



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 3/3/2021
Item Number: ID#21-1717	Historic Name/District: Adjacent to Laflin Avenue Historic District
Subject: Landmarks Commission Paint and Repair Grant for 144 Garfield Ave.	

Details: The applicants, Marsha and Patrick Cullinane, are seeking a Paint and Repair Grant for their proposal to replace the roof at 144 Garfield Ave. 144 Garfield Ave. is not a Local Landmark or Historic District property, but it is adjacent to two properties in the Laflin Ave. Historic District and the applicants believe their house was originally the carriage house for the property at 206 W. Laflin Ave. They previously received a Paint and Repair grant for a paint project.

The new roof will have Certanteed Landmark Series shingles, with a slight shadow line, which the Landmarks Commission has approved for several other recent roof replacement projects in historic districts. They will also replace the gutters and downspouts and repair or replace flashing as needed. The new gutters will be 5" K-style gutters to match the existing ones.

144 Garfield Ave. doesn't have a historic register file, but 206 W. Laflin Ave., the James Trainor house, was built in 1897 and has Late Picturesque style architecture. The carriage house was converted into a home sometime after 1926.

Paint and Repair Grant Information: Total estimated cost of the project is \$19,300.00

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.

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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



Staff Recommendation: This is not part of the historic district so the property isn't subject to Landmarks Commission requirements, but the Landmarks Commission may choose to approve a Paint and Repair Grant at its discretion if it feels the project will be beneficial to the character and condition of the district and the surrounding neighborhood. If the Landmarks Commission wants to leave money available for designated historic properties, it may choose to wait until later in the season to decide whether to approve this application.