Historic Properties. The survey identified 26 properties and one historic district that might be eligible for addition to the National Register of Historic Places. Over the summer of this year (2018) the Landmarks Commission identified a shorter list from this group to submit for addition to the National Register. After getting feedback from property owners and historic preservation consultants, and discussing the issue further, the commission has decided to apply to add six properties to the National Register. This grant application is for funding to hire a consultant to do the required research and prepare the application.

These are the six properties:

- St. Mary's Catholic Church-225 S. Hartwell Avenue: Built 1950-1963. Designed by Wenzel, Zoller, and Gunn architectural firm. Architect George Gunn was a longtime member of the Waukesha Landmarks Commission (this does not make St. Mary's eligible under the Significant Persons criteria). The church is a good example of Contemporary Architectural Style, and the school and church complex together are an example of a 1950's-1960's era church and school complex.
- St. Luke's Lutheran Church-300 Carroll Street: Church was built in 1967 and parish hall was completed in 1954. The church was designed by the architecture firm Cooley & Borre & Associates. It is a prominent example of Contemporary style architecture.
- Paul and Thelma Strong House-617 Downing Drive: Built in 1956 for a prominent local businessman named Paul Strong. Designed by Roy Jacobs of Milwaukee. The house is a good example of contemporary style architecture.
- Ted and Margaret Morey House-1516 Pleasant View Avenue: built in the late 1920s and remodeled to its current appearance around 1940. Not eligible under the Architectural Criteria. Potentially eligible under Criteria B: Significant Persons. Ted Morey was a prominent local developer who built many subdivisions throughout the City of Waukesha and Waukesha County. The Westowne subdivision, where the house is located, was the first subdivision he built. It also includes the Westowne Cobblestones, four houses which are on the National Register for their distinctive architecture. Morey later built the Caples Park subdivision, most of which is now a Historic District.
- Joseph Jackson Hadfield House-710 N. East Avenue: Built in 1876. This house was identified as eligible in 1985 and has been a Local Landmark since 1992, but was never actually added to the National Register.
- John P. Buchner House-609 E. Broadway: John P. Buchner House: Built in 1879. This house was identified as potentially eligible in 1982 and has been a Local Landmark since 1991, but it was never actually added to the National Register.

Since we sent the letter of intent it has come to our attention that we may not need a full new application for the Joseph Jackson Hadfield House and the John P. Buchner House, since past National Register applications were completed but rejected based on property owner opposition. If that is the case we can remove them from this application and The Landmarks Commission will work on contacting the owners of those properties separately.

The 2013 Intensive Survey identified a historic district and several municipal buildings as potentially eligible. Two of the buildings, City Hall (201 Delafield St.) and the City Hall annex (130 Delafield St.), were not considered for this application because they are actively being considered for redevelopment and the City Council would certainly not support their nomination even if the Landmarks Commission would. The third, the Prairie Home Cemetery Administration Building, was considered but ultimately not included in this year's application because the cemetery administrator and cemetery commission requested more information and more time to decide whether they supported the application. The historic district was also considered, but was not included in the application because the Landmarks Commission decided not enough property owners had indicated that they supported it. We hope to submit applications to nominate the historic district, the Prairie Home Cemetery building, and possibly 130 Delafield St. at some point in the future.

## **Question 2.**

The City of Waukesha's original historic preservation plan, Preserving Waukesha's Past, was published in 1982 along with the first Intensive Survey of Historic Properties that was conducted in the city. The plan recommended that the Landmarks Commission promote restoration and preservation of historic buildings, particularly in the central business district. It argued that this would preserve a non-renewable resource and would provide the city with a significant redevelopment and economic growth opportunity. It specifically recommended repurposing vacant downtown buildings, or the vacant upper floors of partially vacant buildings, into apartments and other uses that were more viable in the modern economy than their original uses.

The preservation plan laid out three Objectives: 1. The Identification and Recognition of historic structures, 2. Promotion of Public Awareness of the significance of the historic structures, and 3. The establishment of programs to work with the owners of the properties identified in the survey to encourage compatible restoration and rehabilitation. It also listed seven policy recommendations that it believed would further those objectives, including Landmarks Commissioner training, establishing a more formal review process and responsibilities, and finding non-local funding sources for rehabilitation.

In the years since then most of the properties and districts the survey identified have been listed on the national register and have been added as Local Landmarks. The Landmarks Commission design guidelines have been fully established, and Landmarks Commissioners have developed long term relationships with volunteer organizations such as the Waukesha Preservation Alliance and the 1834 Club. The Landmarks Commission has used CDBG funding to offset the cost of preservation work to homeowners. It has also worked to maintain and restore the remaining artifacts of the Springs era, and to use them as a source of civic pride and an educational opportunity.

The 2010 and 2030 Comprehensive Plans for the city included updates to the Historic Preservation Plan. The 2030 plan, which was completed in 2010, suggested that the city work to identify and evaluate additional sites with historic significance to determine whether they might be eligible for addition to the National Register. Additionally, the Central City Master Plan, which was adopted in 2012, noted the significant number of historic buildings in the downtown and central city area, and recommended leveraging the Downtown's historic charm as an economic development tool. The plan also recommended continuing the trend of high quality renovations to historic buildings.

The Landmarks Commission commissioned the 2013 Intensive Survey with those goals in mind. The survey identified a number of properties that might be eligible, and specifically a number of properties that are examples that are distinctive examples of Contemporary architectural style, which has previously not been recognized in the city. Submitting applications to add these properties to the National Register is the next step for them. That is the purpose of this application.

### **Question 3.**

The Landmarks Commission has carried out a number of grant funded projects over the past decade. The most relevant project was the 2013 Intensive Survey. The Landmarks Commission received grant funds from the state to carry out the survey, and then used them to hire Heritage Research Ltd. To complete the survey. The survey document includes a summary of previous historic preservation efforts, detailed descriptions of the architectural styles that are present in the city and of prominent architects and builders who were responsible for much of the city's historic development. It also includes a list of potentially eligible properties, and descriptions of each property. It is a valuable resource for the Landmarks Commission and for local historic preservation efforts in general. It was the source of the properties in this application and, if any grant money is awarded, it will help the consultant the city hires, reducing research time and cost per grant.

Most other Landmarks Commission projects are funded by CDBG grants. The Landmarks Commission typically receives roughly \$10,000 per year in Paint and Repair Grant Funds, all of which must be allocated in the year it is received. The funds are distributed to the owners of homes on the National Register, as well as homeowners in historic districts, to offset the costs of maintaining historic properties. Most of the city's Landmark homes and historic districts are in moderate to low income neighborhoods. Restoration projects in these neighborhoods help reduce blight and improve quality of life both for the residents and their neighbors. Additionally, the Landmarks Commission believes the work done with Paint and Repair Grants has inspired other projects in the surrounding area.

The city also administers a Façade Grant program to assist the owners of commercial properties with improvements to the exterior of their buildings. Façade grants are open to all businesses, so they do not just go for historic preservation or restoration work. However, they are limited to the central city where many businesses are located in buildings that are either currently listed as Local Landmarks, are in historic districts, or have historic value that hasn't been officially recognized. The façade grants, along with other revitalization efforts, have helped to transform the city's downtown.

In addition to direct grants to property owners The Landmarks Commission has used CDBG funds to help preserve Waukesha's historic springs. The springs are a remnant from one of the most important periods of growth and prominence in Waukesha's past. From 1868 to the turn of the twentieth century, Waukesha was a major tourist destination. People came from all over the country to visit the city's springs, which were erroneously believed to have medicinal powers. Only a few of the springs remain, and most of them are in poor condition. The Landmarks Commission, along with several local volunteer organizations, works to restore and preserve the remaining springs, to keep them clean, and to provide educational materials about them. Most of the work consists of relatively small scale maintenance projects, such as painting, door repair, and new signs, but the city has also commissioned several larger restoration projects. The most significant recent project has been the restoration of eight murals on the walls of the Silurian Springhouse, which were damaged by vandalism in the 1980's. The springs are a

source of civic pride, and they are also used for educational purposes by groups from the Waukesha Library, local schools, boy scout troops, and others.

Charlie Griffith, who will be the project manager for this project, attended the 2018 WHS Historic Preservation and Local History Conference, watched the two CLG training webinars published in the spring and summer of 2018, and completed the commissioner web training module on the WHS website in late April of 2018.

Lisa Salb, the chair of the Landmarks Commission, has attended the WHS Historic Preservation and Local History conferences in 2014, 2016, 2017, and 2018.

All new Landmarks Commission members are encouraged to complete the Commissioner web training module. All Landmarks Commission members were made aware of the recent CLG training webinars and encouraged to watch the recordings of them.