



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 2023-11-01
Item Number: ID#23-7751	
Subject: Landmarks Commission Certificate of Appropriateness for 256 W. Broadway. Review a request to paint the stucco exterior and replace the awning (Block C. Downtown Historic District).	

Details: The applicant would like to paint the stucco siding at 256 W. Broadway and replace the shingles on the existing awning. Cracks in the siding have already been repaired. The new paint color will be dark blue. The existing awning has shake shingles which are deteriorating. Wood shingles are not historically appropriate. The applicant would like to replace it with copper colored metal roofing material. Metal awnings are appropriate in some cases, and there are several metal awnings in the downtown historic districts. At the October meeting the Landmarks Commission approved the painting but requested more information from the applicant on the awning roof materials. The Landmarks Commissioners wanted to know how it will be attached to the rest of the building and how it will turn the corner. They also requested that the shingles be flat panels rather than ridged panels, to match metal awnings on several other downtown storefronts. 256 W. Broadway was built sometime before 1884, but its construction date and original owner are unknown. It was remodeled extensively in 1941 and again in 1964. The current stucco façade was added as part of the 1964 project. It is considered to be non-contributing within the Block C Historic district.
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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 proposed work is not eligible for Paint and Repair Grants. It may be eligible for Façade Grants.

Staff Recommendation:

Staff Recommendation: Staff recommends approval of awning shingle replacement at 256 W. Broadway.