



March 9th, 2020

Robert T. Hall
700 Scott Ave.
Waukesha, WI 53186

Re: National Register of Historic Places Inquiry for Brickson and Dick Duplex District

Dear Property Owners,

Your Property at 700 Scott Ave. is part of a historic district that has been identified as potentially eligible to be added to the National Register of Historic Places. The City of Waukesha Landmarks Commission is considering whether to submit an application to add the district to the National Register and is assessing property owner support. The Landmarks Commission will only submit an application if a majority of owners indicate that they are in favor of it.

The proposed Brickson and Dick Duplex District was built between 1943 and 1944, during World War II. At the time Waukesha was a federally designated defense area, which meant almost all new housing had to serve people who were employed in occupations supporting the war effort. Housing also had to meet federal standards for maximum cost. It is believed that the duplexes in the proposed district were built as Defense Housing. The proposed district would highlight the sacrifices ordinary Americans made on the homefront to win the war, and specifically it would highlight the contributions Waukesha residents made to the war effort.

The National Register of Historic Places is the official federal list of historic buildings, districts, and sites that are worthy of preservation throughout the country. National Register status is almost entirely honorific and involves little or no regulation. Changes to a property or district that damage its historic character can cause it to lose its National Register status, but there is no body at the federal, state, or local level that actually has the authority to restrict changes. Local Landmark Status, which does involve regulation of exterior changes to a property by the Landmarks Commission, is a different designation with a completely separate process.

Properties that are on the National Register are potentially eligible for Historic Preservation Tax Credits. State and federal preservation tax credits for income producing buildings return a total of forty percent of the cost of a rehabilitation project. State tax credits are capped at \$3.5 million per property. Federal credits do not have a cap. National Register status also makes a property eligible for grants from many private organizations.

If you and/or a majority of the other property owners within the proposed district express support for National Register designation, the city will apply for a Historic Preservation Subgrant from the Wisconsin Historical Society. Subgrant applications are due by September of this year, and grants will be awarded in February of 2021. The city would then hire a Historic Preservation consultant to prepare the application, which would be completed in late 2021 or early 2022.

Please contact me at your earliest convenience to indicate whether you support the application. I would also be happy to answer any questions you might have.

Sincerely,

Charlie Griffith
Associate Planner
City of Waukesha
262-524-3529
cgriffith@waukesha-wi.gov